



**CITY OF MANITOU SPRINGS
PLANNING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 21, 2016**

I. CALL TO ORDER

A Special meeting of the Manitou Springs Planning Commission was held in Council Chambers @ 606 Manitou Avenue. Chairman Delwiche called the meeting to order at 6:02pm and declared a quorum present. The following Commission members attended:

PRESENT: Commissioner GLORIA LATIMER
Vice Chair JEANNE VROBEL
Commissioner JULIE WOLFE
Chair ALAN DELWICHE
Commissioner MIKE CASEY
Commissioner LORI BURRIS
Commissioner TIP RAGAN

ABSENT: None

STAFF: Wade Burkholder, Planning Director
Karen Berchtold, Planner II

II. NEW BUSINESS - Plan Manitou Preliminary Policy Framework

Plan Outline and Format

The project team began the meeting with a discussion of the proposed outline for the integrated Community Master Plan and Hazard Mitigation Plan.

- There were no comments/questions concerns raised by the group.

Risk Assessment

Julie Baxter (Acclivity) gave the CAC an update on the risk assessment, and some of the major findings/takeaways from the analysis done on flood, wildfire, and geologic hazards. Overall, the Planning Commission was comfortable with the directions described.

- A Commissioner raised a question on the timeframe on CWPP – when would the City begin working on this, and developing the more detail regulations (i.e., WUI code) for wildfires?
- Another Commissioner asked about the availability of insurance for other hazards (besides floods – NFIP). Should the City be focusing limited resources to mitigate risks that cannot be covered by insurance (i.e., hazards that are not flooding related—wildfire, geologic)?

Future Land Use Plan/Key Choices

Discussion led by Darcie White and Charlie Brennan, Clarion Associates

Project team members walked the Planning Commission through the preliminary Future Land Use map and described the various categories, their relationship to the HMP, and the questions that would be posed to the community as part of the Community Meeting on November 10. Overall, the Planning Commission was comfortable with the directions described, but did provide several specific suggestions:

- *Hillside Conservation:* A Commissioner raised a concern about the description and intent of this category, saying that it would be tough for the Commission, as they were likely to get people coming in complaining about new restrictions on development in these areas.
- *Influence Area:* Another Commissioner asked whether the Influence Area include Rainbow Falls. This landmark is within the proposed Influence Area.
- *Gateway Mixed-Use:* A Commissioner asked if there will be policies making it easier to develop/redevelop in this area.
- *Downtown Area:* A Commissioner recommended that the Wheeler House property not given the Downtown Mixed-Use land use designation, as he felt that it did not have the same look and feel as the rest of Downtown. The Commissioner felt that this property would be more appropriate as Central Neighborhood.
- *Destination Tourism:* The Planning Commission felt strongly that it would be more appropriate to designate the Garden of the Gods Trading Post Destination Tourism than Neighborhood/Community Commercial.

The project team then gave the Planning Commission an overview of the approach for discussing possible hazard mitigation approaches with the community during the public meeting the following evening.

- One Commissioner asked about the consequences for the plan/community if the residents feel that toughening regulations are not necessary. The Commissioner made the point that one property owner's actions can have consequences for neighbors, not just them and that this might be a good point to highlight to the community as they think about appropriate levels of regulations in high hazard areas.

Policy Framework

With the time remaining in the meeting, the project team began to ask each member if they had any specific comments, concerns, or questions about the preliminary policy framework.

- Overall, the Commissioners did not have any major concerns or issues with the preliminary policies for the CMP/HMP. They did offer minor edits to certain policies that were noted by the project team.

Action Plan/next steps

To wrap up the meeting, the project team provided the Planning Commission with an overview of the remaining work products/parts of the CMP/HMP that would be completed between September and the community engagement series in November. These include an Action Plan, detailing specific actions, or steps the City and community can take to implement the CMP/HMP, as well as a draft of the CMP/HMP, which should be ready for review in November.

- The Commissioners looked forward to seeing these documents. One suggested that it would be good to focus on quick wins, not just community priorities, as these simpler actions can help the community feel like they are making progress on the implementing the Plan.
- One Commissioner asked if it would be possible to use the "Question of the Week" as a way to ask for feedback on the Action Plan. He felt that this was a quick and digestible way to get feedback from the community, and enjoyed responding to a new question each week rather than all at once in a long survey.

VII. ADJOURNMENT

Hearing no further business, Chair Delwiche adjourned the meeting at 8:16pm

Minutes prepared by Wade Burkholder, Planning Director