

MEMORANDUM

TO: Karen Berchtold and Kim Johnson, City of Manitou Springs
CC: Waverly Klaw, Colorado Department of Local Affairs
FROM: Tareq Wafaie and Matt Goebel, Clarion Associates
DATE: June 11, 2019
RE: Planning for Hazards Implementation:
Title 16 Subdivision and Title 18 Zoning Updates, ADOPTION DRAFT

We are pleased to submit the adoption drafts of the updates to Municipal Code Titles 16, *Subdivisions* and 18, *Zoning*. The purpose of this memorandum is to provide a summary of the changes to the last draft distributed at the end of May 2019.

Generally

Footnotes and Commentary

Footnotes and commentary were removed from the adoption drafts.

Other Minor Corrections

- The cover pages and footers were updated to reflect the adoption draft title and June 2019 date.
- The tables of contents were updated to reflect the current page number (pages shifted with edited content and removal of footnotes).

Title 16 – Subdivisions

No additional edits were made to Title 16 since the May 2019 draft.

Title 18 – Zoning

The following revisions were made since the May 2019 draft (and appear as tracked changes):

- Throughout the document we updated references to the plant list from “adopted or approved plant list” to “preferred plant list.”
- Section 18.08.050.F.3.f, HLDR Development Plan. Earlier draft required all new landscaping use xeric and fire-resistant materials from the City’s adopted plant list. Revised to allow flexibility when those plants may be unsuitable for the conditions of the site, ecology, habitat, microclimate, and the surrounding environment.
- We revised Chapter 18.10 to use consistent terminology throughout when referring to a “qualified professional geologist or qualified professional geotechnical engineer.”
- Section 18.10.070.D.3.f, Wildfire Mitigation Standards. We introduced a new flexible alternative provision that allows administrative case-by-case approval of plants not listed in the City’s



preferred plant list provided the proposed alternatives are more suitable to the site as demonstrated in writing by the applicant.

- Section 18.72.070.C, Landscape Plan Requirements. Added ecology and habitat to the list of considerations for what plants are suitable to conditions of the site, and introduced a new flexible alternative provision that allows administrative case-by-case approval of plants not listed in the City’s preferred plant list provided the proposed alternatives are more suitable to the site as demonstrated in writing by the applicant. Also removed the prohibition of plants containing resins, oils, or waxes.