SES Update and Discussion

Joni Marsh, Director of Planning and Development Services
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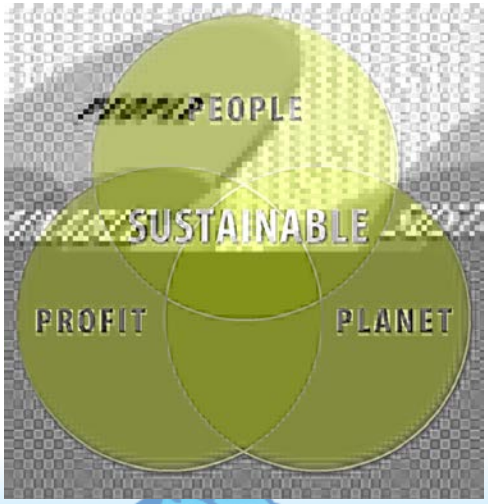
David Bell, Natural Resources Manager
Don Burchett, Planning Manager



Meeting Topics

1. Recap and History
2. Nexus
3. Current Code Examples (What would happen today?)
4. Wildlife Management Plan Recommendations
5. What is Riparian Adjacent?
6. Staff Recommendations and Council Direction
7. The SES Tool calibration
8. Questions

Recap and History

Sustainability Evaluation System

SES 1.0 Development of SES Tool and Application to Riparian Setback/Variances

Step 1: Focus SES Tool on the Environmental Leg of the Stool

- Reviewed by outside legal counsel and land use consultant team for best practices
- Nexus to environmental components of the SES key for legally binding land use decision-making

Step 2: Adopted Ordinance O-2019-62

- All variances to the 150' setback will come before Council
- SES Tool will be used in the evaluation of the variance application

Step 3: Calibration

- Staff team review of prior variances granted using SES tool
- Continued calibration needed

Step 4: Council Discussion

Council discussion on steps to date on 11-19-2019

SES 2.0 Expanded scope and overview of Wildlife Management Recommendations for Waterways

Step 1: Evaluation

- Evaluate the additional waterways in Wildlife Management Plan
  - Map each and show vacant and developed parcels and provide a count for each

Step 2: Riparian Discussion

- Riparian adjacent discussion and clarification on terminology
- Public engagement process

Step 3: Council Direction

Council direction on first 2 steps

Step 4: Additional Standards

Additional standards in Wildlife Management Plan

- 20 foot height limitation (contrary to current code, STEAM goals and 1st and Main, what is the nexus or this requirement?)
- Lighting, Landscaping or LID changes that might be best if codified to apply to the riparian and riparian adjacent?

SES 3.0 Public Private Partnerships

Code Section 4.72

Relating to economic incentives where public dollars are invested

Tool can be used in its Entirety

- Vet with LDDA and LEDP
- Economic and social legs of the stool can be fully incorporated

Ordinance Changes

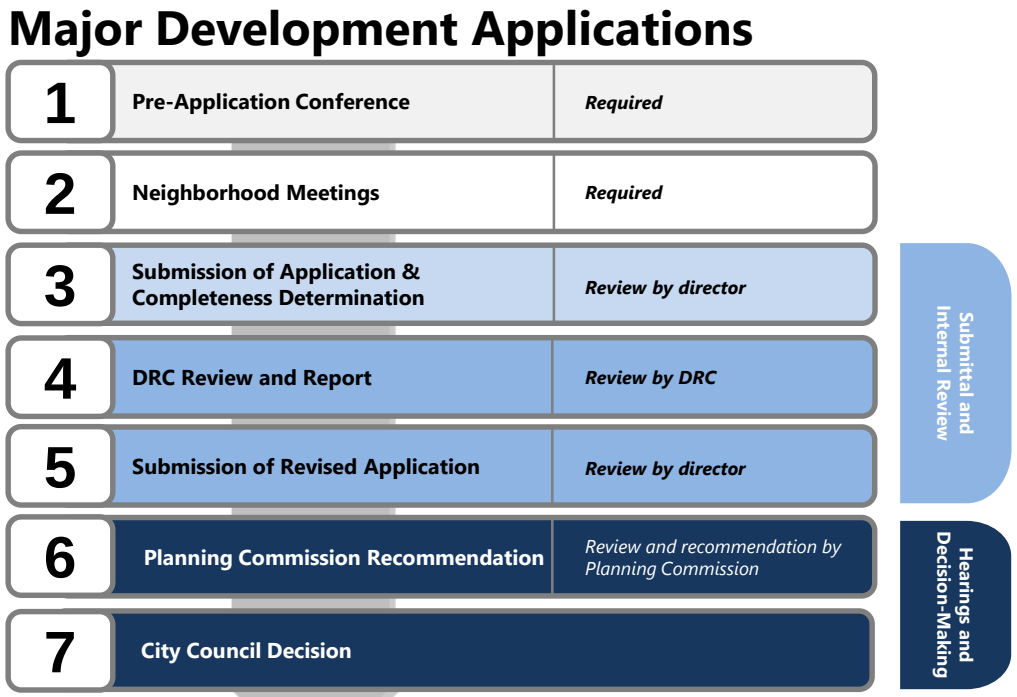
May be broader than just the SES tool including alignment with Council Work Plan and LEDP's Advance Longmont 2.0

Timeline

2020 with additional Council Direction

Note: Sustainability Evaluation System Tool will live outside of the LDC

How are variances to the Riparian Setback processed today?



SES Evaluation Process

- Application submitted for review
- Review process
  - Self-score
  - Staff review/score
    - Baseline conditions
    - SES Tool completed
  - Staff recommendation
    - Quantitative analysis
    - Qualitative analysis

How is the Variance Evaluated?

- Council will hold a public hearing to review evidence.
- Council will review the SES Tool evaluation of the variance request.
  - Self-score
  - Staff review/score
  - Planning Commission and Staff recommendations will be provided.
    - Quantitative analysis
    - Qualitative analysis

How is the Variance Evaluated?

- Council will evaluate the request against all the General Review Criteria in 15.02.055
  - The application, where required, complies with the sustainability evaluation system requirements to mitigate impacts of development within the City's riparian areas, and as applicable to other projects as determined by separate agreement.

How is the Variance Evaluated?

- Council will evaluate the request against all of the riparian variance criteria in 15.05.020.F.3.b.
  - The development has satisfactorily completed a sustainability evaluation system assessment.

Council Actions

- Council will make a motion to:
  - Approve
  - Approve with conditions
  - Deny the variance request

- Council will base this decision on the information found in the record.

