

GUIDING PRINCIPLES

2013 Wildlife Management Plan

1. Provide for the coexistence of wildlife and human activities to the extent possible.
2. Ensure that Longmont continues to support diverse and abundant wildlife for their intrinsic value and importance to many Longmont residents.

Riparian and Corridor Management Zones

1. Promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that river and stream corridors, wetlands, and associated riparian areas provide in the City of Longmont.

(Source: Longmont Municipal Code Chapter 15.05)

2. Maintain large patches of riparian habitat along streams, ditches and other water bodies, and ensure optimal adjacency between to minimize the effects of fragmentation. (Source: 2005 Longmont WMP)

3. Maintain woodland, shrubland, and grassland habitats not located along streams or ditches in undeveloped lands to support wildlife movements and connectivity between habitat patches. (Source: 2005 WMP)

DEFINITIONS

Riparian Area: The land areas adjacent to a stream corridor, wetlands, or other body of water that contain vegetation, habitats, and ecosystems associated with bodies of water or dependent on the flow of water in the adjacent stream, wetlands, or other water body. A riparian area will vary in width depending on the particular stream, wetlands, or other body of water. (Municipal Code 15.10.020)

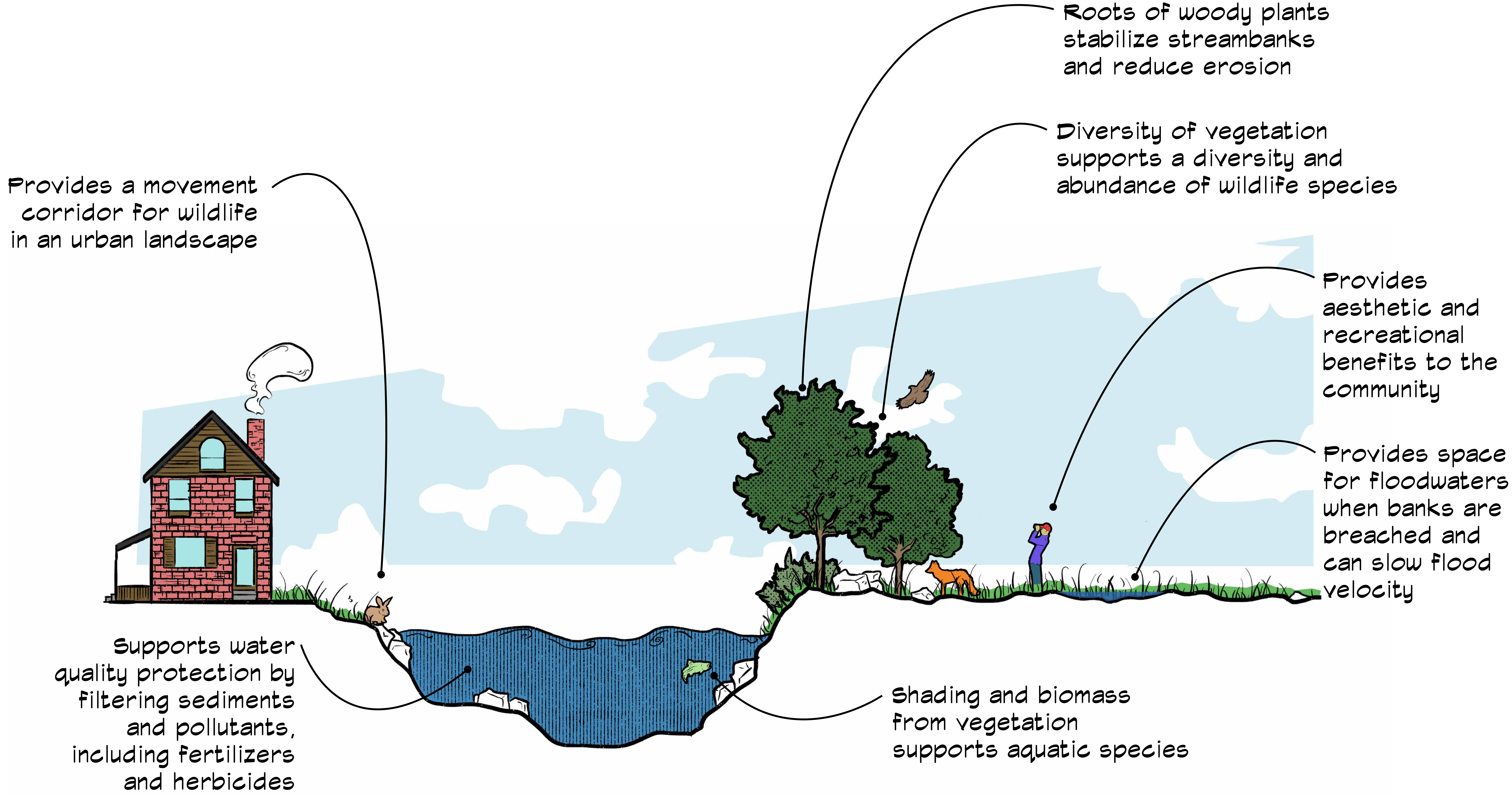
Stream or river corridor: The corridor defined by a river's or stream's ordinary high-water mark, plus associated riparian areas. (Municipal Code 15.10.020)

