

Land Use Issues



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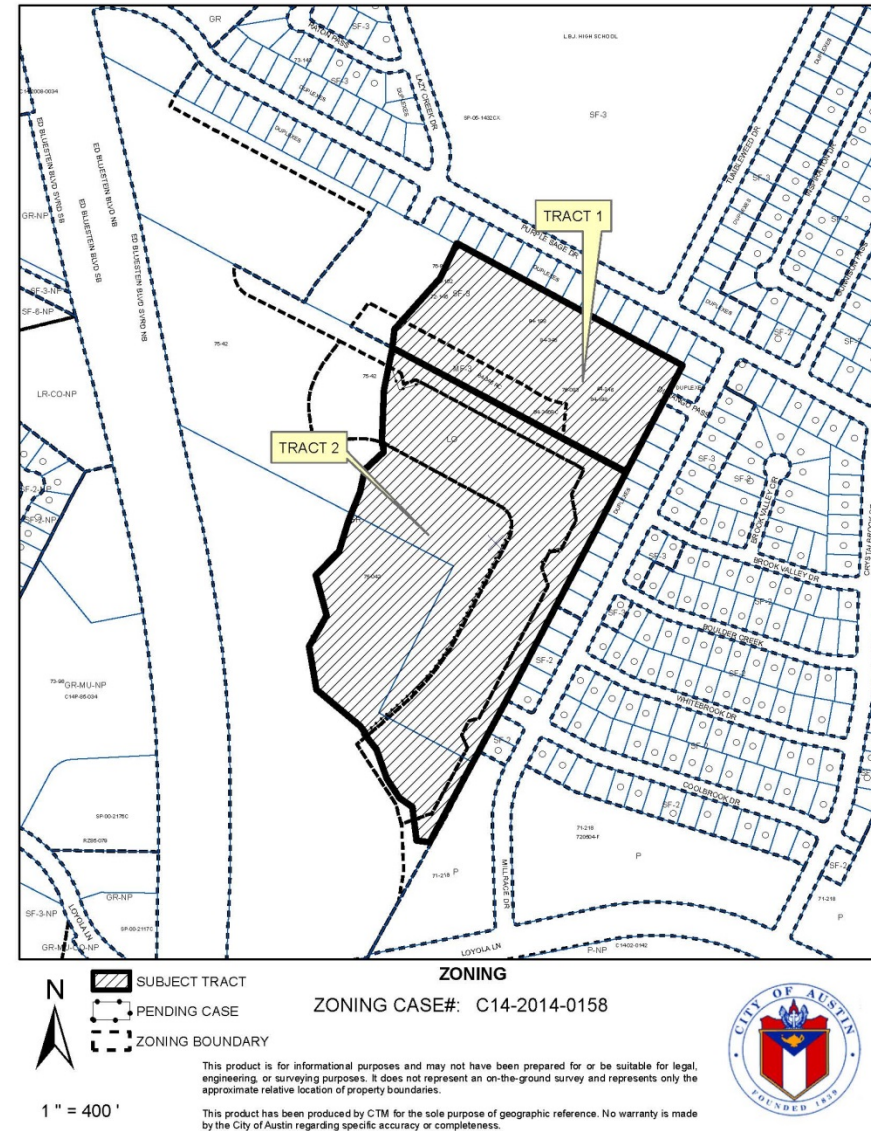
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Overview