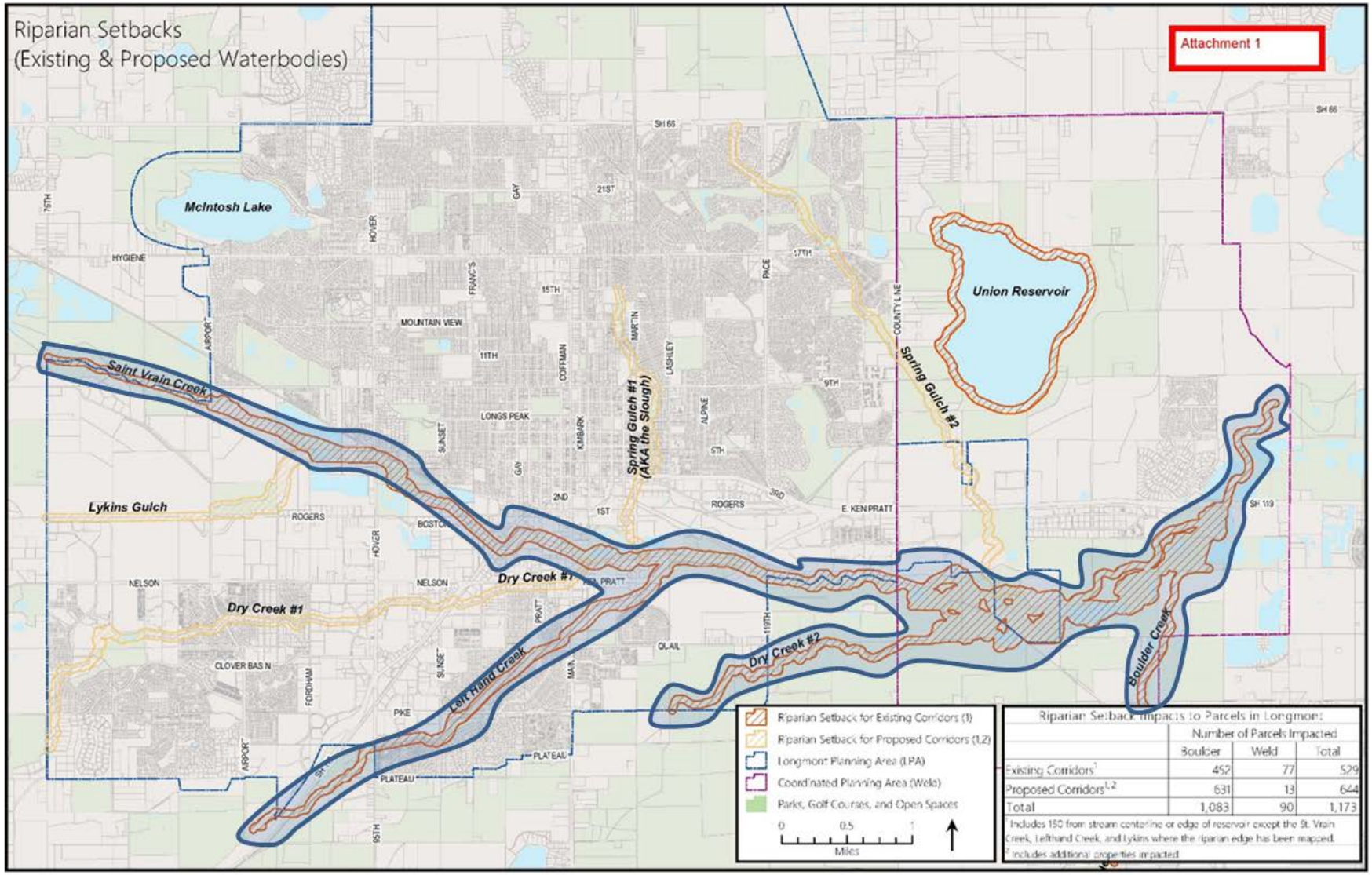
Wildlife Management Plan Goals

1. 2016: “Coexistence with wildlife,” and the principles, objectives, and strategies for stewardship of the natural environment.
2. 2019: “Coexistence with wildlife and the preservation of wildlife and wildlife habitat.”

Wildlife Management Plan Recommendations

1. Add four water bodies:

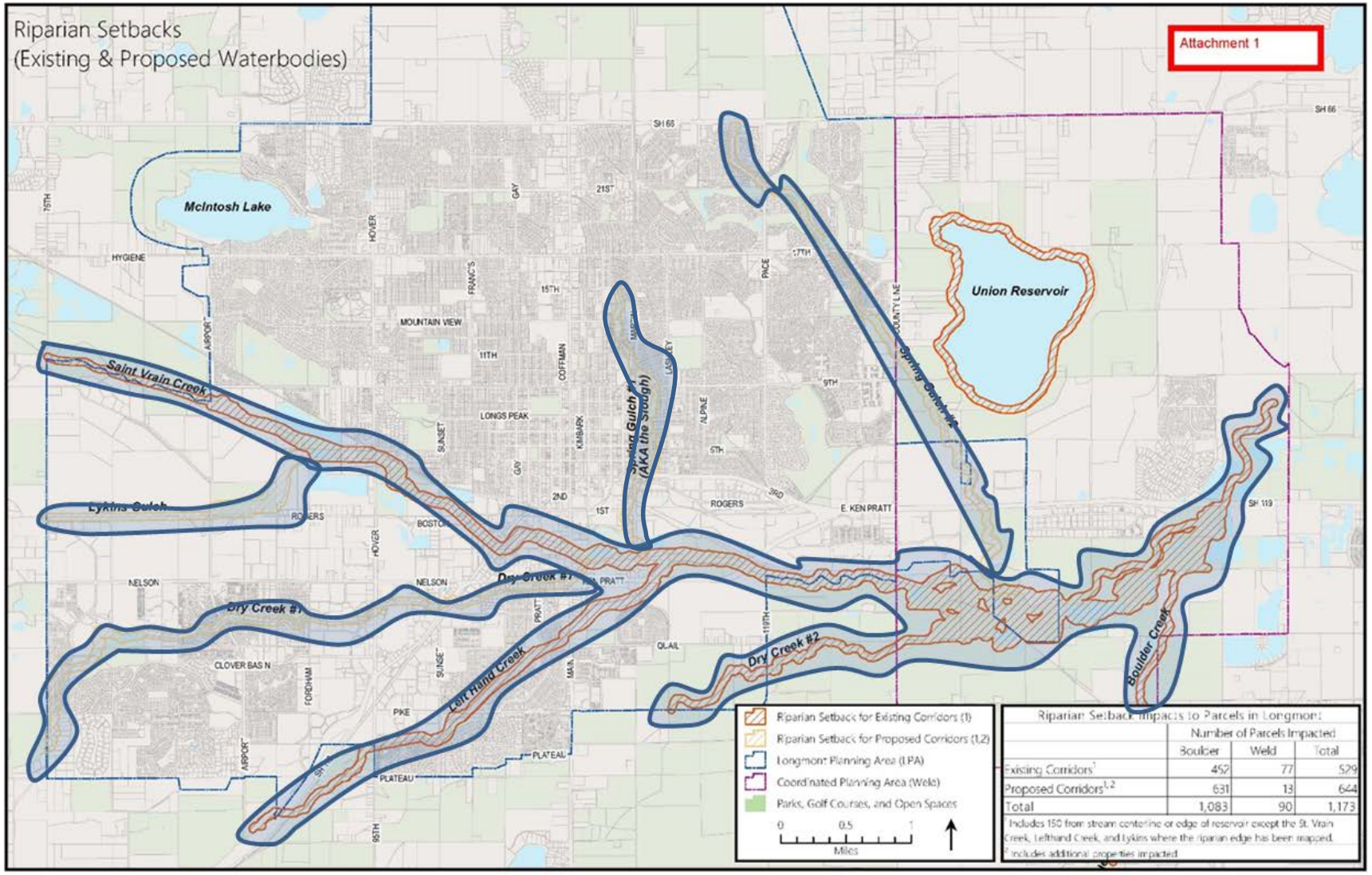
- Dry Creek #1
- Lykins Gulch
- Spring Gulch #1 (The Slough)
- Spring Gulch #2



