



## MEETING SUMMARY

### Planning for Hazards Implementation Project: Kick-Off Work Session

Manitou Springs City Hall

May 2, 2017

#### Participants:

- City of Manitou Springs:
  - *Michelle Anthony* – Senior Planner – staff liaison to Historic Preservation Commission, manages most development applications – long-term perspective for MS
  - *Karen Berchtold* – Planner II, project manager for Planning for Hazards Implementation Project, served on Planning for Hazards Steering Committee and managed Plan Manitou
  - *Wade Burkholder* – Planning Director, serves as link between what’s been done and what is being considered
  - *Sara Hartley* – Hazard Mitigation & Resilience Dept. (formerly flood recovery dept.) – active participant in Hazard Mitigation Plan (HMP) process
  - *Chief Joe Ribeiro* – Police Chief, participant in City HMP and El Paso County HMP
  - *Bobby White* – Fire Department, leading development of the CWPP
- Others:
  - *Eric Billmeyer (via telephone)* – UC Colorado Springs, geologic hazards; former Open Space Advisory Committee member, resource for HMP
  - *Pete Galusky* – Environmental Planning Manager, Pikes Peak Area Council of Governments (PPACG) - expertise in long range transportation planning, geotech engineering/transportation, resource for Plan Manitou
  - *Alea German* – works for Davis Energy Group, on the Plan Manitou Citizen Advisory Committee, Housing Advisory Committee member – interested in sustainability and housing
- DOLA/Clarion Team: *Julie Baxter, Matt Goebel (via telephone), Waverly Klaw, Anne Miller, Logan Sand, Tareq Wafaie*

#### Project Background

- Karen – We applied for this project because there is not currently a lot on the books in the way of strengthening land use regulations to support the needs/actions of hazard mitigation and growth/development aspirations. A major challenge is the older, historic buildings in Manitou Springs and substantial existing development in hazard areas, and how to balance need to address hazard risk for both new and existing development. Want solutions that are palatable to the community.

#### Risk Assessment

- Key issues – three highest risks are flooding, wildfire and geologic hazards. Highly vulnerable housing (steep topography), development in floodplain (30% of City’s assessed value in 1% floodplain)



## COLORADO

Department of Local Affairs

Community Development Block Grant –  
Disaster Recovery

- State and regional (Front Range Round Table) acknowledgement of Engleman/Ruxton Canyon both wildfire and flood risk. – Bobby/Sara
- Peakview neighborhood - high wildfire risk
- Do not have codes to address wildfire in the City
- Areas vulnerable to slope failure/erosion: Lover's Lane, S. Ruxton Ave, Washington Ave bypass
- What are the risks that this project can address?
  - Any/all of them (fire, flood, geologic) – best return on investment may begin with wildfire because mitigation costs not as high as floods and geotech (Pete)
    - Currently rely on outside agencies Pikes Peak Regional Building Dept (PPRBD) for floodplain regulation/mgmt. Would like to see emphasis on areas where City staff can implement/enforce (Wade)
    - Floods exposed emergency preparedness/procedural gaps (e.g., how do you mobilize)
  - Learned from previous floods that we need pre-disaster plans (Michelle). Lori Hodges, Larimer County emergency manager, developed a replicable/applicable Disaster Recovery Guide – walks through key recommendations for pre-disaster partnerships/COOP.
  - Missing hazards from risk assessment:
    - Wind events: Becoming more frequent w/ several recent events impacting the community – damage to utilities and infrastructure – branches/debris on property, in creeks, etc.
    - Insects/beetle/worm kill – deforestation occurring outside of the City limits. Exacerbates risk to future wind and fire events.
  - Geologic hazards – slow, creeping and ever-present hazards. Need more comprehensive geohazard review and strategies.
- Data/background information needs
  - Geologic hazards – CGS is helping to update mapping and provide metadata that is currently lacking
  - Wild Fire Decision Support System (WFDSS) – Forest Service assigns to an incident - critical infrastructure in system/mapping – BUT Colorado Springs Utilities is working to incorporate water infrastructure
  - Waldo Canyon meteorologist data (may be more appropriate for disaster response)
  - Community Wildfire Protection Plan (CWPP)

### Community Capabilities

- Building and land use regulations
  - Greatest gap in capabilities is effectiveness and enforcement of current regulations as they relate to hazards
  - Lack of wildfire mitigation regulations or programs



