

# STORMWATER MANAGEMENT

- Integrate NPDES requirements (e.g., natural stormwater drainage) into new code section.
- Remove barriers to low-impact stormwater techniques and add support in standards for:
  - Lot coverage
  - Topsoil and native vegetation preservation
  - Impervious surfaces (paving) minimization

## Title 18



# TREE RETENTION

- Tree retention is being addressed by tree board.
- Other code updates will be coordinated with the work already done.

## Title 24



# MULTIFAMILY DEVELOPMENT

- Encourage high-quality development with stronger design guidance.

## EXAMPLE ISSUE

- Some design standards are in Title 16, but they are not sufficient for setting design expectations.

# Titles 16 & 22



# PERMIT REVIEW PROCESS

- Identify ways to make the review processes clearer and fairer.
- Explore better provisions for bonding, insurance, non-conforming uses (grandfathered uses), etc.

## EXAMPLE ISSUES

- Chapter 20.75 uses different titles for various staff positions and lacks cross references.
- Temporary signs are not required to get a permit and are difficult to track.

# Title 20

	PROCEDURE FOR DEVELOPMENT PROJECT PERMIT APPLICATIONS (TYPE I - IV)						LEGISLATIVE
	TYPE I	TYPE II	TYPE III-A	TYPE III-B	TYPE IV-A	TYPE IV-B	TYPE V
Recommendation by:	N/A	N/A	N/A	N/A	N/A	Planning board	Planning board
Final decision by:	Director	Director	Hearing examiner	Hearing examiner/ADB	City council	City council	City council
Notice of application:	No	Yes	Yes	Yes	Yes	Yes	No
Open record public hearing or open record appeal of a final decision:	No	Only if appealed, open record hearing before hearing examiner	Yes, before hearing examiner to render final decision	Yes, before hearing examiner or board to render final decision	No	Yes, before planning board which makes recommendation to council	Yes, before planning board which makes recommendation to council or council could hold its own hearing
Closed record review:	No	No	No	Yes, before the council	No	Yes, before the council	
Judicial appeal:	Yes	Yes	Yes	Yes	Yes	Yes	Yes

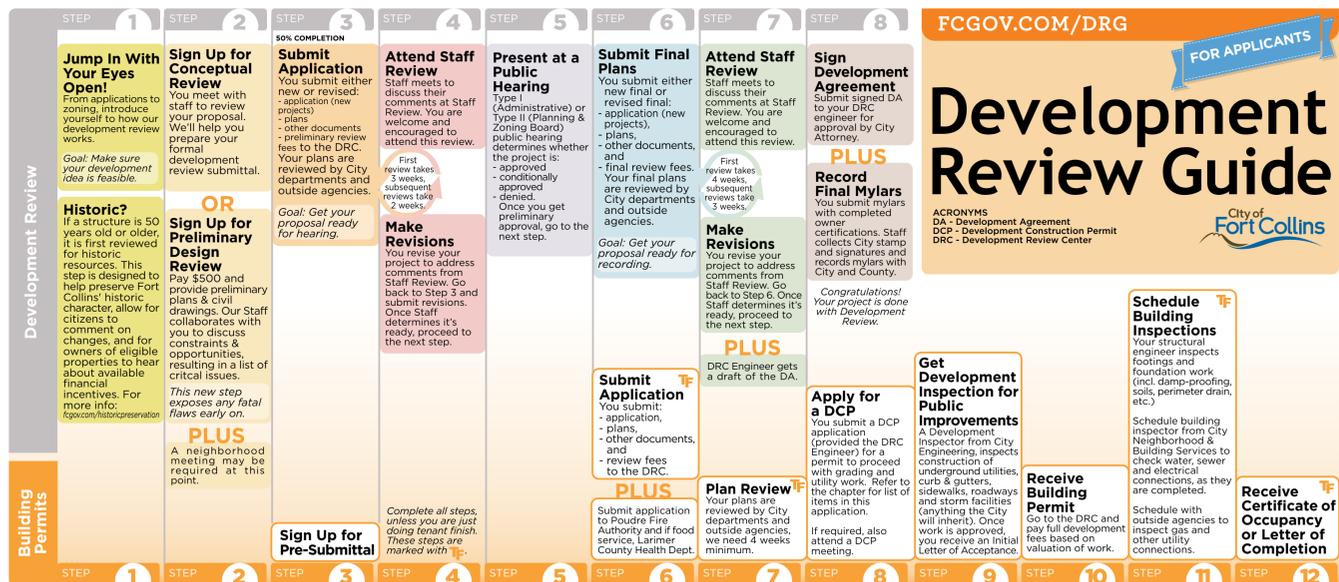
# DESIGN REVIEW

- Strengthen the design review process with more specific and consolidated design standards.

## EXAMPLE ISSUE

- Two design review processes exist—one in general and one for specific districts. Consolidating and augmenting these standards and procedures could provide better guidance to the Architectural Design Board and others.

Titles  
16, 20,  
& 22



# PREDICTABILITY & FLEXIBILITY

- Strengthen the minimum development standards and design guidelines.
- Allow different ways to meet the standard's intent through a transparent process.

Titles  
16, 20,  
& 22

## Sample guidelines organization

### INTENT

An intent statement clarifies the purpose of the following guidelines. No matter how the guidelines are met, the design must accomplish the intent.

### GUIDELINES

The guidelines provide specific ways to meet the intent. Requirements are clear and noted with "shall." Flexible items are noted with "should."

### DEPARTURES

The guidelines are not meant to hinder creativity and innovative architectural designs. As long as the intent is met, variances and departures are allowed. This section clarifies what types of departures are appropriate.

# SUBDIVISIONS & PRDs

## Title 20

- Write clearer, consistent regulations to reduce need for “staff interpretation” and increase likelihood of Planned Residential Development (PRD).

### EXAMPLE ISSUES

- Code allows “minor revisions” to the preliminary plat but is not clear about what is meant by “minor,” nor the process for approving such changes.
- The Subdivision chapter does not reference survey requirements in the section describing requirements for a land division application.