- Land Development Process
- Development Policy Questions

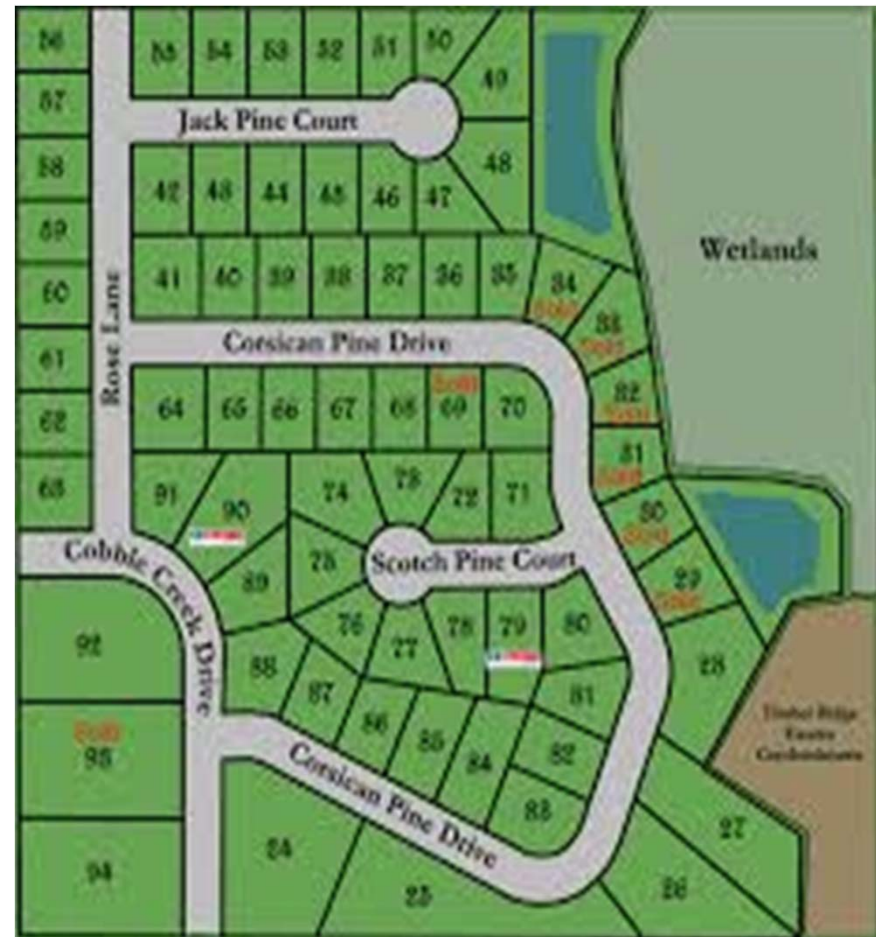
Zoning

- Full and Limited purpose jurisdictions
- Divides land into separate districts
- Permitted Uses
- Site Development Standards