- Development review – not a lot of criteria for approval/doesn't tell applicants how to reduce risk – done on a case-by-case process. Could establish some minimum review criteria and additional submittal requirements that are palatable to the community.
- Discussion of current projects underway to address identified gaps
  - Karen – have not done any work with the land use code since adoption of Plan Manitou, but will be reporting to Council on implementation in August 2017. Adding a Gateway Mixed-use zoning category will be a first step. Developing best practices and guidance for owners of historic properties – currently working with a UC Denver student who is developing this for final project.
  - Wade – started a new ordinance for site plan reviews – addressing what needs to be seen in draft form. Tareq asked to get a copy. Shelley Cobau, Public Works Director, is managing the Flood Control Master Plan (Oct wrap-up), Water Master Plan (August), and Wastewater Master Plan. No landscaping code (addressing clear areas, limbing trees)
  - Sara – PPRBD met with City – recommended a streamside overlay. Using the CO Springs model. Fountain Creek Watershed, Greenway and Flood Control District (FCWGFCD) is re-writing their drainage criteria manual.
  - Bobby – CWPP – Pretty much done. Ready to submit for approval. Training underway for doing parcel-level assessments. Education and outreach with community. Policy recommendation – look at existing Firewise communities for replicability. CO Springs does a dashboard assessment (rapid – view from car). Property maintenance code is being considered by Council now, but it does not include landscaping maintenance. This may be an additional opportunity.
- From Plan to Action – Initial Planning Tools Discussion
  - Other ways to discourage development in the floodplain (through incentives, etc.)
    - Floodplain permitting process
    - Through redevelopment
  - Urban Renewal Area (URA) redevelopment guidance
  - Review El Paso County geologic hazard ordinance; see if it can be formalized in Manitou Springs – need to define criteria
  - Hillside Low Density Residential Zone – encourages cluster subdivision but lacks detail
  - Tareq – site specific assessment, stream buffers, and setbacks are a few that have come up in the conversation so far
  - Karen – have a policy in the master plan to discourage building in the floodplain – what are actions to take to implement this? Incentivize self-protection in redevelopment; east side (URA) hoping for redevelopment (1/3 of the area is in floodplain)
  - Karen - Subdivision regulations – may merit some tweaking in relation to hazard risk – how to plat lots in relation to hazard areas, create new road standards for emergency access
  - Joe – discussion of balance of reducing risk, economic development
  - Tareq – combining incentives and regulations as strategies



- Michelle – Hillside Low Density Residential Zone, nothing in current code for developers to specify the buildable area – often generates a request for subdivision waiver. Exclude slopes from minimum lot size – need to focus on what is safe and buildable.
  - Tareq – consider establishing buildable areas in lieu of taking average slope across an entire lot. Very steep areas on a lot may be skewing average slopes and thus reducing development opportunity.
- Pete – could look at County’s geotech analysis requirements
  - Michelle – already do some of it, point out subsidence areas, but these are not on a map – need map to highlight geohazard areas during site review.
- Overlay zoning and PDs (Planned Developments) – have a redevelopment overlay in the commercial area/URA now; additional level of standards re: hazard overlay could be considered; PDs taken out of Manitou Springs code because they weren’t used. Tareq explained primary differences: automatic standards applied to specific areas on top of established underlying zoning standards (overlay); individually negotiated standards applied to a specific site (PD). Challenges with PDs related to lack of continuity between parcels.
- Michelle – need to define what a geo hazards report should include – what are criteria? Have relied on CGS analysis in the past (and have turned down a development proposal due to the hazards identified)
- Tareq – City code addresses non-conforming uses and structures – what about nonconforming site features? Several other triggers to consider for bringing existing development up to compliance.
- Karen – Hillside Conservation is a category in land use plan; that category and zoning code reference cluster development but don’t have any standards or definitions in code. The current code references that cluster development standards will be considered in the future.
- Michelle – the City requires a maximum, not a minimum, setback – now max is 50’, to keep hillside from being torn up, as well as other benefits (e.g., emergency access, clearing snow)

### Stakeholder Engagement

- Elected Officials
- Planning Commission (Mike Casey is on this project team)
- Historic Preservation Commission
- PPRBD
- URA
- Chamber
- Floodplain Managers
- Code Enforcement – invite or keep in loop
- Residents
- Manitou Springs Forward Vision Guide constituency



- Strategies to inform and engage could include: Both invitations to key individuals and open houses (offer something to respond to); City quarterly updates (city’s email list); bi-annual town hall meetings
- Timing – throughout, including when tools are prioritized

### Next Steps

- Collect relevant data and background materials:
  - Geologic hazards – CGS data collection (ongoing)
  - Wildfire Decision Support System (WFDSS) – (determine whether this system provides helpful data to land use strategy development)
  - Waldo Canyon meteorologist data (may be more appropriate for disaster response)
  - Community Wildfire Protection Plan (email to Karen for distribution to working group participants – to remain confidential and not shared outside of group)
  - Site Plan Review Ordinance draft (email to Karen for distribution to working group participants – to remain confidential and not shared outside of group)
- Draft Stakeholder Engagement Strategy (to be drafted by Clarion for modification and use by working group)
- Next meeting (TBD) –review planning strategies, evaluate, and prioritize specific implementation tools