Riparian Setback Impacts to Parcels in Longmont

	Number of Parcels Impacted		
	Boulder	Weld	Total
Existing Corridors[1]	452	77	529
Proposed Corridors[1,2]	631	13	644
Total	1,083	90	1,173

Includes 150 from stream centerline or edge of reservoir except the St. Vrain Creek, Lefthand Creek, and Lykins where the riparian edge has been mapped.
[2] Includes additional properties impacted



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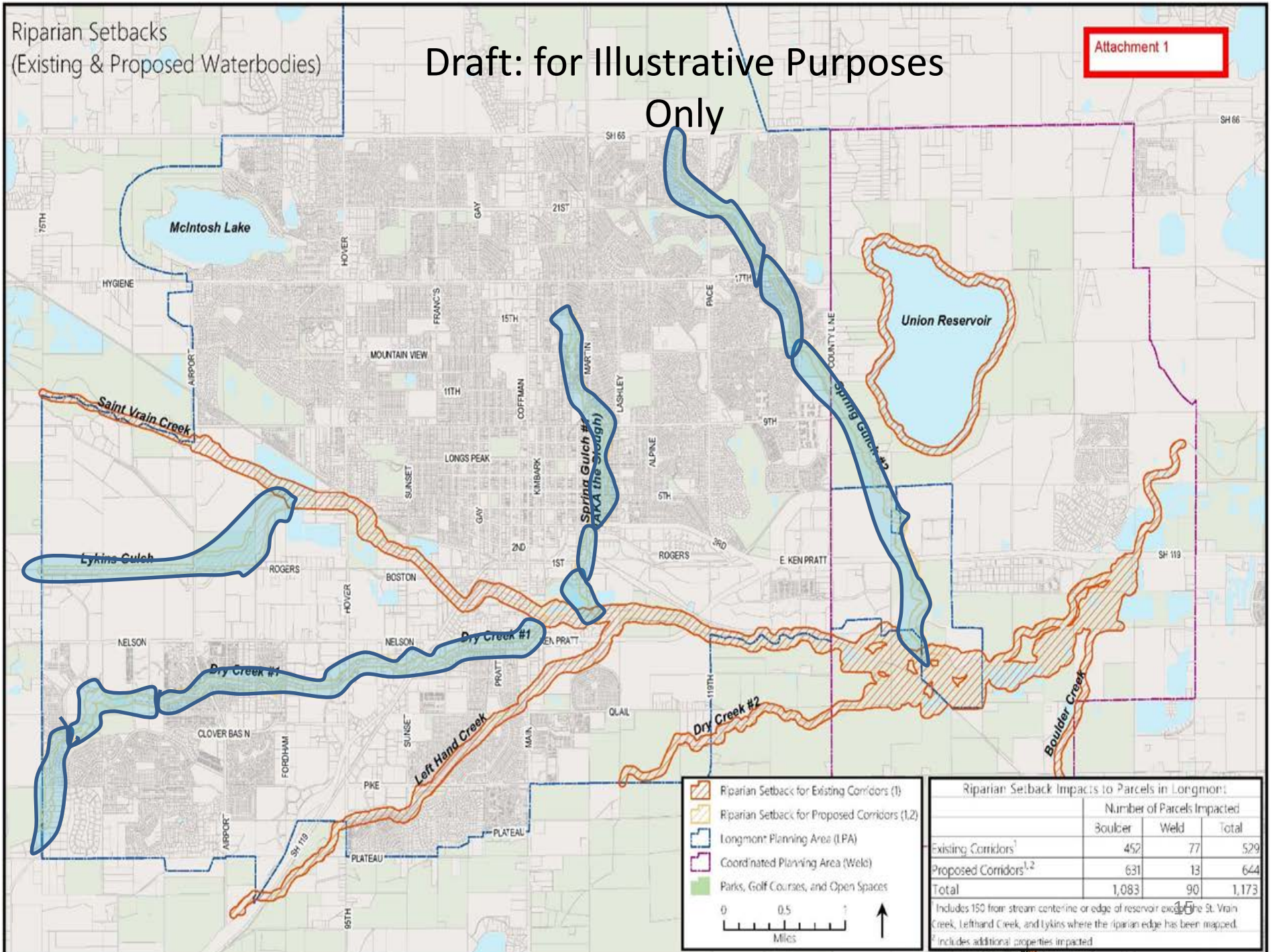
Wildlife Management Plan
Scoring of habitat

1. **Riparian – Perennial:** Stream Riparian lowland is Colorado Division of Wildlife's highest-rated habitat in terms of species richness. 10
2. **Riparian – Other:** Riparian corridors with no or few trees and those along intermittent streams and ditches are able to support less diverse and abundant wildlife than woodlands along perennial streams. Nonetheless, the overall ecological value is high compared to other types present in the planning area. 9
3. **Open Water Lakes/ Ponds:** Although rated only seventh by the Colorado Division of Wildlife in terms of richness, lakes and ponds are the highest in terms of special concern species and also high for threatened or endangered species. 7
4. **Wetlands (Marshes/Bogs):** The Colorado Division of Wildlife rates this category as eighth 7
5. **Agriculture Pastureland**: The low plant diversity, periodic wholesale disturbance (mowing) or heavy use by livestock, and general lack of native plants reduces their value for wildlife
6. **Urban – Park:** These lands, including golf courses, are usually characterized by "generalist" species commonly associated with human habitats and activities. While not "wild," they often provide habitat linkages with open spaces, attract migrant songbirds, and provide opportunities for wildlife viewing. 4
7. **Agriculture Cropland**: Row crops have low value for wildlife 1
8. **Urban – Non-park:** Areas of mature landscaping, such as in older neighborhoods, attract a variety of migratory as well as resident small birds as well as some raptors and carnivores and ubiquitous "urban" species. 1.



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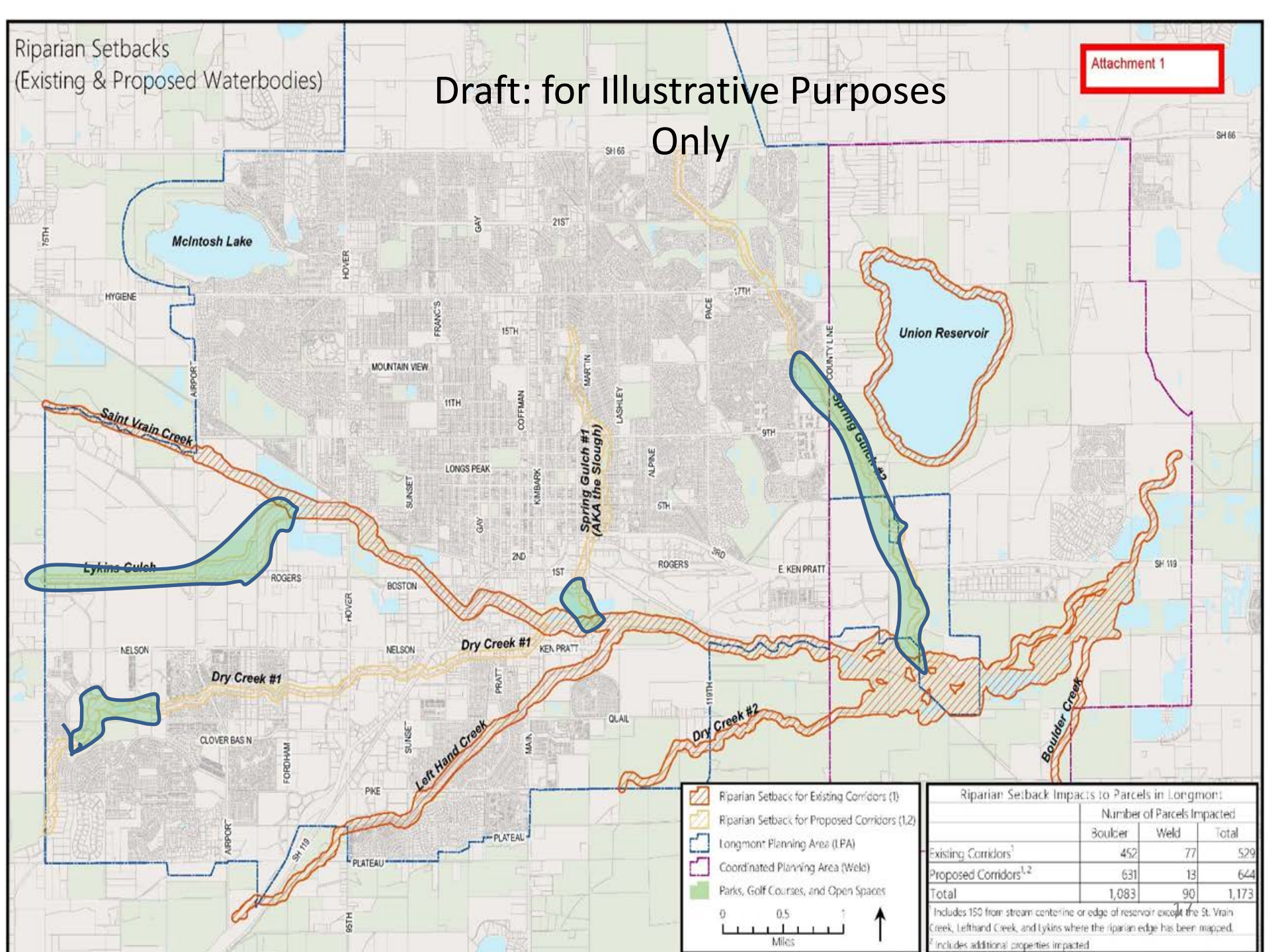
Airport Rd
Airport Rd
Golden
Ponds Park
Golden Ponds
St Vrain Creek
SkyPilot Farm
South Flat Ditch
Hygiene
Propane Services
Williams Family Farm
Rogers Rd
Google



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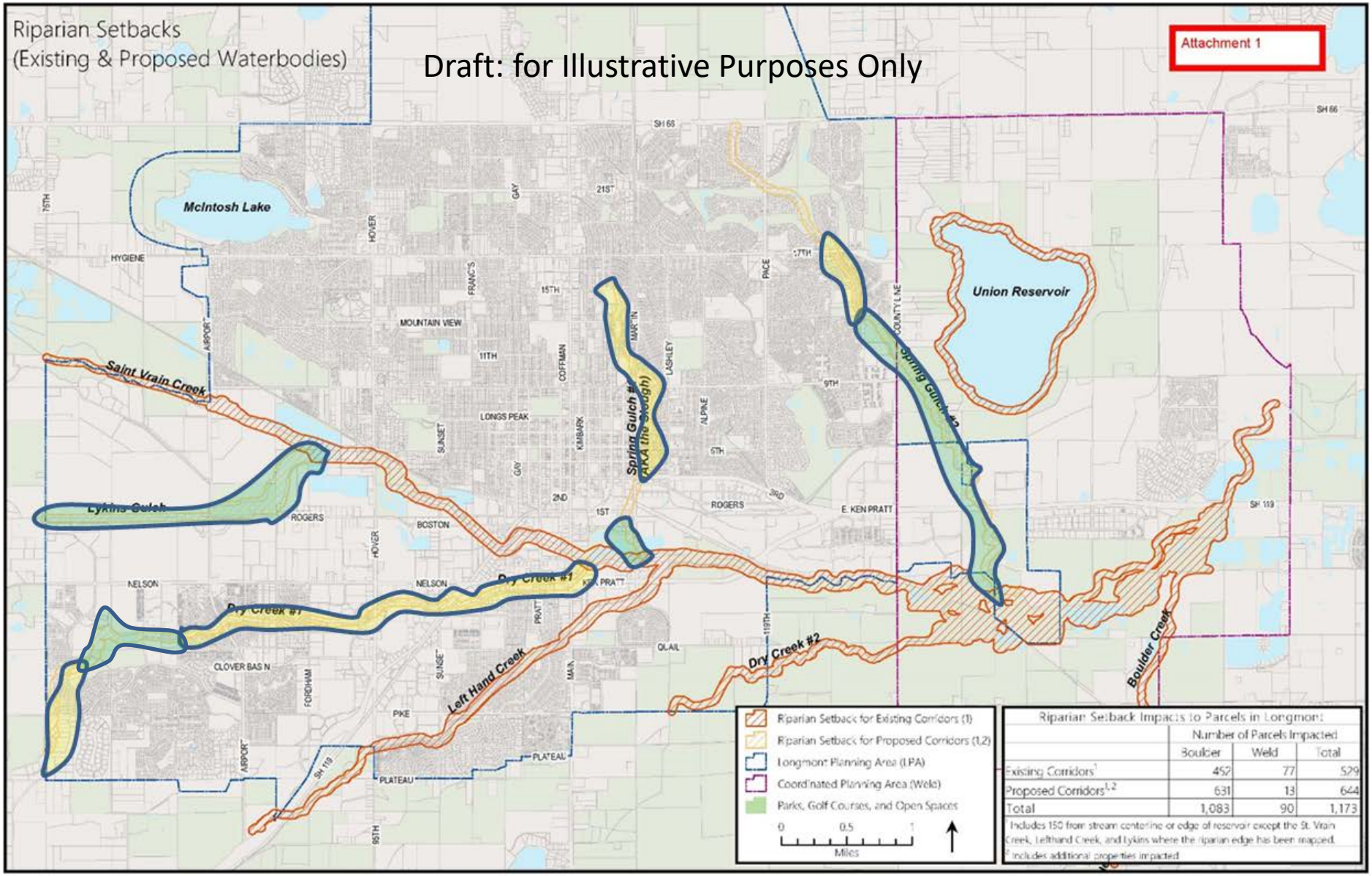
Korte Pl
Korte Pkwy
Korte Pkwy
Sunset Way

Riparian Setbacks
(Existing & Proposed Waterbodies)

