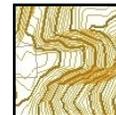


DRAFT

PLANNING FOR HAZARDS PROJECT



FISCAL IMPACT CONSIDERATIONS



Background

The *Planning for Hazards* project proposes new development standards to reduce and mitigate risk from flooding, geologic hazards, and wildfire. Stakeholders asked staff to research and estimate fiscal impacts of imposing proposed new requirements.

Costs arise from several factors:

- Applicant costs to address new submittal requirements
- Submittal fees
- Time added to development review process

The first draft of the subdivision and zoning code updates is available for review. Staff is assessing what new submittal requirements would be needed, and estimates for these are provided below. These are estimates based on conversations with engineering professionals in our region, as well as City staff.

Wildfire Hazard

The City's Fire Department staff will review conduct site assessments and provide recommendations for compliance with Chapter 18.10, Sensitive Lands protection. This would occur following a pre-application meeting for a subdivision or site plan, or prior to submittal of a building permit.

- Fire Department fee for site assessment—**\$XXX**
- Compliance with Fire Protection Plan and vehicle/emergency access standards—based on Fire Department review and compliance with Building Code and Fire Codes
- Landscape plans and site plans must address wildfire mitigation standards. We need to determine whether this would require additional expertise beyond our current requirements; if that is the case, it may lead to additional cost.

Natural Hazard Mitigation Saves: 2017 Interim Report

Study identified 4:1 benefit cost ratio of exceeding select provisions of 2015 model building codes and implementation of 2015 International Wildland Urban Interface Code.

<http://www.wbdg.org/files/pdfs/>

Flood Hazard

The City will include a check box for floodplain permits in Property Improvement Permit (PIP) to track permits forwarded to the Regional Floodplain Administrator. PIP will enable City enforcement.

- Applicant must provide certification of engineering structural review of weight-bearing structures (bridges) not covered under regional building permit process - **\$ XXX** (applicant cost—to be determined).
- City review of site plan for compliance with drainage criteria and floodplain standards for impacts - **\$3500 submittal fee** (to cover City review costs).



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For project drafts, survey, presentations, community comments, and more visit project webpage:
<http://bit.ly/planningforhazards>

PLANNING FOR HAZARDS PROJECT

FISCAL IMPACT CONSIDERATIONS



Geologic Hazards

The City worked with Colorado Geological Survey staff to map geologic susceptibility areas at a high level scale. However, to accurately assess geologic hazard risk, it must be further evaluated at the parcel level. The primary geologic hazards risks in Manitou Springs are rockfall, debris flow, and erosion.

In the proposed draft, a geologic hazard report (GHR) and plan is required for all new buildings and structures unless a qualified geologist certifies it is not necessary. We are also working with CGS to determine if there are others parameters to focus this review. GHR costs vary based on depth and number of borings, slope height, orientation/number of slopes, rockfall, and accessibility. Unrated bridges and limited roadway access can add significantly to costs, and are prevalent in Manitou Springs.

The City of Colorado Springs amended its geologic hazard ordinance in 2017. This has caused additional time for scheduling soil tests and obtaining final reports.

Colorado Geological Survey (CGS) staff review and provide comments on geologic hazard reports and plans. Manitou Springs and Colorado Springs both utilize CGS for reviews. The estimates below are based on CGS requirements. Manitou Springs could consider using a different process for infill sites (development where there is an existing structure), which would help reduce costs. Staff will continue to refine these estimates over the next month.

COST ESTIMATES

Quick screening/Site Assessment

In the proposed draft process, the applicant may request a site assessment to determine if a GHR is not required, or determine scope of study (Section 18.10.030.A.)

- Site visit to estimate number of borings, whether slope stability analysis needed, and cost of geologic report or plan - \$350

Baseline costs for most single-family structures

- \$2600-\$5400 (Soils investigation/GHR)
- \$2200 (Slope stability analysis, first alignment)
- \$1500 (Slope stability analysis, additional alignment)

Costs for single-family structure rise significantly if slope is not accessible.

Accessory Dwelling Unit

Minimum requirement = Costs may range from \$1100 to \$5000. CGS process would be on high end and comparable to single-family; if not using CGS review, costs would be lower.

Additions to existing residential structures

\$500-650 for testing, additional \$350-550 if access is limited. Basement adds to cost.

Development plans

5 townhomes, 1 single-family structure (1.28 acres) – slopes over 33 degrees, difficult access issues

GHR = \$8800

Multi-lot commercial development, such as a small plaza

\$5,000 = GHR (Hotel or larger structure would be a higher cost)

Slope and rockfall adds significantly to cost. Costs for assessment along Fountain Creek in the URA may be lower.



For more information, please contact:

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