



**CITY OF MANITOU SPRINGS  
HOUSING ADVISORY BOARD  
MEETING MINUTES  
Monday, April 8, 2019, 6:00 pm  
Council Chambers**



**I. CALL TO ORDER**

Board chair Coreen Toll called the meeting to order at 6 pm. The following individuals were in attendance:

**PRESENT:**

Coreen Toll, chair  
Alea German, vice-chair  
Dale Latty, member  
Andy Wells, member  
Alan Delwiche, member  
Alison Gerbig, member  
Whitney Lewis, member  
Regina DiPadova, alternate member

**STAFF:**

Kim Johnson, Planning Director  
Karen Berchtold, Staff Liaison

**ABSENT:**

**CITY COUNCIL:**

Becky Elder, Council Liaison

**II. APPROVAL OF MINUTES**

Member Lewis moved for approval of minutes of the February meeting. Member German seconded. Motion passed 7-0.

Member Lewis moved for approval of minutes of the March meeting. Member Latty seconded. Motion passed 6-0 with member Gerbig abstaining.

**III. PUBLIC COMMENTS ON NON-AGENDA ITEMS (3 min per comment)**

There was no public comment.

**IV. NEW BUSINESS**

**1. Cheyenne Village update**

Chair Toll provided an overview of the meeting that HAB members had at Cheyenne Village. Chair Toll stated that Nate Clyncke was excited about the property and wanted to partner with the city for purchasing and developing and possibly saving some of it.

Next steps would be to explore what other groups could partner with us. DOLA has some grant opportunities, mostly targeted towards homeless but may have some applicable grants. It is possible

that we will be able to discuss further with Chris Furlong, housing development specialist for DOLA. More investigation of flood plain issues will be done by staff.

Chuck Murphy has suggested that a survey would be necessary before moving too far. Todd Liming proposed that one strategy would be for the city to share the cost of a survey. Todd also wondered if in exchange for the city's participation city could be given an option of a first right of refusal when the property is marketed.

Next steps will include Director Johnson making some contacts and Chair Toll reaching out to council members, Ann Turner, city admin, and Mike Maio for their thoughts.

There are lots of moving parts. The upper lot could be developed with additional units. A Planned unit development (PUD) might also be a useful tool. Chair Toll is going to research PUD code from other communities since our code does not currently support PUDs.

## **V. OLD BUSINESS**

### **1. Consideration of HAB strategic plan**

Vice Chair German has made some minor changes from last month's draft. Chair Toll researched updating some of the stats. While much of the statistical portions have been updated, the gap analysis is dated and would benefit from an update. Chair Toll provided a draft of state habitability statutes, including recommend minimum standards of habitability. After some discussion by the board a number of items were deleted. Chair Toll moved to remove, Member Latty seconded. The motion passed 7-0. The board also agreed to minor revisions to wording of a number of items.

The possibility of updating the gap analysis was also discussed. Matt Prosser could complete the gap analysis revision by May's meeting. The board discussed the pros and cons of funding this effort not to exceed 2K. Member Delwiche moved to fund, Vice Chair German seconded. Discussion ensued for several minutes. The motion passed 7-0.

The board also agreed that Cheyenne Village, ADUs, and city owned properties would be the immediate focus of the board.

### **2. ADU ordinance next steps**

There was an article in a recent issue of the Pikes Peak Bulletin providing an overview of ADUs and how they could positively impact the supply of affordable housing. There will be more focus on ADUs after the strategic plan has been approved.

### **3. Update on Planning for Hazards project**

The third draft has been completed and is undergoing final staff review. Director Johnson was able to get the grant extended through June. In this draft, there were significant changes to thresholds for applying when requirements are triggered, especially geologic and fire hazards. The goal now is to provide a balanced standard rather than the perfect standard. The Fire Department currently has a process for reviewing new structures and they would incorporate wildfire assessments into this review. While there are no major changes for flood plain, staff will be able to track projects that go to the Regional Floodplain Administrator and will also apply new local review criteria. The main section for hazards is simplified and not so specific. Instead, it provides criteria to guide applicants.

There will be an open house on April 18, 5-7 pm to provide an overview and seek input from the community.

**VI. REPORTS**

1. Chair Toll reported that all members of the police force were asked if they would want to live in Manitou if they could. There were no responses to this question.

**V. ADJOURNMENT**

Board Chair Toll adjourned the meeting at approximately 8:08 pm.

**Members:**

Alan Delwiche (Term exp. 06/30/2019)  
Andy Wells (Term exp. 06/30/2019)  
Dale Latty (Term exp. 06/30/2020)  
Alea German (Term exp. 06/30/2020)  
Coreen Toll (Term exp. 06/30/2021)  
Whitney Lewis (Term exp. 06/30/2021)  
Alison Gerbig (Term exp. 06/30/2021)

**City Council Liaison:** Becky Elder

**Staff:** Karen Berchtold, Senior Planner (Staff Liaison)  
Michelle Anthony, Senior Planner

**Alternates:**

Regina DiPadova (Term exp. 06/30/2021)  
(2 vacancies for alternate board members)

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