

1. will this recording be made available soon? I'd like to share it if possible...
2. Who selects the hearing officer?
3. Will an HOA with single family homes only be able to reject multi family buildings?
4. How are hearing officers selected and what are qualifications?
5. Can you please provide a list of stakeholders that were involved and who they represented. This was noted by staff that were involved over the years on this project.
6. Please describe the process of appeal for citizens
7. Please share that the group in support is headed by city council members
8. How can the LDC be modified without repeal?
9. Please give exact evidence of how this code creates affordable housing.
10. I am curious why you feel you need to do this info session now, after City Council's vote, and why you didn't do this PRIOR to the vote? Are you surprised by the confusion and numbers of inquiries you are receiving?
11. Many citizens are concerned that the City has removed the human element from the development review process. Eliminating review by the P&Z Board for most, if not all, of the residential projects is one issue. One of the primary functions of having citizens involved is to assess issues of compatibility. The word "compatibility" occurs 42 times in the current (old) LUC. The word "compatibility" does not exist in the new LDC. How is compatibility being addressed in the new LDC?
12. "Regarding Accessory Dwelling Units (ADUs), other cities in Colorado that allow ADUs typically have further requirements such as:
 - No more than 20% of the parcels within 300 feet of the property may have an ADU
 - Maximum of three people may occupy an ADU
 - Lot size must be a minimum of 5,000 square feet to have an ADU
 - One off-street parking space must be provided for each ADU
13. Why doesn't the new Land Development Code have similar requirements?"
14. "I'm on the board of an HOA: what level of input will an HOA have in terms of quality or even acceptance of an ADU in our neighborhood?"
15. How will ADUs not become a covert airbnb?"
16. What is the legal basis that allows the land use code to supersede HOA covenants date back to 1969?
17. Given the city of Fort Collins supports the existing code, why is an ex-Fort Collins council member staunchly rejects these codes (along with nay votes by two current council members)? What is their main concern?
18. If HOA covenants are superseded what restrictions are allowed by HOAs?
19. What types of community outreach were conducted and how?
20. Will ADUs be considered a separate address for tax and HOA dues purposes?
21. Please specifically define "affordable" as it is used in this discussion
22. Was this Code enacted following the normal amount and type of citizen input that customarily accompanies an ordinance of this complexity and importance?

23. Are there planned STR changes planned for areas that restrict STRs but may now build ADUs?
24. Dates?
25. In addition to limiting size of houses, is there a way to reduce housing demand without increasing cost of living? ie: luxury property tax, tax on corporate landlords?
26. The opposition group feels there is little protection for "scrape offs" in Old Town. Are there and if so, what are they?
27. The opposition group seem to really be pushing inclusionary zoning in lieu of general increase in densities/reduction in community meetings. What has been found about the effectiveness or not of that way of achieving affordable housing.
28. If the only people who are contacted about a potential development must live 800 feet or less away from that potential development, how does that help the diverse populations throughout Fort Collins to give input about the potential development?
29. What is the estimate of costs to upgrade Water & Sewer Pipelines and Improved systems to increased Gird Density? Is the cost of these sufficient improvements then paid for by all City Residents?
30. What methods of communication were used to inform people of the 8 meetings for the community?
31. The opposition, at their recent meeting, implied that there would never be community meetings called as an automatic required thing for any multifamily development. Is this correct?
32. how did you share the draft code?
33. Who was on the technical advisory group. Names and roles and representation?
34. If an existing, built-out HOA has more restrictive requirements (e.g., does not allow ADUs), are these negated by the Land Development Code? If so, will new ADU building decisions be made exclusively by City Staff? Will HOAs still be able to enforce architectural control requirements and review processes?
35. Can a remodeled shipping container be an ADU?
36. How will the code work with HOA's who may have more restrictive covenants that may be in conflict with the new code?
37. "How are fees associated with the new product types? Are they intended to tie into the principle home's utilities or will they require new taps/water dedication? Other impact fees?
38. How is parking calculated with these new product types?"
39. The opposition group states that the 53% in density that the code would enable would require substantial increase in the city's sewer and water infrastructure due to higher demands on capacity. And that the cost to replace the under-capacity sewers, other infrastructure elements that are impacted by the density increase would be born by the public in general, vs. that of any individual developer, which has to do only site-specific triggered capacity augmentation/improvements. Is this the case and if so, how will this be handled?
40. This extreme leftist change in plan will convert our beloved Fort Collins into a mini San Francisco or a mini LA. It will totally destroy the beauty of our city as well as housing values. It is Wrong on every level. Please don't try to destroy one of the most desirable cities in America with this extreme political ideology
41. In my current low density residential district, can my next-door neighbors home be purchased by a residential investor and turned into a duplex or triplex and now I have three families living next door?