Draft: for Illustrative Purposes Only

Attachment 1



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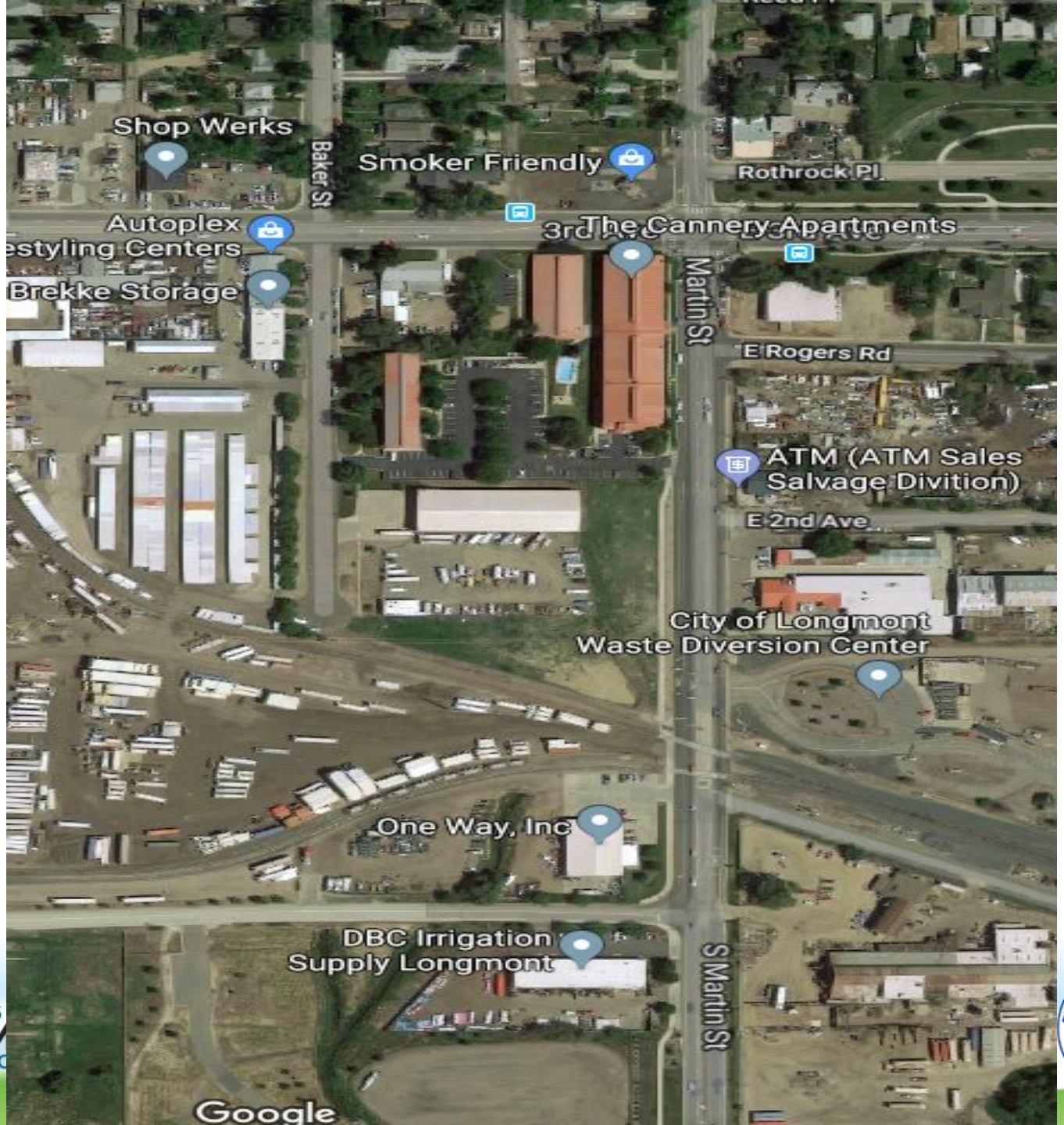
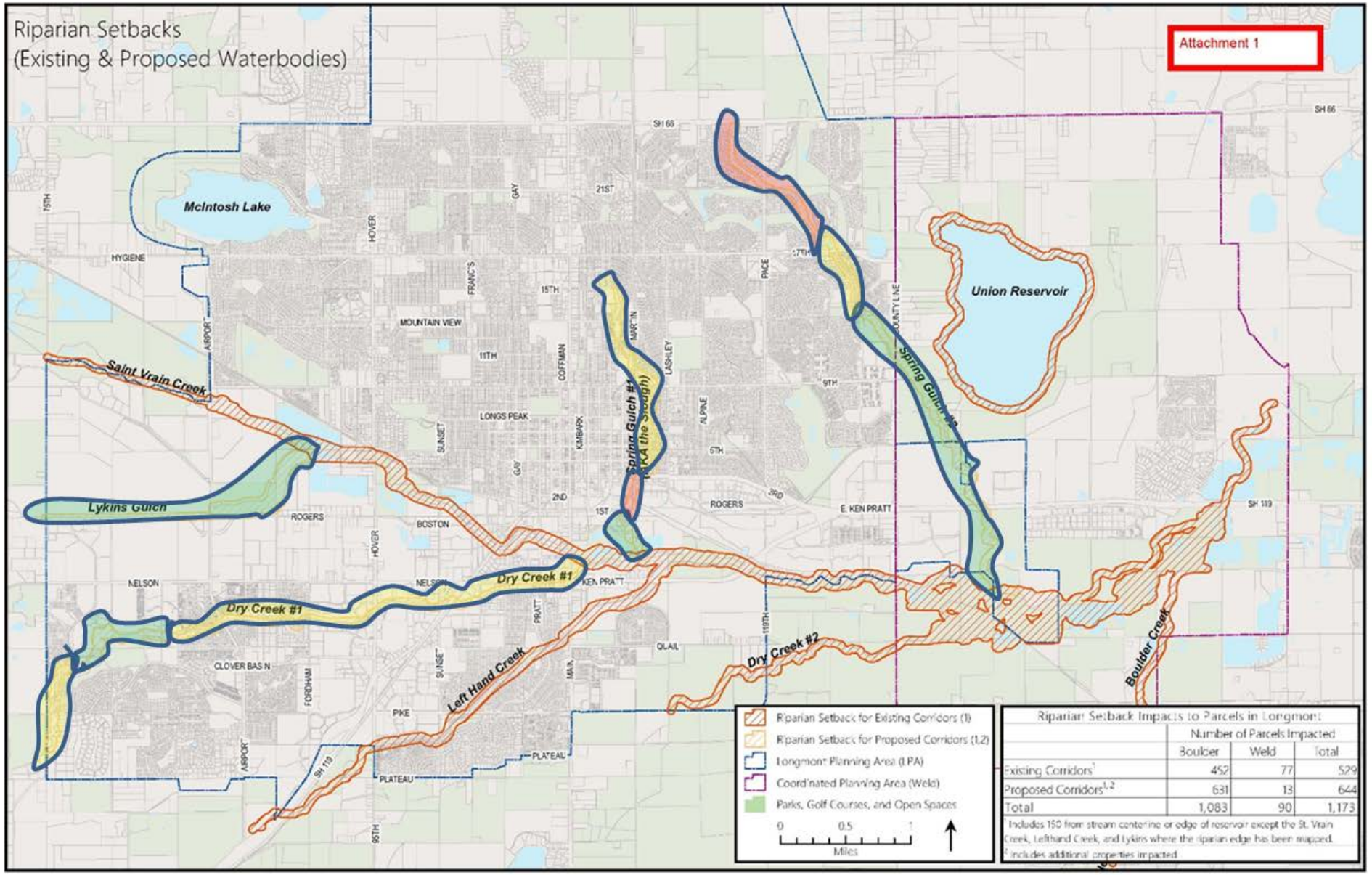
Proposed Riparian Setback
Spring Gulch #2 - Example 1
Parcels
150' Setback from Spring Gulch #2 Centerline
Potentially Impacted Parcels (e.g. within 150' buffer)
-67 Residential Parcels (in this map view)
0
150
300
Feet
FLAGSTAFF
BELLINGHAM
CORONADO
DILLON
ROUNDUP
OLYMPIA
BOISE
BILLINGS