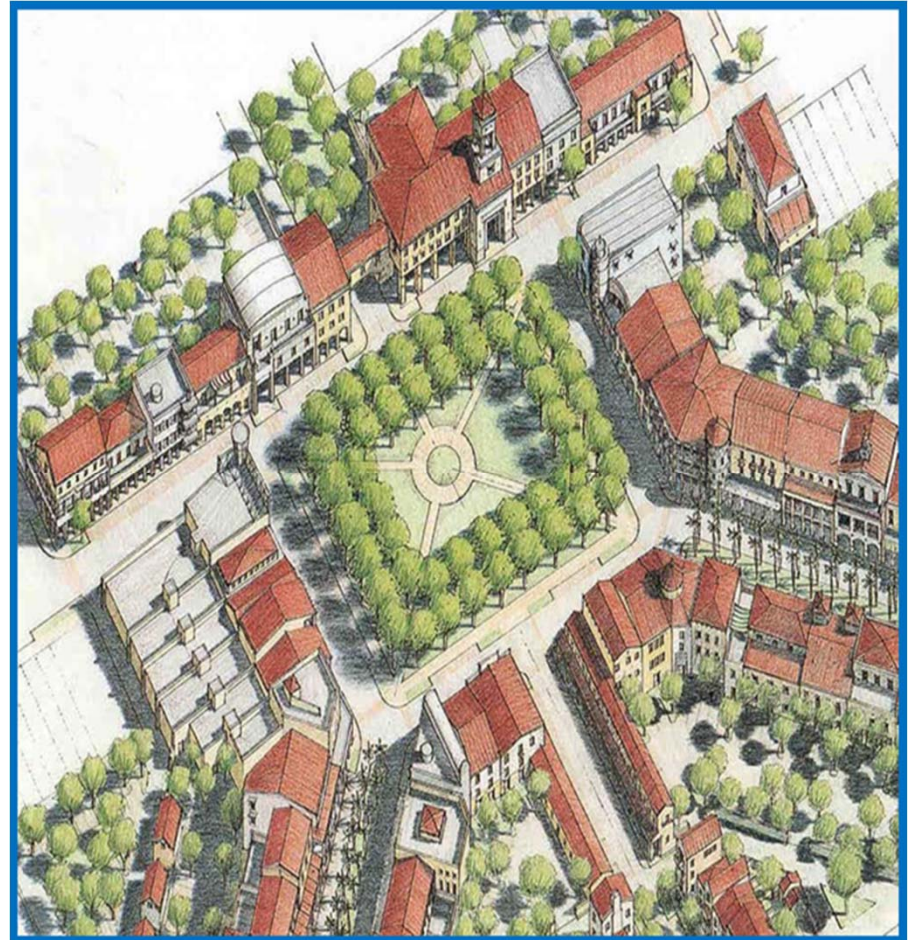
Subdivision

- Creates lots
- Legal Description
- Land transactions
- Utility and emergency vehicle access



Site Plan

- Required for Multifamily, Commercial, Civic and Industrial Uses
- Building use and location
- Grading, drainage and water quality controls
- Parking, landscaping and trees



Building Plan

- Building Construction
- Plumbing, Electric, Mechanical and Solar Trades
- Fire and Health Codes
- Inspections

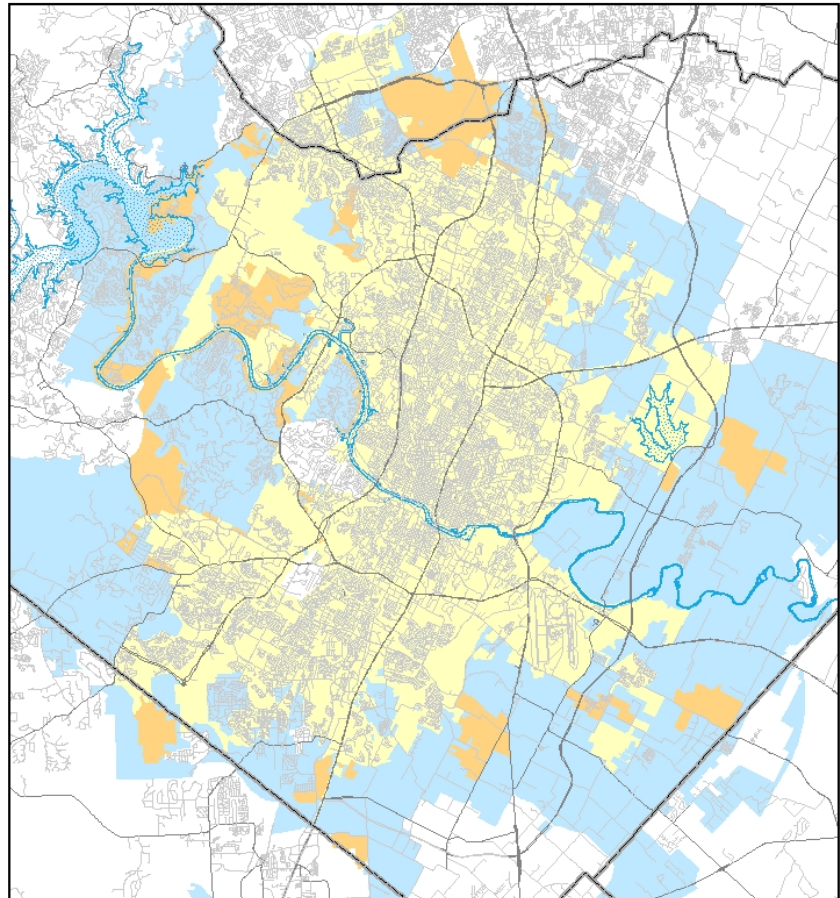


Legal Framework for Land Use Regulation

- Zoning: Use, Density and Scale
- Environmental: Water Quality & Tree Protection
- Council's Role:
 - Amendments: Code vs. Map Changes
 - Appeals
- Limitations: Constitution, State Law, Comprehensive Plan & City Code

Q1: What is Council's land development authority within the City limits and its extraterritorial jurisdiction?