Stream or river: For the purposes of this development code, any perennial stream or river (or portion thereof) that is portrayed as solid blue lines on the United States Geological Survey 7.5 Minute Quadrangle Maps, of the most recent edition. (Municipal Code 15.10.020)

Setback: The horizontal distance (plan view) between the delineated edge of wetlands, stream/river corridors, riparian areas, or wildlife habitat and the closest projection of a building or structure. (Municipal Code 15.10.020)

RIPARIAN CORRIDORS

A riparian corridor provides many benefits and various functions in an urban environment:

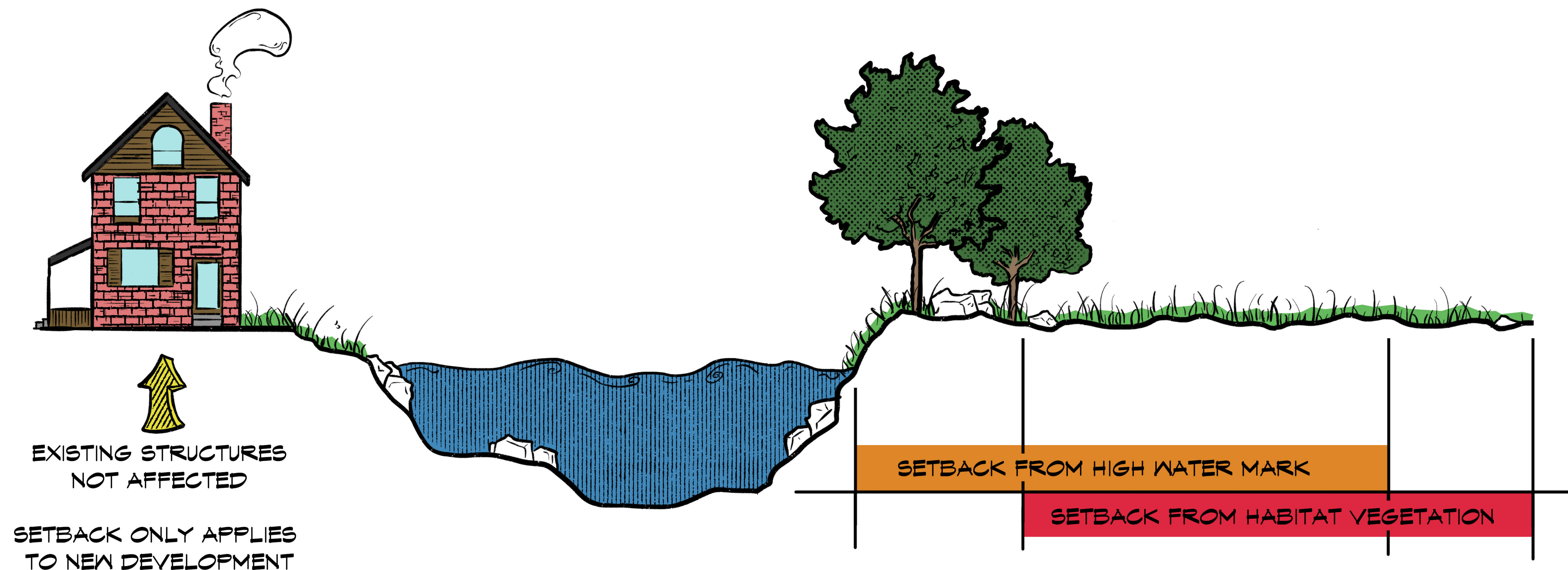


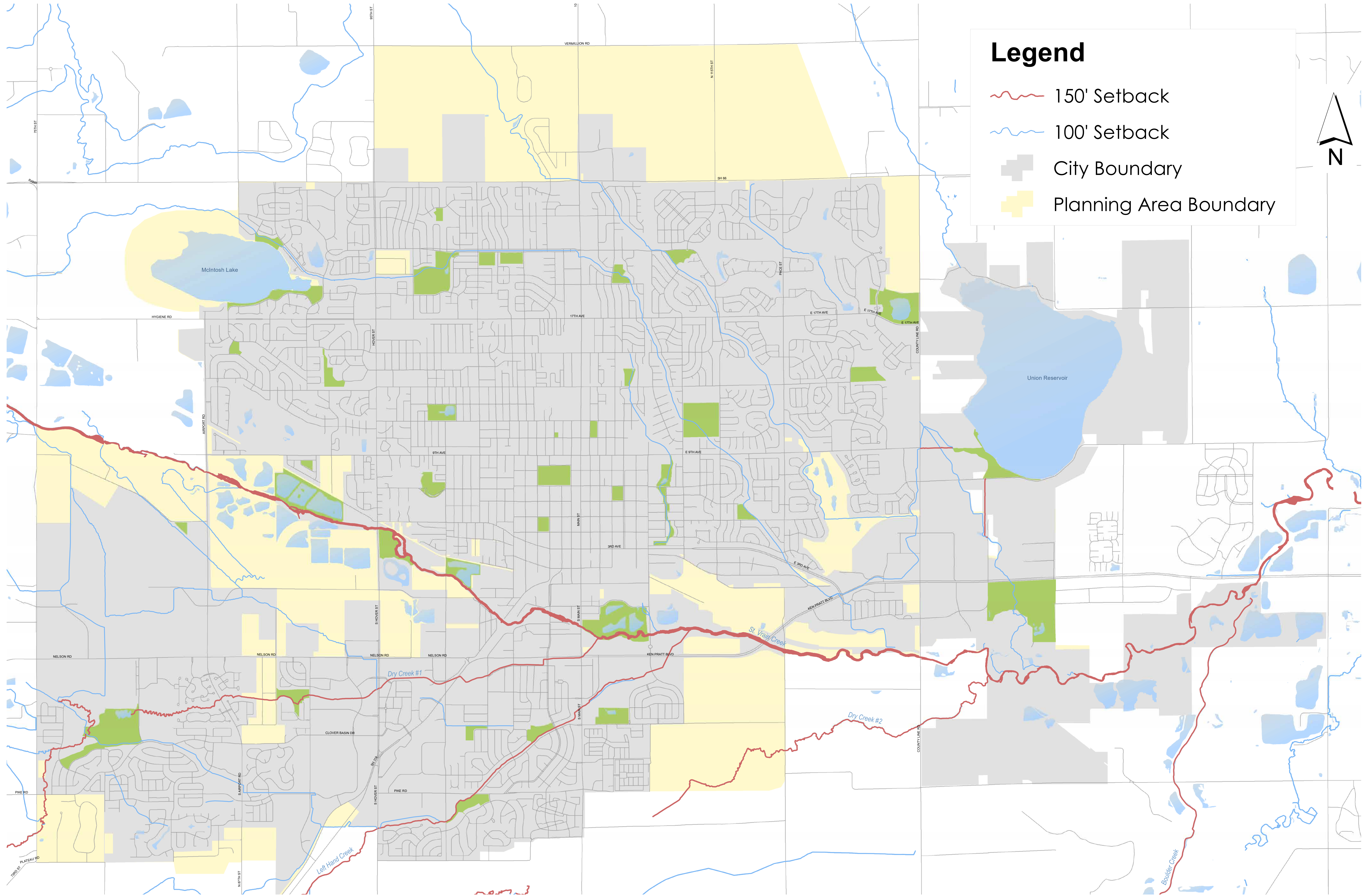
SETBACKS

150-ft Setback: St. Vrain Creek, Boulder Creek, Dry Creek #2, Union Reservoir, Left Hand Creek (Municipal Code 15.05).

100-ft Setback: all other river and stream corridors (Municipal Code 15.05).

Restrictions: Any activity that shall disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation and wildlife habitat, within stream corridors, wetlands, and their setbacks, except as may be expressly allowed in this development code or by other applicable city laws or regulations (Municipal Code 15.05). Bridges, utilities, and recreational, educational, or scientific activities allowed under certain circumstances.





LONGMONT WILDLIFE MANAGEMENT PLAN UPDATE



VARIANCES

Variance: A deviation or exception from the specific terms of zoning or land use code that will not be contrary to public interest. (Longmont City Code)

