

IMPACT STATEMENT

Legislation title: Improve land use and other City regulations through the Regulatory Improvement Code Amendment Package 8—Technical Amendments (Ordinance; Amend Title 17, Title 24 and Title 33)

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Purpose of proposed legislation and background information:

The Regulatory Improvement work program was established by Resolution of the City Council in 2002. The purpose of the work program is to “update and improve City building and land use regulations that hinder desirable development.” This program is also supportive of the City’s Comprehensive Plan policy 10.10 which seeks to ensure that zoning regulations are clear, concise, and consider the broad range of development situations. Since the program began, the Bureau of Planning and Sustainability (BPS) in conjunction with the Bureau of Development Services (BDS) has worked over a dozen related regulatory projects to improve the city’s zoning and other codes. One component of the program – Regulatory Improvement Code Amendment Package (RICAP) – was designed to provide an ongoing and rapid vehicle for technical and minor policy amendments to the City’s regulations. From 2005 to 2015, City Council adopted seven packages of amendments (RICAP 1 through 7), which resulted in many amendments to city regulations. Most of the changes were to Zoning Code regulations. RICAP 8 includes amendments addressing 44 various topics in the Zoning and Tree Codes, plus two minor amendments to the Public Improvements and Building Regulations Codes, for consistency.

Financial and budgetary impacts:

These RICAP amendments are intended to streamline regulations by removing redundant or obsolete reviews, by adding exemptions or standards in lieu of reviews for situations deemed to have low relative impacts, and by clarifying confusing or ambiguous regulations. These actions result in cost savings to applicants, reduce confusion for the public, and lessen fiscal impacts for the city related to permit review and administration. There are no additional costs anticipated with administering the regulations as amended.

Community impacts and community involvement:

Altogether the 44 amendment topics affect and benefit all parts of the city, albeit to various degrees. The development community and residents alike benefit from more clear regulations. Project staff met with 4 neighborhood district coalitions, the development review advisory committee, the citywide land use group, and others. Based on comments received, the proposed draft was revised to provide additional clarity for both the proposed regulations and explanatory commentary.

The Planning and Sustainability Commission held a public hearing and heard testimony from tree advocates, some of whom supported proposals in the proposal, other who wished regulations went farther to protect trees. The Commission ultimately determined that staff’s proposal

properly balanced the goals for development, design and tree preservation and decided to leave the proposals largely unchanged.

Budgetary Impact Worksheet**Does this action change appropriations?**

- YES: Please complete the information below.
 NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount