



November 6, 2024 at 6:00 PM

Jeni Arndt, Mayor
Emily Francis, District 6, Mayor Pro Tem
Susan Gutowsky, District 1
Julie Pignataro, District 2
Tricia Canonico, District 3
Melanie Potyondy, District 4
Kelly Ohlson, District 5

City Council Chambers
300 Laporte Avenue, Fort Collins

Cablecast on FCTV
Channel 14 on Connexion
Channel 14 and 881 on Comcast

Carrie Daggett
City Attorney

Kelly DiMartino
City Manager

Delynn Coldiron
City Clerk

SPECIAL MEETING

WEDNESDAY, NOVEMBER 6, 2024 at 6:00 PM

Durante esta reunión se dispone de interpretación en español.

Please note this meeting was called by Council on October 15, 2024 for the sole purpose of hearing an appeal and public participation is not permitted. Parties-of-interest that wish to speak either for or against the appeal must coordinate with the appellant or applicant.

Tenga en cuenta que esta reunión fue convocada el 15 de octubre por el Consejo con el único propósito de escuchar una apelación un appeal y no se permite la apelación y la participación del público. Partes interesadas que deseen hablar a favor o en contra del recurso deberá coordinarse con el recurrente o el solicitante.

- A) CALL MEETING TO ORDER
- B) PLEDGE OF ALLEGIANCE
- C) ROLL CALL
- D) CONSIDERATION OF ITEMS IDENTIFIED IN THE CALL OF SPECIAL MEETING

1. Fort Collins Rescue Mission Development Plan Appeals.

The purpose of this quasi-judicial item is to consider two appeals of the Planning and Zoning Commission decision from August 28, 2024, approving the Fort Collins Rescue Mission Preliminary/Final Development Plan #FDP230022.

On September 6, 2024, Appellant Troy W. Jones filed a Notice of Appeal (the “Jones Appeal”); and on September 11, 2024, Appellants Rebeca Mendoza and Debbie Bradberry filed another Notice of Appeal (the “Mendoza Appeal”).

The Jones Appeal alleges that the Planning and Zoning Commission failed to properly interpret and apply the following sections of the Land Use Code:

- Section 1.2.4 “Applicability” in conjunction with Section 3.5.1 on Building and Project Compatibility, Subsection (A) “Purpose” and Subsection (J) “Operational/Physical Compatibility Standards” together with the definition of “compatibility” from Section 5.1.2.

The Mendoza Appeal alleges that the Planning and Zoning Commission failed to:

- conduct a fair hearing in that the Commission considered evidence relevant to its findings that was substantially false or grossly misleading; and
- properly interpret and apply the following sections of the Land Use Code:
 - 1.2.4 “Applicability” in conjunction with Section 3.2.2 on Access, Circulation, and Parking, Subsection (K) “Parking Requirements,” in conjunction with Section 3.4.1 “Environmental Impact” and Section 3.5.1(J) “Operational/Physical Compatibility Standards, and Section 4.22(B) “Service Commercial District Permitted Uses”.

The allegation explanations in both appeals largely center around two ideas:

- 1) men experiencing homelessness who come to the area because of the shelter will increase social and behavioral problems in the area when they are not at the shelter; and
- 2) the idea that the facility may expand its number of beds in the future beyond the stated maximum capacity of 250 beds.

E) ADJOURNMENT

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.