- Zoning
- Subdivision
- Water Quality
- Building Construction



Q2: What tools do we have to address transportation issues?

Congestion caused by a number of factors:

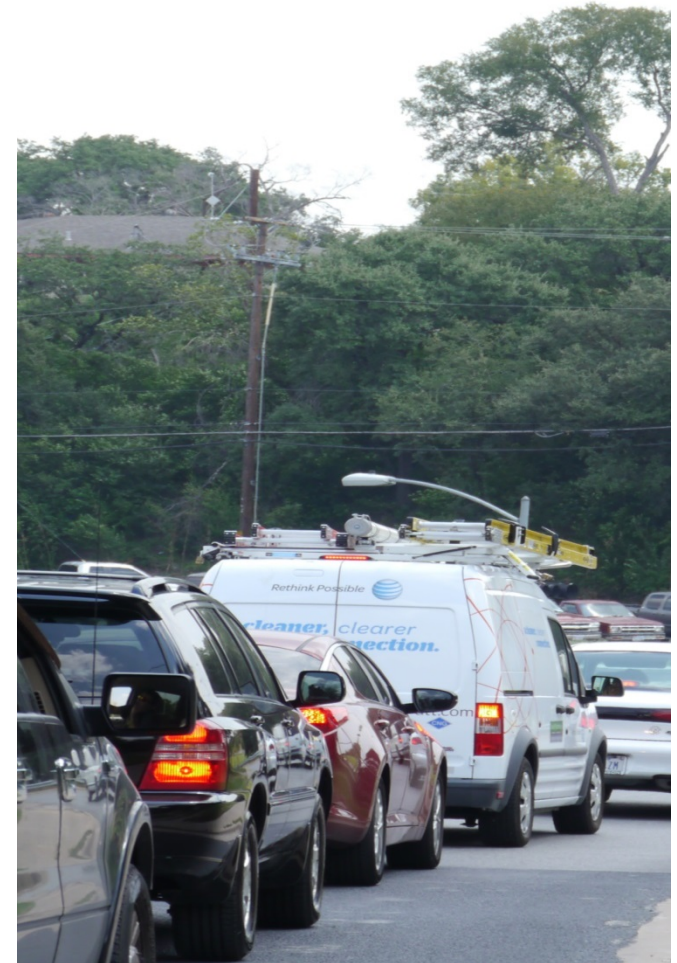
- Too much demand for travel
- Crashes and construction
- Too few direct or alternative routes
- Lack of travel alternatives
- Necessary traffic controls (signals, speed limits, etc.)



Q3: How do development regulations play a role?

Municipal role in transportation:

- Development regulation
 - Special zones such as Priority Transit Corridors and Designated Activity Centers
 - Transportation impact analysis (TIA)
 - Rough proportionality
- Planning
- Funding and constructing Infrastructure
- Traffic/Parking Regulations



Q4: How is environmental protection addressed in our development process and what is the Council's role?