Shop Werks
Baker St
Smoker Friendly
Rothrock Pl
Autoplex
styling Centers
Brekke Storage
3rd Ave
The Cannery Apartments
Martin St
E Rogers Rd
ATM (ATM Sales
Salvage Divition)
E 2nd Ave
City of Longmont
Waste Diversion Center
One Way, Inc
DBC Irrigation
Supply Longmont
S Martin St
Google

Riparian Setbacks
(Existing & Proposed Waterbodies)

Attachment 1



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Recap

The SES tool will be used to evaluate all variances to the riparian, stream and wetland setback.

Council has stated previously an interest in applying it to development that is adjacent/contiguous to the riparian area.

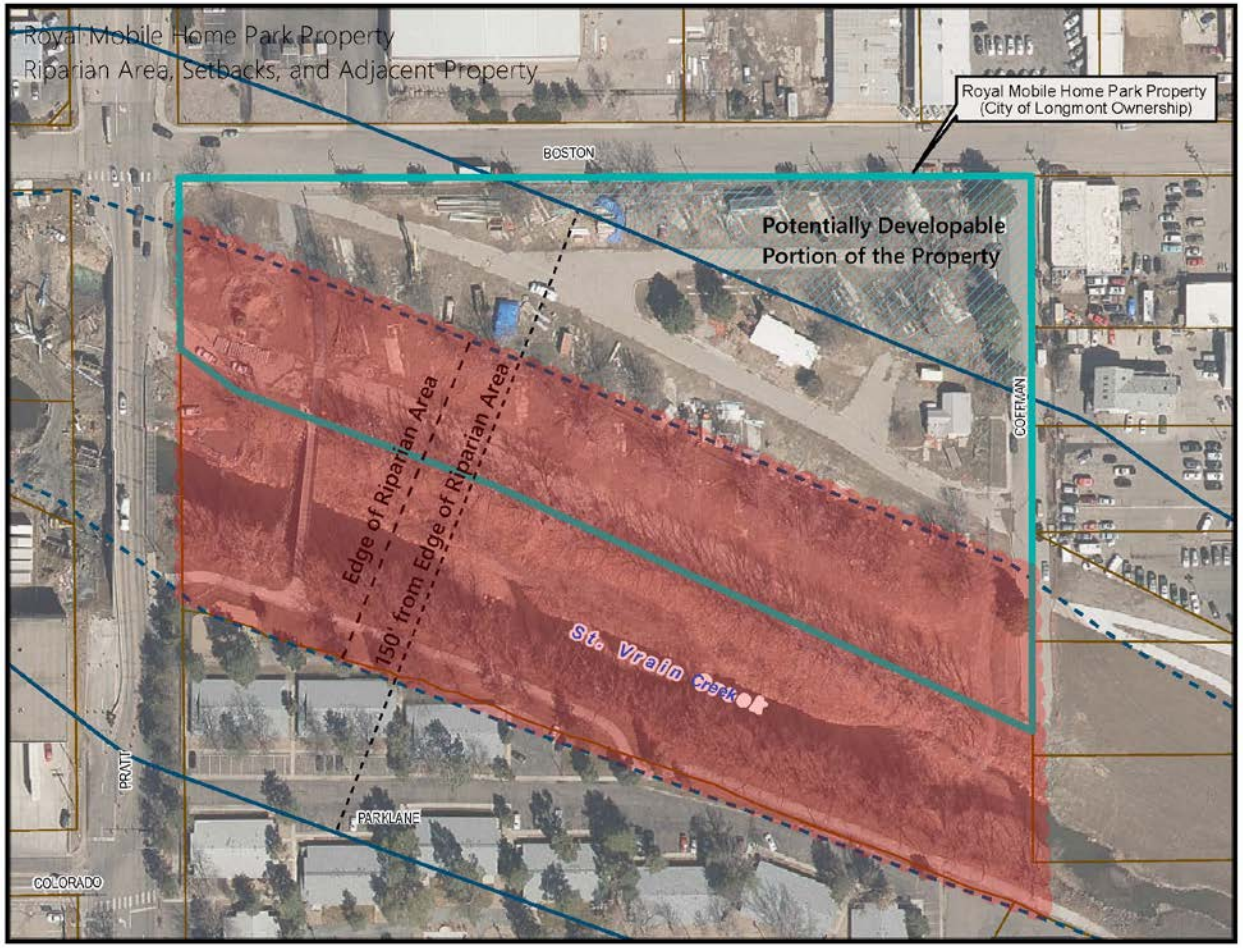
Adjacent/Contiguous Property

Adjacent:

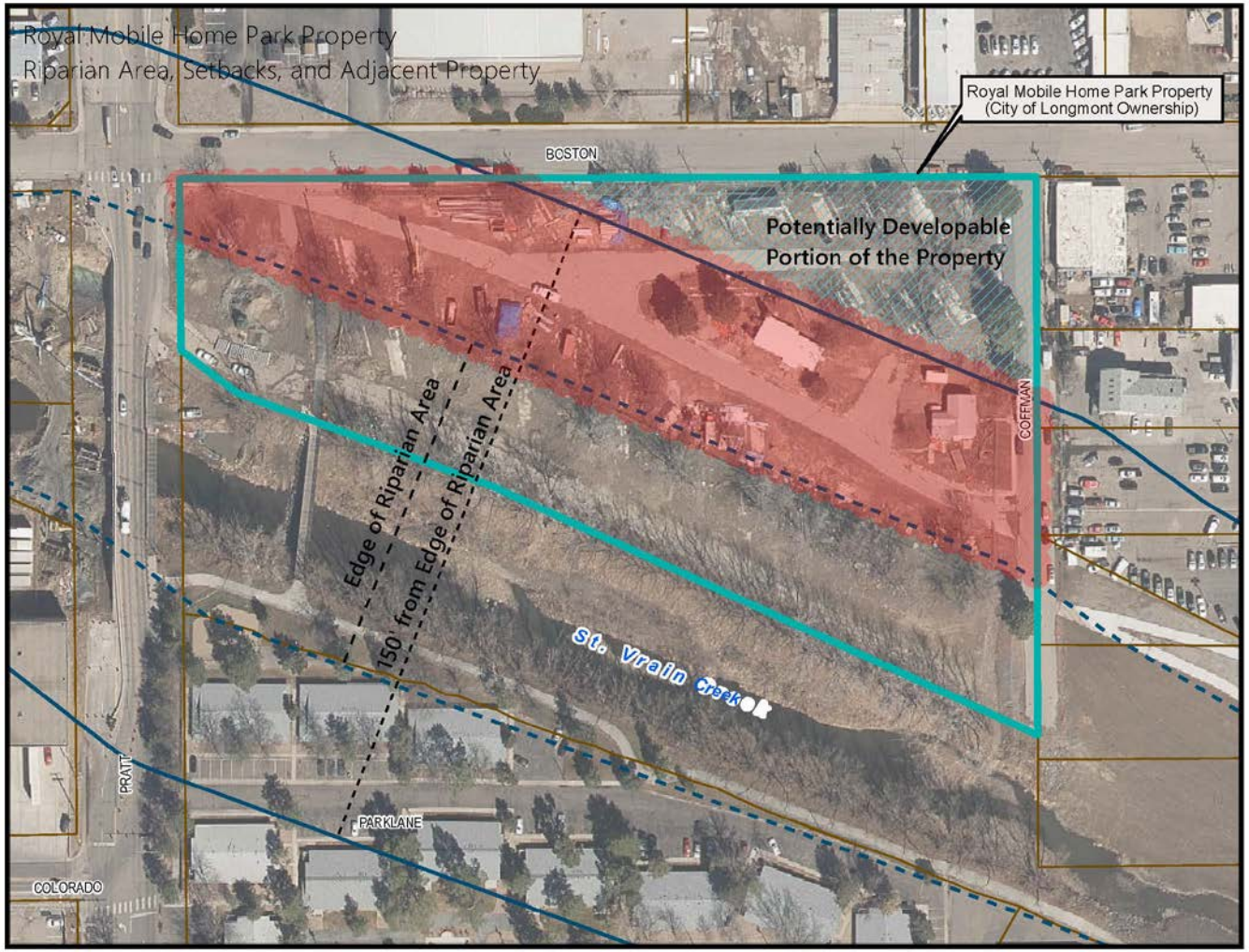
next to or adjoining something else.
"adjacent rooms“