EXISTING CITY VARIANCES

Increased setbacks: Required at the discretion of the planning and development director in order to protect specific site conditions (i.e. established tiered vegetative system, adjacency to similar habitat or resources, significant oxbows or meanders, or presence of known species of concern).

Reduced Setbacks: Can only be implemented by City Council at the recommendation of the planning and zoning commission.

EXAMPLES OF REVIEW PROCESSES

Municipalities allow property owners to apply for a **variance** to a setback ordinance if it meets criteria specific to that agency:

Fort Collins: Site specific evaluation on a case-by-case basis

Boulder: Variance application process

Colorado Springs: Exemptions for specific types of activities

CRITERIA OF VARIANCE PROCESS?

Many factors are commonly considered in a variance:

NATURAL RESOURCE FACTORS

- ❑ Wildlife use of the area
- ❑ Threatened and endangered species, or other species of concern
- ❑ Wildlife-human conflicts
- ❑ Movement and migration corridors
- ❑ The presence of wetlands
- ❑ Impact on prominent views from or across the site
- ❑ Structure of the vegetation, particularly native trees and shrubs
- ❑ Ecological functions provided by the site
- ❑ Soils and geology
- ❑ Adjacent habitat conditions (1/4 mile or other distance)
- ❑ Restoration or mitigation activities proposed or required
- ❑ Timing of proposed activities and impact of nesting season, peak runoff, etc.
- ❑ Protective measures during construction