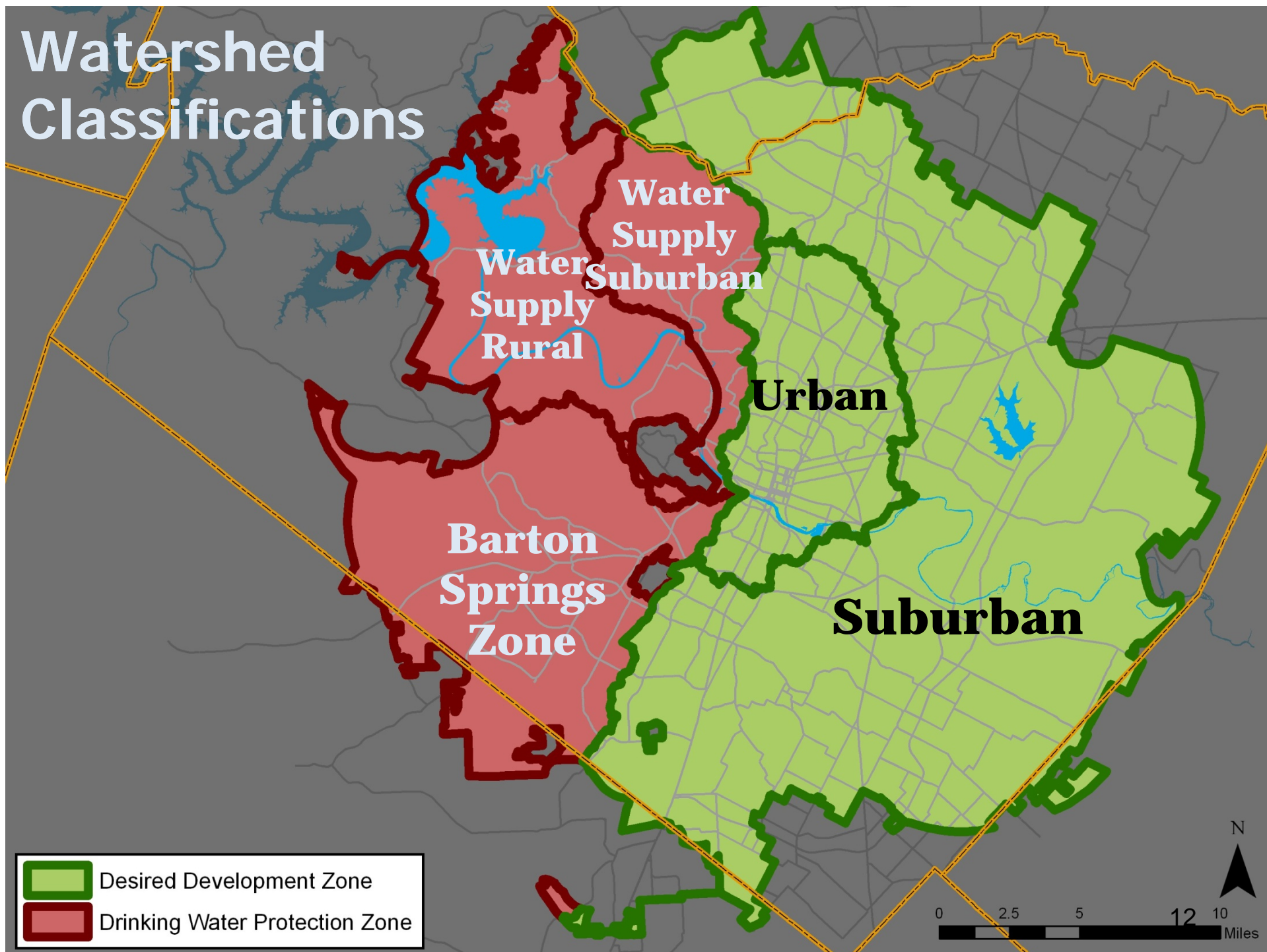
Council Role

- Long range planning
- Setting policies for areas of the City, e.g. incentives, utility service
- Approving and amending codes and ordinances
 - Area specific ordinances
 - Site specific ordinances
- Development agreements

Environmental Regulations

- Impervious cover
- Water quality treatment
- Buffers for creeks and critical environmental feature
- Tree protection
- Cut/fill
- Steep slopes

Watershed Classifications



Q5: What is the Council's role in preserving, maintaining and expanding affordable housing opportunities?

- Developer incentives (expedited review, additional entitlements, incentives)
- Regulations that promote diverse housing stock
- Reduced development costs for residential development
- Simplify land development review process



Q6: What flexibility does Council have for a project they prefer that does not meet current Code?

- Zoning
 - Planned Unit Developments
 - Planned Development Areas
- Incentives
- Public Private Partnerships
- Development Agreements
- Variances





Questions?