

Weigh in on first draft by May 28!



# PLANNING FOR HAZARDS PROJECT

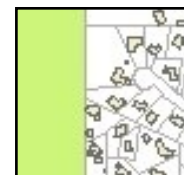
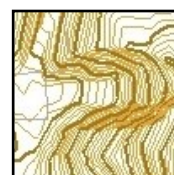
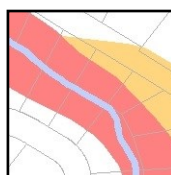
## UPDATED LAND USE TOOLS TO REDUCE AND MITIGATE NATURAL HAZARD RISK

Manitou Springs has made substantial progress with this project to update zoning and subdivision codes to reduce risk from flooding, geologic hazards and wildfire. The project will reduce natural hazard risk for future development and redevelopment.

In late November, a project approach was endorsed by Planning Commission and City Council. A first draft of code updates is now available for review at: <http://bit.ly/MSsubdiv> and <http://bit.ly/MSzoning>.

Some highlights from the proposed recommendations:

- New development review criteria to identify natural and geologic hazards, and reduce and mitigate risk
- Updated subdivision criteria for fire protection plans and vehicular/ emergency access
- City will now require structural review for new bridges and review plans for compliance with floodplain criteria
- New sensitive lands protection standard with requirements and procedures for identifying and mitigating floodplain, geologic hazard, and wildfire risk. Includes limits of disturbance standard.
- Integrated Wildland Urban Interface code elements, including defensible space and landscaping
- Simplified some subdivision procedures and Hillside Low Density Residential District standards and added flexibility to modification standards and landscape plan



There are many gaps in the City's development "toolbox" to reduce natural hazard risk.

*Plan Manitou* includes policies and actions to reduce natural hazard risk through the development process:

- Strengthen policies and regulations to avoid unsafe growth and development in steep slope and high geological risk areas.
- Adopt a formal development review process that incorporates hazard mitigation.
- Designate a Wildland Urban Interface overlay and adopt regulations for safe growth and construction.
- Strengthen floodplain management program.

The *Planning for Hazards* project will help the City to implement these actions.

### Project schedule

November 2017:	Policy memo to establish approach
May 2018:	Present 1st draft code updates
June 2018:	Present 2nd draft code updates
July 2018:	Presentation of adoption draft
August 2018:	Final adoption of code updates

**First draft code updates on page 2!**



For more information, please contact:  
 Karen Berchtold, Planner II  
 Manitou Springs Planning Department  
 685-2559, [kberchtold@comsgov.com](mailto:kberchtold@comsgov.com)

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

## PLANNING FOR HAZARDS PROJECT

### First Draft Code Updates



The first draft code updates to Chapter 16, Subdivisions and Chapter 18, Zoning are posted at: <http://bit.ly/MSSubdiv> and <http://bit.ly/MSZoning>. The key recommendations are summarized below. We're seeking comments on this first draft through May 28. Click here to access a survey: <https://www.surveymonkey.com/r/X8YNYBZ> or forward comments to Planning staff at [planmanitou@comsgov.com](mailto:planmanitou@comsgov.com).

### Chapter 16, Subdivisions

Chapter 16.05. Definitions. Removed and consolidated with Definitions in Chapter 18, Zoning.

Chapter 16.06: Master Plan. Eliminated procedure and merged requirements into Preliminary Plat Process (*streamlined process*)

Chapter 16.08.040: Preliminary plats. Clarified Fire Protection Plan requirements and process. Added landscaping requirements for vegetation management and defensible space (per Section 18.10). Strengthened approval criteria, including identification and mitigation of geologic hazards. Propose Planning Commission approval, rather than City Council (*streamlined process*)

Chapter 16.08.130. Final Plat. Added approval criteria (currently there are none).

Chapter 16.10.030. Minor Subdivision. Geologic hazards plan and report required. Added approval criteria (currently there are none).

Chapter 16.10.070. Minor Subdivision Approval Criteria. Included identification and mitigation of geologic hazards.

Chapter 16.16. Waiver. Clarified when subdivision waivers shall not be granted.

Chapter 16.18.10. Land Dedications. OSAC provides recommendation on open space dedication.

Chapter 16.26.030. Access and Circulation. Added requirement for two vehicular access points to external streets for major subdivisions to facilitate emergency access and evacuation.

Chapter 16.26.090. Access from Lot to Street. Clarification of access for emergency vehicles.

### Chapter 18, Zoning

Chapter 18.06. Standards Applicable to all Zoning Districts. Added provisions for City review of floodplain activities, including requirement for structural certification of new private bridges, and compliance with drainage criteria and flood mitigation standards.

Chapter 18.08.050. Hillside Low-Density Residential District. Included requirement for geologic hazards plan and report and compliance with Sensitive Land Protection Standards (Ch. 18.10), simplified "Minimum lot size calculation by slope" table (*added flexibility*), and included requirement for xeric and fire-resistant plants.

Chapter 18.80.080. Redevelopment Overlay. Clarified rear setback incentive is not allowed within Fountain Creek floodway.

## PLANNING FOR HAZARDS PROJECT

### First Draft Code Updates



## Chapter 18, Zoning, continued

Chapter 18.10. Sensitive Lands Protection. **New section** with provisions for identification and mitigation of flood hazard, geologic hazard, and wildfire mitigation. Incorporates site assessment provision for applicant to demonstrate alternate approach. Limits of disturbance standard to address multiple factors and define impact area. Applicable for development plan, subdivision plan, grading permit, new building/structure, and alteration/addition (threshold for this is under consideration). Included alternative compliance standard (*flexibility*).

Chapter 18.20. Concept Plan. Clarified this is an informal, voluntary process applicant may use to get feedback.

18.26.070. Major Development Plan Approval Criteria. Clarified approval criteria and added criterion for avoidance and mitigation of known natural hazard areas.

Chapter 18.30.050. Conditional Use Review Procedures and Approval. Added criterion for adequate mitigation of natural hazards.

Chapter 18.32.030. Granting of a Variance. Added a criterion for adequate mitigation of natural hazard risk.

Chapter 18.34.020. Minor Modifications Criteria. Increased thresholds for minor modifications (*added flexibility*).

Chapter 18.64. Development and Parking Standards Tables. 7. Retaining Walls. Strengthened standards.

Chapter 18.68.040. Grading Permits. Clarified standards and that Planning Director may require a geologic hazards plan and report for any grading permit pursuant to Chapter 18.10, Sensitive Lands Protection.

Chapter 8.72.070. Landscape Plan requirements (apply to Major Development Plans). Included sustainability and natural hazard mitigation in purpose. Revised standards for plants and trees to be consistent with xeriscape and wildfire mitigation principles. Included requirement for five-foot perimeter zone around primary structure for non-organic materials only. Added provision for alternative landscape plan that applies for redevelopment sites (*added flexibility*). Included compliance with defensible space standards in Chapter 18.10.070.

Chapter 18.90. Definitions. Consolidated definitions from subdivision chapter. Added new definitions. Added new “maximum extent practicable” standard (*added flexibility*).



Weigh in by May 28 at: <https://www.surveymonkey.com/r/X8YNYBZ>  
Or [planmanitou.com](http://planmanitou.com)



For more information, please contact:  
Karen Berchtold, Senior Planner  
Manitou Springs Planning Department  
685-2559, [kberchtold@comsgov.com](mailto:kberchtold@comsgov.com)