42. Has there been any changes with public inputs do development. Further, any changes on how developments go before a Type 1 and or Type 2?
43. The opposition group believes that in addition to inclusionary zoning, impact fees and government backed loans to affordable housing providers should be considered in lieu of the changes in the new code. what has the city found out about the efficacy of such avenues in lieu of the changes in the new code (vs the old one)?
44. In the section on "What has changed in the new code?", you failed to mention that neighborhood meetings and P&Z Commission review of most, if not all, residential development have been discontinued. Why was this omitted?
45. With the change in parking requirements will there be more permit required streets?
46. Is there a chance that this will reduce homeless?
47. Is it possible to split an existing lot that is 8,400 sqft into two parcels? 1. 3,800 sqft has existing home 2. would be 4,500 sqft on which a new home would be built.
48. What is "Neighborhood Compatibility" noted as something in the code that has NOT changed?
49. why the change of no meetings?
50. Was the notification distance always 800 ft? That is only 0.15 miles. Development, especially near an over capacity intersection impacts can spread to a mile in all directions.
51. Has the city ever considered doing mailings to the residents of multi-family housing as part of the public notice of proposed developments? We are residents too of the city and too often feel like second class citizens. Our voice seems to have less impact on city staff and elected officials than those of actual property owners.
52. Previously, the city's focus was protecting Old Town's historic assets. I participated in this effort by Landmarking, renovating & taking excellent care of our historic home. The new code has shifted the focus to development of the area rather than preservation. In our OT-B zone, a 6-unit building could go into the lot nextdoor. This devalues my property by making it unappealing for sale because of its landmark designation. Will I be able to rescind the landmark designation on my property?
53. among the 19 proposed changes to the updated LUC, present in first reading docs and also at second reading, was the addition of more possible building types in the RL zone, other than ADU's. When, exactly, was this proposed change put into public documents for consideration by council, and by whom, exactly?
54. "Many of the new product types encouraged appear to be for rent only - if not, how does subdividing work when the new lots would be smaller than allowed by code?"
55. If the goal is affordable housing, how does this for rent product type proposal (i.e. accessory dwelling units, duplexes, etc.) achieve that goal?"
56. (For Meaghan, not as a question needing to be answered, but as a background to all the questions I've posed. I've been posing the questions raised at the Preserve opposition group meeting that was a few days ago - so you can address these - I'm 100% behind the new code, so not my questions other than the one about notification to residents of multifamily.)
57. Can every property have an ADU? If so, every neighborhood can essentially double in density. How will two structures shoe-horned onto each property change the neighborhood?
58. Please explain deed restrictions and how that keeps housing prices and rental rates controlled?
59. Would the incentives apply to a duplex?
60. Can you explain what deed-restricted means?

61. How will this work with upcoming state laws, which will likely allow 4-plexes on all single-family lots in municipalities with populations over 100k, with no affordability requirements?
62. Opposition says that the 99 years specification in the code for monitoring deed restricted affordability doesn't indicate any means by which this would actually occur/be monitored. How might this be achieved/implemented.
63. "2040 10% affordable as the goal, right?. What is the percentage now of affordable housing?
64. please define affordable housing"
65. Will this encourage good houses to be scraped for multiplexes causing lots of waste?
66. Will developers be restricted from buying houses just to replace with multiplexes and make alot of money?
67. How will this encourage resident owner housing?
68. How long are the deed restrictions? what is the process to ensure that these deed restrictions are noted on public records at the county so they are not sold on the open market with out the deed restrictions? FYI, 28 units of deed restriction condo were not coded as deed restricted were sold on the open market. This was in Provincetowne in 2003.
69. Does the 2,400 sq ft maximum apply to just new houses, or to remodels and additions?
70. We need more single family homes. What about those?
71. What is the definition of affordable housing?
72. What is OT zone?
73. But BDR process does not include public, neighborhood meetings. This removes the voice of the local neighbors from the process. I know you say there are appeals allowed, but if the project meets code, then neighbor voices will carry no weight or import
74. The questions above @6:18 would apply to a home in Old Town.
75. When, exactly, in relation to the timing of the technical meetings, public meetings, and other outreach events was the addition of high capacity row houses, six unit apartments, and cottage courts to the OT B zone? Same for the timing of adding all the new building types to RL...
76. Explain "neighborhood compatability" for new development in an established neighborhood, for example, 20 years old cul-de-sac.
77. How can the City with the new code not take into account the governing documents of existing HOA"S especially when it comes to ADU's
78. It's there any push for a 15 minutes city or walkable/bikeable city? Especially north or cherry and south of Prospect. College Avenue and Harmony Road have lots of businesses, but are stroads and requires cars to get to.
79. A question I have come across a lot is what the potential costs of higher density might be. Specifically, can you speak to how higher density might affect the need to build new utilities and what kind of stress might create on our current water and electricity capacity.
80. Will there be a new water gas or electric tap required for an axillary dwelling what about raw water requirement.
81. We know there is a real shortage of affordable housing in our community. Can you expain how increased housing capacity and choice will help address affordability?
82. what is the process and difficulty of an OT lot owner subdividing a large lot like 9-10,000 sf into two lots where then a six unit apartment could be built on each lot? is that possible?

83. Can you describe how these land use changes tie into transportation plans, particularly for Transfort. Also, are these plans delayed due to the reduced ridership that Transfort has been experiencing since 2020?
84. Just so I understand the change in process: The new code take a City Council appointed planning and zoning board out of the process of development review and gives all of that decision making responsibility to a staff position, the Neighborhood Services director?
85. What would be set back for ADU on any property?
86. Does the ADU go off of the current Utilities and water tap? Meaning there is no additional utilities or water taps needed for the ADU?
87. "What does affordable housing mean to the council? On NextDoor I see mostly folks who were fortunate enough to be able to buy homes in Old Town, who now want to keep poor folks from having a chance to live where they work.
88. I guess beyond the ugly nature of said attitude, an issue I'm not seeing addressed is where housing will come from that is truly affordable for low income folks. The requirements for the Villages are far beyond what truly low income, one adult homes are earning."
89. Is the city not worried that duplexes and multi unit builds will detract from old town's charm? why not build them not as close to city centers?
90. How will this plan help Fort Collins move toward become a 15 minute city?
91. *becoming
92. Do the side or rear setback requirements change from what's existing?
93. Is the OT 2400 squarefootage max on total SqFt or just above ground?
94. Why is the minimum 4500 sqft? Many of the lots in old town are currently smaller than that...
95. William, can you please name who were on the teams?
96. I think it would be helpful for Rebecca to explain to listeners what is meant by "compatibility" requirements. It would also be helpful for listeners to understand limitations on short-term rentals permitted in ADUs.
97. If you build an ADU on your property does the primary home need to be owner occupied?
98. What are the ADU maximums in OT?
99. Why are changes not being made to Traffic Codes if density will be higher. Wouldn't it be better to put these units along bus corridors?
100. Will single family residences that actually have ADUs, such as basement apartments — be regulated? That is, will the apts be brought up to code?
101. what outreach was done directly to local HOA boards?
102. How will parking problems be mitigated
103. How does this plan relate to modifications of U+2?
104. What was the logic or reasoning behind the elimination of the Neighborhood Meeting for the Basic Development Reviews?
105. Regarding traffic, infrastructure and even grocery store availability, does the City have a plan to address the growth it is encouraging?
106. Paul, what happens if the ARC of an HOA denies an application for work in an HOA. Does the city step in?
107. If you build 2 additional units to the primary is only 1 of the units need to be affordable?
108. Is there a fee to appeal a BDR decision? How much is the fee?

109. this effort seems more geared towards creating a permanent rental class as opposed to single family housing which would create a path to stability for families through home ownership. Why or why not is this the case?
110. Under this new code would single family neighborhood home development, similar to Vine and Timberline, be approved for development? Would this previous farmland be required to have a more dense development? How are we protecting farmland with this new code?
111. Why doesn't the BDR decision / report get sent to the original notification list, not just to the public members who give public input at the public hearing?
112. Long term, from a urban planning perspective, when each of policies are enacted what does the city look like? What is the desired future city look like? What does success look like? is this part of the city plan? If so, is this new code the vehicle that achieve that desired outcome?
113. Does the plan include any opportunities for mixed-use developments (i.e., commercial and residential intermingled)?
114. FYI, Short rentals are not allowed in some HOA's. What happens here. I live in Stonehenge HOA. Our HOA don't allow short term rentals like Air BnB.
115. What are the particulars that dictate the size of the ADU 600 VS 1000 Sq. FT.
116. Is it permitted to have a kitchen in an ADU? In the past that was not allowed.
117. Can you talk about some of the environmental benefits making housing more affordable while limiting sprawl?
118. Can you talk about some of the environmental benefits making housing more affordable while limiting sprawl?
119. Can a shipping container be used as a primary home?
120. can you describe the rationale for allowing three story buildings in RL? am I right about that...?
121. How will you protect current property owners against bad actors?
122. What is the difference between a ADU and Cottage House?
123. can our sewage systems handle extra ADUs in every neighborhood?
124. Have landscaping requirements been applied to new construction; mandating native plants instead of grass?
125. What are the requirements for parking spaces?
126. Please address 'good actors' i.e. altruistic types vs predatory corporate buying and redevelopment. For example ADU where home and ADU can be rented to separate parties (short or long term)
127. Has the city considered how these additional housing units will affect the availability of water and electricity, and how these utility issues affect the City of Fort Collins' Climate Action Plan?
128. Does an appeal to a BDR decision go directly to P&Z or first to a Type 1 review?
129. For a neighborhood in an Urban Estate District currently built out with single family homes, am I understanding correctly that a home owner could choose, without approval from the HOA, to build a duplex on their property with approval from the city?
130. What infrastructure improvements are being made to handle all the vehicles that will not have proper parking garages or driveway parking on properties with "newly added" ADU's?
131. Why \$100 to appeal? "small fee" - not for everyone. Why not require 8 neighbors on a petition instead of a fee?

