

- 9.8440** **Site Review Approval Criteria-General.** The planning director shall approve, conditionally approve, or deny the site review application. Approval or conditional approval shall be based on compliance with the following criteria:
- (1)** The site review plan’s general design and character is reasonably compatible with surrounding properties, as it relates to building locations, bulk and height, noise, glare and odors.
  - (2)** Proposed lots, buildings, streets, parking lots, recreation areas, and other proposed uses are designed and sited to minimize impacts to the natural environment by addressing the following:
    - (a)** Protection of Natural Features.
      1. For areas not included on the City’s acknowledged Goal 5 inventory, the preservation of significant natural features to the greatest degree attainable or feasible, including:
        - a. Significant on-site vegetation, including rare plants (those that are proposed for listing or are listed under State or Federal law), and native plant communities.
        - b. All documented habitat for all rare animal species (those that are proposed for listing or are listed under State or Federal law).
        - c. Prominent topographic features, such as ridgelines and rock outcrops.
        - d. Wetlands, intermittent and perennial stream corridors, and riparian areas.
        - e. Natural resource areas designated in the comprehensive plan diagram as “Natural Resource” and areas identified in any city-adopted natural resource inventory.
      2. For areas included on the City’s acknowledged Goal 5 inventory the applicant shall show that it has given due consideration to the preservation of attractive and distinctive historical and natural features.
    - (b)** Tree Preservation. The proposed project shall be designed and sited to preserve significant trees to the greatest degree attainable or feasible, with trees having the following characteristics given the highest priority for preservation:
      1. Healthy trees that have a reasonable chance of survival considering the base zone or special area zone designation and other applicable approval criteria;
      2. Trees located within vegetated corridors and stands rather than individual isolated trees subject to windthrow;
      3. Trees that fulfill a screening function, provide relief from glare, or shade expansive areas of pavement;
      4. Trees that provide a buffer between potentially incompatible land uses;
      5. Trees located along the perimeter of the lot(s) and within building setback areas;
      6. Trees and stands of trees located along ridgelines and within view corridors;
      7. Trees with significant habitat value;
      8. Trees adjacent to public parks, open space and streets.
      9. Trees along water features.
      10. Heritage trees.

- (c) Restoration or Replacement.
    - 1. For areas not included on the city's acknowledged Goal 5 inventory, the proposal mitigates, to the greatest degree attainable or feasible, the loss of significant natural features described in criteria (a) and (b) above, through the restoration or replacement of natural features such as:
      - a. Planting of replacement trees within common areas; or
      - b. Re-vegetation of slopes, ridgelines, and stream corridors; or
      - c. Restoration of fish and wildlife habitat, native plant habitat, wetland areas, and riparian vegetation.

To the extent applicable, restoration or replacement shall be in compliance with the planting and replacement standards of EC 6.335 and rules adopted thereunder.
    - 2. For areas included on the city's acknowledged Goal 5 inventory, any loss of significant natural features described in criteria (a) and (b) above shall be consistent with the acknowledged level of protection for the features.
  - (d) Street Trees. If the proposal includes removal of any street tree(s), removal of those street tree(s) has been approved, or approved with conditions according to the process at EC 6.305 of this code.
  - (e) Parking. There is a need for parking in the area and the proposed parking area will provide shared parking.
- (3)** The proposal provides safe and adequate transportation systems through compliance with all of the following:
- (a) Compliance with EC 9.6800 through EC 9.6875 Standards for Streets, Alleys, and Other Public Ways.
  - (b) Pedestrian, bicycle and transit circulation, including related facilities, as needed among buildings and related uses on the development site, as well as to adjacent and nearby residential areas, transit stops, neighborhood activity centers, office parks, and industrial parks, provided the city makes findings to demonstrate consistency with constitutional requirements. "Nearby" means uses within 1/4 mile that can reasonably be expected to be used by pedestrians, and uses within 2 miles that can reasonably be expected to be used by bicyclists.
- (4)** The proposal will not be a significant risk to public health and safety, including but not limited to soil erosion, slope failure, stormwater or flood hazard, or an impediment to emergency response.
- (5)** The proposal complies with all of the following standards:
- (a) EC 9.2000 through 9.4170 regarding lot dimensions and density requirements for the subject zone and overlay zone.
  - (b) EC 9.6500 through 9.6505 Public Improvement Standards.
  - (c) EC 9.6706 Development in Flood Plains through EC 9.6709 Special Flood Hazard Areas - Standards.
  - (d) EC 9.6710 Geological and Geotechnical Analysis.
  - (e) EC 9.6730 Pedestrian Circulation On-Site.
  - (f) EC 9.6735 Public Access Required.
  - (g) EC 9.6750 Special Setback Standards.
  - (h) EC 9.6775 Underground Utilities.
  - (i) EC 9.6780 Vision Clearance Area.
  - (j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.
  - (k) All other applicable development standards for features explicitly included in the application.
- An approved adjustment to a standard pursuant to the provisions beginning at EC 9.8015 of this land

use code constitutes compliance with the standard.

**(6)** The proposal complies with applicable adopted plan policies beginning at EC 9.9500.

**(7)** Any additional specific factors applied at the time the /SR designation was applied.

*(Section 9.8440, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02; amended by Ordinance No. 20285, enacted March 10, 2003, effective April 9, 2003; Ordinance No. 20353, enacted November 28, 2005, effective January 1, 2006; and Ordinance No. 20369, enacted June 14, 2006, effective July 14, 2006; amended by Ordinance No. 20521, enacted January 13, 2014, effective March 1, 2014; amended by Ordinance 20584, effective August 24, 2017)*