- ❑ Stormwater runoff, erosion control, and water quality

DEVELOPMENT FACTORS

- ❑ Consistency with spirit, purpose, and intent of the setback ordinance
- ❑ Consistency of proposed development with City planning and policy guidelines
- ❑ Consistency of with City planning and policy guidelines
- ❑ Compliance with existing zoning
- ❑ No detriment to the public health, safety, or welfare of other property owners
- ❑ Hardship of setback ordinance based on lot size or shape, topography, or other physical conditions of the property over which the applicant has no control
- ❑ The requested variance is the minimum to alleviate the hardship
- ❑ Visual character of the proposed activities or improvement such as landscaping, fencing, lighting, etc.

OTHER CONSIDERATIONS? COMMENTS?

ALTERNATIVES TO VARIANCES?

If a variance is not granted some common alternatives include:

Cash In Lieu: A financial payment made to the City in to offset non-compliance of zoning or land use code

Land Swaps: Transfers City owned land to a private land owner in exchange for private land, and may include a financial payment to equalize the value of the trade.

Transfer of Development Rights (TDR): Redirects development that would otherwise occur on the land (the sending area) to a land parcel more suited development

Tax Credits: A reduced tax payment amount that land owners or developers can subtract from taxes owed to the City.

City Purchase: Purchase of privately owned property to preclude development

OTHER ALTERNATIVES? COMMENTS?