



COMMUNITY MEETING #4:

POLICY FRAMEWORK AND FUTURE LAND USE PLAN COMMENTS

The following is a compilation of the public comments on the proposed land use categories (and their proposed policy direction) received during the fourth Plan Manitou Community Meeting held on September 22, 2016.

Future Land Use Category	Comments
RECREATION/CONSERVATION	
Hillside Conservation Areas	<ul style="list-style-type: none"> • Minimize development • How do we control development outside of Manitou? • Is this swelling clay soil?
Parks	<ul style="list-style-type: none"> • Increase on encumbered/conservation easement plots • Follow POST recommendations
Open Space	<ul style="list-style-type: none"> • Develop easy to access entry points • Follow POST recommendations
NEIGHBORHOODS	
Central Neighborhoods	<ul style="list-style-type: none"> • Increase code compliance without killing anyone with code enforcement actions • Underground electric wires • Fix roads (poor condition) • Accessory dwellings: ample resident parking?
Single-Family Neighborhoods	<ul style="list-style-type: none"> • No “strip malls” please! • I support small neighborhood businesses but limited size, need to be small and not chain and not storage units etc. Only stuff that would directly serve that neighborhood (ex: coffee shops)
COMMERCIAL/MIXED-USE	
Downtown Mixed-Use	<ul style="list-style-type: none"> • Increased density would be ok. • Increase code compliance without killing anyone with code enforcement actions

Future Land Use Category	Comments
Gateway Mixed-Use	<ul style="list-style-type: none"> • Parking structures at both ends with increased shuttles, minimize thru traffic
<i>West End</i>	<ul style="list-style-type: none"> • Ave to Flats bridge/stairs as community permaculture, food garden, campgrounds/tiny homes • Parking structure with City offices; including shuttles • More open/park space/creekwalk and connecting trail/path. • No more residential buildings or structures; limit parking/DO NOT add more parking on the West End!!!
<i>URA</i>	<ul style="list-style-type: none"> • Other uses: tiny home community • Need event venue and community center • Parking structure with Police offices; including shuttles
Community/Neighborhood Commercial	<ul style="list-style-type: none"> • The areas depicted are <i>very, very</i> different areas. These seemed strangely grouped • Community garden/farm stand groceries on Higginbotham Flats
Destination Tourism	<ul style="list-style-type: none"> • Include Trading Post • Include Heritage Center
OTHER	
Public/Quasi-Public	<ul style="list-style-type: none"> • Accessibility! • Make Higginbotham all park and open space • Shuttle access <i>only</i>; no parking
Influence Area (Three-Mile Plan)	<ul style="list-style-type: none"> • East gateway a key area for Manitou to influence—including its trail, creek connections • Kangaroo Campground needs to be annexed for future housing development; affordable? Tiny home complex? • Open space focus; protect viewshed

General Comments
<ul style="list-style-type: none"> • Innovate! Lead! Set the (new sustainable) standard