

Decision Point 3 – Update Review Standards:

- **Add a common review standard that analyzes activity causing an adverse impact on Fort Collins property regardless of where the construction takes place.**

Environmental stakeholders have suggested that the regulations do not account for construction activities outside the jurisdiction that have an adverse impact on resources within the jurisdiction. When reviewing a potential 1041 permit, and as a part of the common review standards, staff may identify natural features that are being adversely impacted within the city limits (not outside the city) and seek to understand portions of the project (outside the city) that are causing such adverse impacts. If directed by the Council, staff will research further how conditions of approval would apply to these types of scenarios.

Decision Point #3 is an opportunity for the Council to discuss stakeholder interest in this topic. At this time, it is not the position of the City's Executive Leadership Team to regulate activities outside the city limits (i.e., cross-jurisdictional authority). However, If Council wishes to direct staff to reevaluate that position, a future work session is suggested to explore parameters on how this policy should be applied to the Code.