

Planning for Hazards Implementation Project Manitou Springs Work Session 2

Manitou Springs

July 14, 2017

Present:

Michelle Anthony, Senior Planner

Karen Berchtold, Planner II

Eric Billmeyer – Fluvial Geomorphologist, CCSU

Wade Burkholder, Planning Director

Mike Casey – Planning Commissioner

Larry Mitchell – Lieutenant, Fire Department

Joe Ribeiro – Police Chief

Waverly Klaw (DOLA), Logan Sand (DOLA), Julie Baxter (Acclivity), Tareq Wafaie (Clarion Associates)

Notes:

Recap of Last Work Session

- Overview of the Planning for Hazards guide – Implementation Project
 - Two objectives of the program – (1) tailored planning deliverables (e.g., codes, ordinances, etc.) and (2) a Facilitator and Participant’s Workbook
- 1st work session reviewed existing risk assessment for hazards, vulnerabilities, and community capabilities and participants began brainstorming possible land use tools and strategies to reduce risk

Purpose of Work Session 2

- Evaluate and prioritize potential planning tools that could be effective at reducing risks in Manitou
- Develop a short list of the top tools likely to be effective and feasible in Manitou based on the group’s evaluation. DOLA and the Clarion team will then work with the City project managers to scope out the tool(s) to move forward with for this project.

Overview of Problem Statements and Gaps Identified

- Summary of Hazard Mitigation Plan key issues and vulnerabilities provided on handout

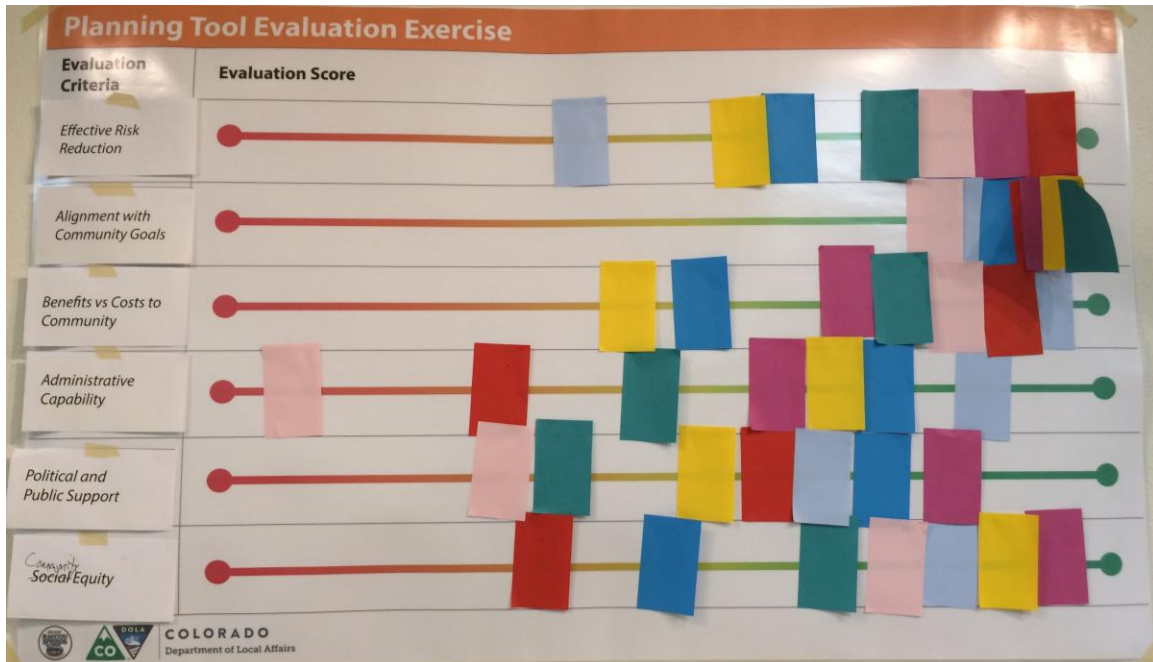
Overview & Prioritization of Planning Tools

- *Social Equity prioritization criteria* – the label may need to be changed/reworked (‘Community Equity’)

