

RICAP 8 Workplan Summary

Note: Items selected for the workplan are *not* proposed changes. These items will be researched and analyzed further, and if warranted, specific code amendment proposals will be considered in a legislative process beginning in 2016.

MINOR POLICY ITEMS		
Item Number and Topic	Potential code amendment	
Land Division Bundle		
1	ROW dedications in LDs and permits	Land Divisions: Align MD calculations with SD LDs (do not count dedication along existing streets, only count new streets/street extensions) Permits: Calculate allowed density/FAR pre-dedication when a dedication is required.
2	Minimum Density Calculations	Allow exceptions to minimum density for multi-dwelling site constraints similar to single dwelling zones (i.e. landslide hazard and flood hazard areas). Currently only e-zone area is extracted.
3	Streams, Springs, Seeps and Drainageways	Align requirements more closely with EN chapter regulations. Clarify definitions for the types of features protected under the streams, springs and seeps chapter, particularly how it applies to wetlands Update drainageway definition to be consistent with Title 17.
4	Pedestrian Connections/ Common Greens	Review these street types for the appropriate outcome: Requirement to dedicate reduces site area by automatic 15% in SD zones (sometimes making LD not possible) Creates corner lots with potential for added density (duplexes).
5	Lot Consolidation	Lot Consolidations (Type Ix) have no approval criteria – just standards. Process should be administrative, like a PLA.
6	Plat Vacation	Provide a simple process for vacating an approved (but unconstructed) plat, including the conditions, if the owner desires to return the parcel to its pre-land division configuration. A Type Ix procedure would provide opportunity to address any conditions that would need to be modified and/or retained.
PLAs / Lot Confirmation Bundle		
7	Lot confirmation process and standards	Develop an administrative process for reviewing lot confirmation requests, provide standards that must be met for approval, including service standards and required improvements
8	Property Line Adjustment Services	Clarify service availability requirement
9	Property Line Adjustment Standards	Consider standards for requiring lot lines be perpendicular from street
Radio Frequency Regulations		
10	Collocations	Update the Radio Frequency, Design and other overlay codes to ensure local regulations comply with the FCC determination regarding their updated rules approved under Section 6409 of the Tax Act.
Miscellaneous		
11	Signs in Historic Overlay	There are no exemptions for small signs in historic districts. Consider allowing a small sign to be exempt from historic review, especially if the building is not a landmark.
12	Loading Standards	Modify requirement for forward ingress/egress for loading spaces with smaller development when limited parking is proposed and access is on local street.

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TECHNICAL AND CLARIFICATION ITEMS		
Item Number and Topic		Potential Code Amendment
Tree Code Technical Items		
13	Tree protection	Clarify tree protection requirements when existing paved surfaces are within the root protection zone (RPZ)
14	Tree protection	Clarify technical specifications for 25% allowed encroachment into RPZ
15	Tree protection	Clarify tree protection requirements when development is proposed far from tree or when there is existing development between the tree and proposed development.
16	Tree protection	Create allowance for very limited ground disturbance without triggering tree protection requirements.
17	Tree Preservation Plans	Clarify how tree preservation plan applies throughout a “project” – Demolition and new development? Through land division or property line adjustment?
18	Tree Density	Correct the reference to read “Option A” in 11.50.030 for establishing tree requirements within development impact area
19	Enforcement Tools	Add Urban Forestry authority to impose liens if fines are not paid
20	Definitions	Define “tree” to distinguish from arborescent shrub
21	Definitions	Define “building” for purposes of qualifying for Type A permit
22	Definitions	Define “attached structure” for purposes of qualifying for Type A permit
Zoning Code Technical Items (automatically added to RICAP)		
23	Flag Lots	Include an exception or alternative standards for flag lots that are lots or lots of record. Many do not meet the lot width requirements of Table 110-6.
24	Established building lines	Reduced setbacks should only apply to the primary structure that is non-conforming to setback, not for the whole site or other structures
25	Non conforming density	Clarify loss of non-conforming residential density when intentionally destroyed
26	Non conforming uses	Clarify what constitutes a change to another use in the same use category
27	Design review exemption	Address design review thresholds for rooftop ductwork as part of mechanical equipment exemption
28	IRd review exemption	Exempt new development from design review when exempt from CU review
29	Pleasant Valley overlay	Align Pleasant Valley resource overlay plan review process with environmental zone plan review process
30	Pleasant Valley overlay	Exempt gardens in disturbed areas from Pleasant Valley resource review
31	Plan District Maps	Include applicable code section references on maps
32	Plan District Maps	Use consistent legends on multi-part maps
33	NW Plan District	Change FAR bonus certification requirement from PDC to Housing Bureau
34	Posted Notices	Clarify posted notice requirements for City Council hearings/appeals
35	Definitions	Amend seep, springs to clarify what constitutes a “stream channel”
36	Definitions	Amend drainageway to align with pending Title 17 changes
37	Definitions	Update hazardous substances definition to reflect current terminology and documents.