What area does the Council consider to be adjacent?

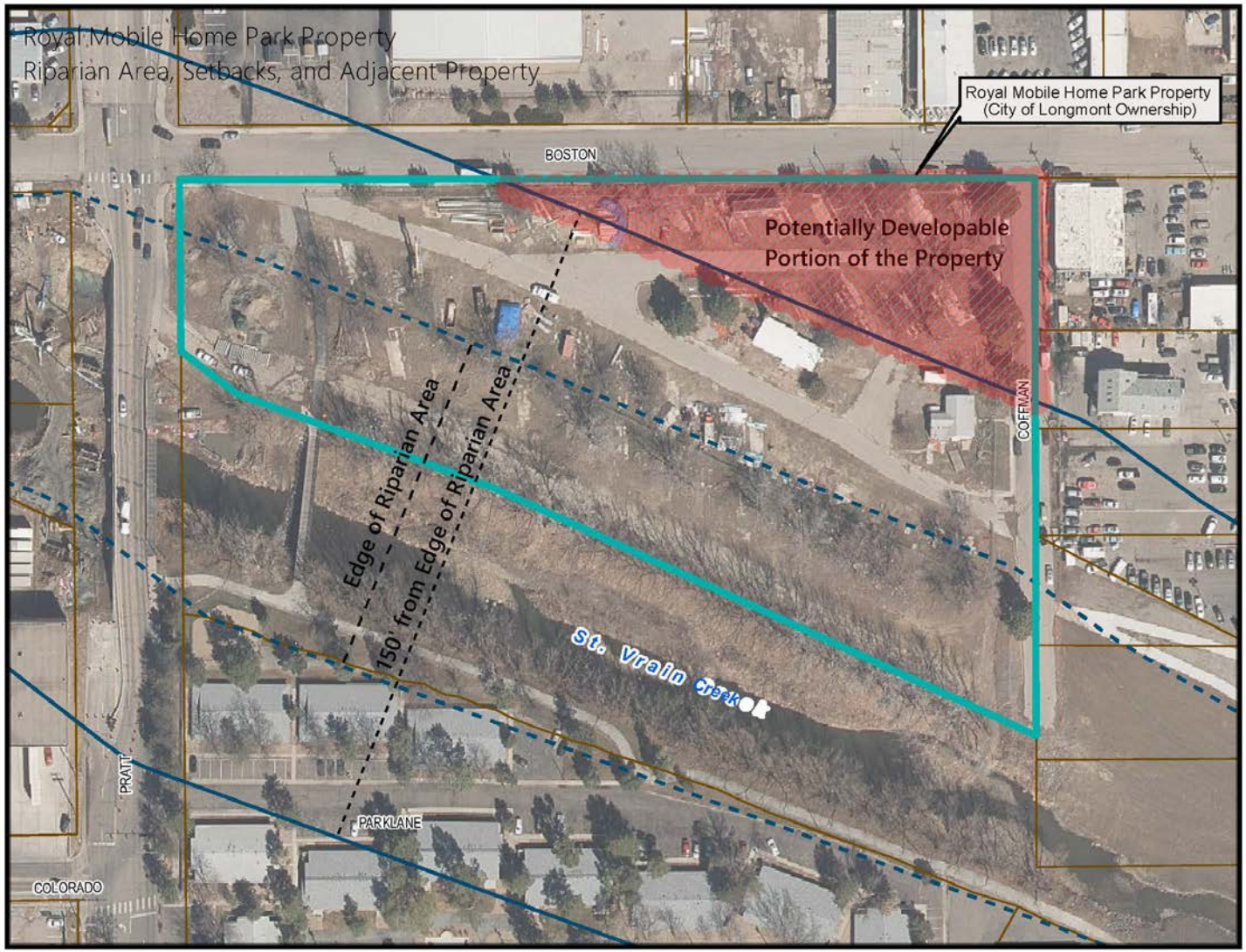
- The water body and land included within the riparian area (where the setback is measured from)



- The riparian setback (i.e. all land within the 150 foot setback)

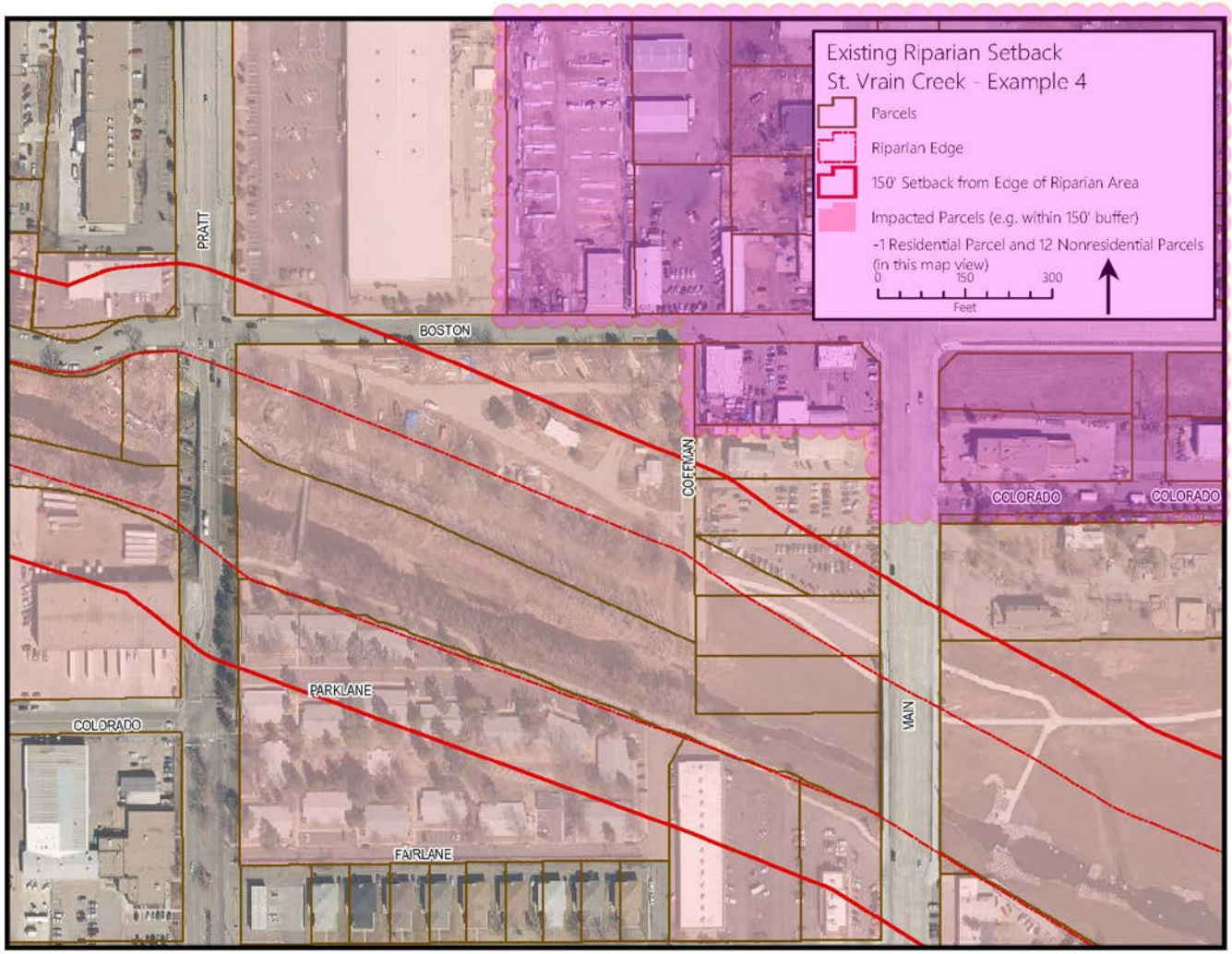


- The land next to the riparian setback.



- The land next to the riparian setback.

- Any parcel located a specific distance away from the riparian setback

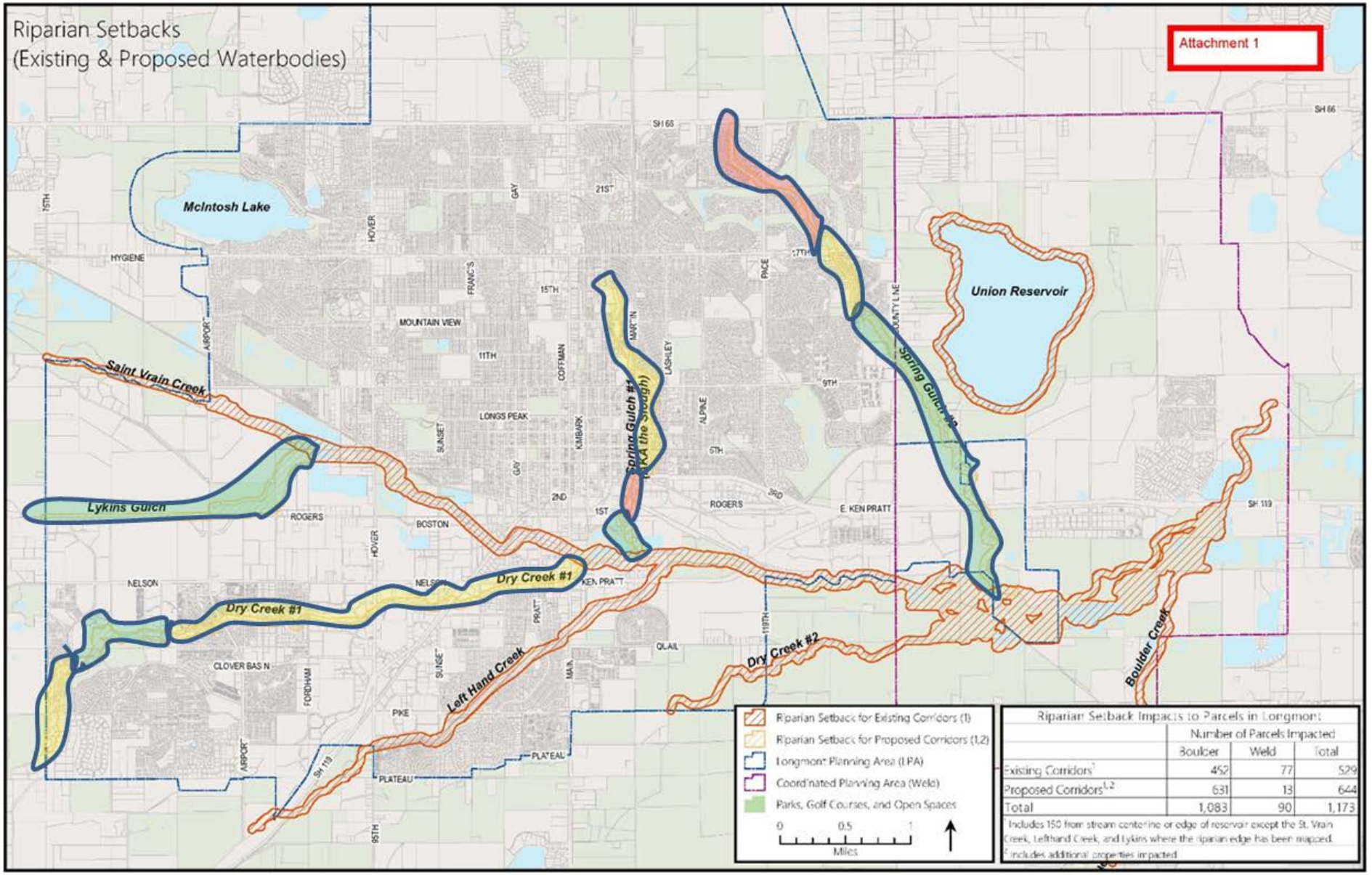


- Any parcel located a specific distance away from the riparian setback

Council Direction

Which water bodies shall be added to the Development Code and subject to the SES for variances?

- Dry Creek #1
- Lykins Gulch
- Spring Gulch #1 (The Slough)
- Spring Gulch #2



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Council Direction

- What is riparian adjacent/contiguous?
  - The remainder of a parcel located outside of the riparian setback
  - Any parcel located a specific distance away from the riparian setback

Staff Recommendation: Do not add any additional adjacent areas to the SES review until a more detailed study of the existing conditions along each water body is completed and the true extent is known.

SES Calibration

- Trialed past applications granted variances
  - Biolife Plasma Center = 4
  - Guardian Storage = 5
  - Harvest Junction North East Bar = 5
  - Grandview Meadows Apartments = 4

SES Calibration

- Refined scale to better reflect baseline site conditions
- Identified areas to clarify
- Focus primarily on environmental aspect
- More work to be done

SES Calibration

- Integrate revisions from Clarion, Corey
- Rescore variances
- Determine how we present SES output
- Opportunities for future code amendments

Questions