- Eric – There is no presence of the development community in the working group and the decision being made influence/impact them. Who will ultimately be approving these tools?
 - They will be engaged after the City has determined the palatability/prioritization of tools
 - Ordinance or resolution will be passed by City Council
- *Stream Buffers and Setbacks* –
 - Aligns with Parks and Open Space Master Plan and Plan Manitou
 - Different from floodplain ordinance, as it deals with horizontal setbacks and requirements instead of vertical (freeboard) requirements
 - County level work already underway; Clarion could draft an ordinance that integrates what is already underway
 - Could address structures as well as other items (docks, sheds, etc. that can clog areas under bridges if washed away). However, it may only be effective if it is retroactive to nonconforming structures, as most of these structures have already been placed near/along the water.
 - In-house flood regulation could be challenging to administer
- *Density Bonus* –
 - Aligns with Plan Manitou, particularly on the development of incentives
 - Bulk and use densities could be considered
 - Not costly to the community or developers (other than adjacent homeowners perhaps disliking the additional density)
 - Would be well-received by Planning Commission and probably developers
 - Parcel size in MS is quite small; may be limited opportunities to utilize density bonus
 - Tool may not be used frequently or at all
- *WUI Code* –
 - High risk reduction potential for wildfire risk
 - Very effective tool but past public events to engage/receive feedback from residents has had low turnout
 - ICC code already exists that could be used as template/guidance
 - High administrative cost (but also subjective depending on how WUI code is integrated into existing code/processes)
 - Lots of support until individual homeowner's property is affected by requirements
 - Could add more costs to homeowner v. developer
 - There's a lot of awareness of wildfire threat already in community; fairly easy to justify
 - WUI code integration into existing codes could also include landscaping ordinance, another potential tool currently under consideration
- *Hazard Overlay District(s)* –

- Already have overlay districts: Redevelopment Overlay, Hillside Residential District
- High risk reduction potential as it addresses all 3 of highest hazards; could be designed as a single overlay zone or a different one for each hazard
- Not too difficult to develop and adopt – though there will be up front work on creating a map of the hazardous area(s)
- Develops special conditions that must be met, possibly a special level of scrutiny by Planning Commission, a site-specific assessment, requirements for defensible space, steep slope mitigation, etc.
- Hazard Overlay Districts could encompass other planning strategies identified, such as WUI Code integration for wildfire and site-specific assessment requirements
- *Site Plan/Subdivision Review* –
 - Currently in draft form but could add to the criteria and standards sections
 - Could increase the clarity of applications by revising external requirements and internal review process
 - Can substantially affect the development community
 - More admin capacity up front to develop and get used to new process – less over time
 - Public/developer support may be a challenge if seen as more hoops to jump through
- *Landscape Ordinance Update* –
 - Landscape requirements already built into the development application
 - Grading and drainage are typically addressed in different regs
 - Could integrate wildfire and perhaps some flood protection measures
 - Maintenance considerations can affect existing homeowners in addition to developers
- *Site-Specific Assessment* –
 - Provides more information to decide what needs to be mitigated
 - Can be required to be completed by the developer hiring an expert to complete
 - May pose political and public challenge (more cost or more hoops)
 - Could result in better solutions tailored to each property

A prioritization exercise yielded the following results:



Working Group Vote on Top Strategies

- After discussion of how the proposed seven strategies aligned with the prioritization criteria (effective risk reduction, alignment with community goals, benefits vs. costs to community, administrative capability, community equity, political and public support), each member of the working group was given three dots to place on the strategies they felt were the strongest and most worth pursuing in Manitou Springs.
- Here are the results:
 - WUI Code Integration: 7
 - Hazard Overlay District(s): 5
 - Site Plan/Subdivision Review: 5
 - Stream Buffers/Setbacks: 3
 - Landscape Ordinance: 1
 - Density Bonus: 0
 - Site-Specific Assessments: 0



Stakeholder Engagement Strategy

- This agenda item was not covered in detail at end of meeting
- Based on the highest priority strategies identified in work session 2, the list of stakeholders that should be engaged in reviewing and providing feedback should be updated and meetings should be scheduled

Next Steps

- Distribute notes from 2nd work session to working group

- Develop and distribute memo on top priority tools identified during 2nd work session to working group
- Identify stakeholders or stakeholder groups and set up meetings/PC sessions with them in order to explain and collect feedback on the prioritized tools
- Hold scoping meeting with Manitou Project Managers, DOLA, and Clarion Associates
- Poll availability of working group members for 3rd work session to review draft tools