

**Guidance Document: Alternatives Analysis for Easements on City of Fort Collins
Natural Areas and Conserved Lands (December 2011)**

As stated in the City of Fort Collins Natural Areas and Conserved Lands Easement Policy

“In general, a right of way or easement across a City-owned natural area or conserved land will only be approved if it is the only reasonable alternative, considering environmental impacts, impacts to the recreation uses of the natural area by the community, financial costs, engineering feasibility, public health and safety and other appropriate factors. Applications for easements or rights-of-way must identify and evaluate the environmental impact, engineering feasibility, and the cost of alternatives that do not affect the city-owned natural area or conserved land. Depending on the type of proposal, alternatives will need to consider both alternative locations for the facility as well as alternative designs. The number of potential alternatives to be considered will depend on the location and nature of the proposal, but must be sufficient to allow City staff, the Land Conservation and Stewardship Board, and City Council to evaluate the cost and environmental impact of the available alternatives for meeting the intent of the proposal. Applicants should expect to provide information on the available alternatives at a level of detail to allow independent review of the conclusions by City staff or outside consultants retained by the City to assess the easement request.”

Prior to providing the information required by this section, the Applicant must meet with a representative of the Natural Areas Program to discuss alternate routes and alternate designs that must be considered in the Alternatives Analysis.

The following information should be included within the Alternatives Analysis provided by the applicant.

1. A map of appropriate scale that clearly identifies alternate routes considered for the easement both on and off City-owned property.
2. A written description of the environmental impacts, engineering feasibility, and project cost for each alternate route including supporting documentation on feasibility and costs. The written description shall summarize the wildlife and vegetation survey information and recreation and wildlife structure information described in the *Plans and Permits, Wildlife, Plant, and Structures* sections of the Resource Protection Standards.
3. A written description of any anticipated recreation impacts that will result from the City granting of the easement or right-of-way.
4. A map of appropriate scale that clearly identifies the location of the requested easement or right-of-way on City-owned property (including temporary construction easements and access easements).
5. A written description of public safety benefits from the use of the City-owned natural area or conserved land.
6. A written summary describing the environmental impacts, recreation impacts, cost savings, engineering feasibility, and public safety issues avoided by selection of the proposed route on City-owned land.

7. Based on the conceptual restoration and mitigation plan describe how this plan relates to the project on City-owned land and how these activities will benefit the City.
8. A map of appropriate scale showing the location of proposed mitigation activities.

Based upon the information received from the applicant, public input, Land Conservation and Stewardship Board input, the Policy requirements, and staff research; staff will analyze the alternatives and make its recommendation to the LCSB and Council for approval or denial.