132. Thank you! Especially RE code updates. That makes up my mind not to repeal
133. thank you for the answer!
134. Has a study been performed to understand the impact the new code will have on current resources: specifically water and also: parking, street congestion and other infrastructure
135. What are the property parking requirements for properties adding in accessory houses for all uses?
136. But does
137. If the goal is affordable housing, how does this for rent product type proposal (i.e. accessory dwelling units, duplexes, etc.) achieve the goal of home ownership?
138. Are there any projects that would require a P&Z hearing? I'm a bit confused about what P&Z would do if there are no hearings.
139. With the increase in density what consideration has been given to the capacity of the schools to handle the increased population?
140. When you talk about affordable housing (80% of AMI, for instance) isn't that assuming a household of 4 as the AMI standard?
141. What is AMI currently?
142. So there is no plan for those who are truly low income? Someone has to cook lunch for the rich folk
143. Some in the community are now charging that these code changes are the result of "cronysim" and a "rigged system". Do you want to address that issue?
144. I am concerned that these changes are going to discourage home ownership and encourage permanent rentals
145. Why it is that Staff believe that these code changes / incentives will actually produce that additional 5% of affordable housing? There is nothing that requires a developer to create or build affordable housing. Won't the housing stock follow the market in terms of cost and level at which they are sold?
146. Will this meeting be recorded and available for viewing after you conclude tonight's meeting? Will the questions and answers be available to view after as well?
147. The current parking requirements/models are not correct. The current requirements result in cars spilling into the streets and out to other neighborhoods. Why reduce what does not work under current code?
148. What about the areas outside of old town? We are being and will continue to be inundated with high density?affordable housing development!
149. who established the five principles and did it include citizen input?
150. Homeownership is one of the best ways to pull someone out of poverty as it represents an important avenue for someone to build capital. Therefore, are there any incentives to encourage the building of more non-rental affordable housing?
151. The rent costs being discussed are not even close to affordable for lowest income homes. And requiring low income homes to go through the government for housing is unjust.
152. In building an ADU the Water and sewer services are supplied by the primary home right?
153. Is there any other impact fees that would need to be paid in building an ADU?

154. How are we covering the water and electric uses for all these new affordable units. What about fire, police and medical care impacts? How are we as a city able to bring this many more people into an already overstressed city. Traffic is insane and our streets and intersections can't safely handle what we have now.
155. what about knock downs and changing a lot to a triplex?
156. Can an ADU be 2 levels? Does the 1,000 sqft max still apply?
157. Home ownership is a hallmark of the American middle class and to building financial stability...how does building a bunch of rental units all over the city build towards this goal?
158. Could an ADU be 3 levels?
159. Can you talk a little about how do you decide on the changes to make to the code? Do you look at other communities to see what is being implemented and pick changes that would work for Fort Collins, how much research goes into this process of updates?
160. Has PRPA been consulted re: additional energy requirements with increased units? Esp since the powerplant will no longer being using coal in the near future and alternative energy sources are required
161. We worked hard to get neighborhood participation early in the development process. Too often changes were near completion before the neighborhood was notified of changes. The new system itself makes community input mute when it comes to neighborhoods and their voice. Can you defend this position?
162. Exactly how much will all of this cost???? without that information you have to stop and get us the costs of all of of the new infrastructure. I believe it's over one billion dollars and even then how do we get more electricity and water and with all of the streets being torn up where do people park? Please tell us how we get new water and wastewater plants and either expand Rawhide or build another coal fired high pollution plants. if you don't have the answers then stop now and find that out as a responsible way to ask us to be ok with this.
163. That just encourages strip malls. How about changing to do what other cities do, such as have those services in the area itself.
164. Will there be an effort to train city planning and building staffs so that interpretation of the new code is more consistent than what has been in my experience very different answers to the same question wrt code and standards?
165. Are thinking more about mixed use neighborhoods? Like commercial on street level and residential above or strip malls with box stores not having parking lots larger than the strip mall and 90% of the time they are 75% empty. (part of walkability and bikeability and not requiring vehicles.)
166. How does the new code affect historic districts?
167. chat is disabled
168. What about you plus two?
169. Terrible changes, overall.
170. Thanks for having the sessions. Well done
171. Thanks all, this was very helpful and informative!
172. FYI it looks like the questins function worked differntlyuondiffernt platforms. My ipad showed more questions than my desktop.
173. Water.water.water???