

ATTACHMENT 2

CODE SECTIONS AND STAFF INTERPRETATIONS RELATIVE TO DESIGN REVIEW AND APPROVALS

17.72.020 Design review—When required.

- A. Design review shall be required as provided herein and no building permit or improvement plan shall be issued without design review approval of the proposed construction, alteration, or remodeling pursuant to this chapter:
1. All new construction of multifamily structures (two or more units), and non-residential structures, including permanent signs or sign relocation, and all site improvements (including but not limited to; walls/fencing, trash enclosures, landscaping, and other special features) that are associated with multifamily residential and non-residential projects.
 2. All new construction of single-family residential units on lots less than six thousand square feet in area.
 3. All new construction of single-family residential units which are identified as requiring design review in entitlements approved by the planning commission and/or city council.
 4. All new single-family residential units, regardless of lot size, within the University, Quarry, Granite, and College Architectural Districts, of which the district boundaries have been established by resolution of the city council.
 5. Relocation of any multifamily residential or non-residential building or structure.
 6. Permanent stand-alone parking lots and parking structures.
 7. Modifications to projects that have received design review approval (including single-family as applicable) or modifications to existing multifamily and non-residential development projects.
- B. Notwithstanding subsection A, the following shall not be subject to design review unless otherwise specified by the city council:
1. All new single-family residential units on lots greater than six thousand square feet in area that are not located within the University, Quarry, Granite, and College Architectural Districts.
 2. All new single-family residential units on lots less than six thousand square feet in area that are located in the R1-5 zone district and are not located within the University, Quarry, Granite, and College Architectural Districts, regardless of lot size.
 3. General maintenance of existing structures, parking lots, and landscaping which do not require permits or substantively deviate from a prior design review approval.
 4. Repainting where the color of the paint substantially complies with the approved paint color, unless specifically stated in the design review approval.
 5. Repair, cleaning, or refurbishing of an existing permanent building, structure, or sign.
 6. Temporary signs.
 7. Resurfacing and/or re-striping of existing paved parking lot areas. However, property owners are urged to ensure that such activities are completed in a manner that conforms to all applicable accessibility requirements.

(Ord. No. 1078, § 4, 8-22-2017)

17.72.030 Design review board—Created—Members.

- A. There is created the design review board of the city.
- B. The planning commission is designated the design review board of the city, except as otherwise provided by this chapter.

(Ord. No. 1078, § 4, 8-22-2017)

17.72.040 Authority.

- A. The duties and authority of the design review board shall be as provided herein, except as provided in subsections B and C.
 - 1. Conduct hearings and take action on design review applications in accordance with this chapter, the general plan, and all other applicable rules, regulations and policies enacted by the council;
 - 2. Recommend design guidelines for multiple-family residential and nonresidential development consistent with this chapter, the general plan, and all other applicable rules, regulations, and policies enacted by the council;
 - 3. Recommend the creation of special districts or areas within the city for the purpose of maintaining and enhancing the character thereof, and recommending architectural standards to be applied therein;
 - 4. Perform such other duties as the council may prescribe from time to time.
- B. Within architectural districts established by the city council, the architectural review committee shall take the following action on the following design review applications:
 - 1. Consider and make recommendations to the planning commission on design review applications consistent with the design guidelines established by resolution to the city council.
 - 2. Consider and make recommendations to the planning commission on major additions and remodels.
- C. The community development director may take action on the following design review applications:
 - 1. Within architectural districts established by the city council, the community development director may take final action on design review applications for small additions, accessory structures, and maintenance projects.
 - 2. Repainting, reroofing, residing, and modifications to existing buildings, signage, landscaping, walls, fencing, trash enclosures, and other special features where the colors, materials, and design deviate from what is existing and/or was formally approved by the city, but substantially complies with the approved paint color and materials, or a reasonable range of standards used in the community, may be approved by the community development director, unless specifically stated otherwise in the original design review approval. Depending on the scope of magnitude of the modifications, the community development director has discretion to refer such design review applications for determination by the planning commission or architectural review committee, as applicable.
 - 3. Within architectural districts established by the city council, the community development director may consider and take final action on design review applications on infill lots, which are defined as projects with no more than four single-family lots which are not part of a larger residential subdivision.
- D. Design review approval may be determined as otherwise indicated in other provisions of this title, including, but not limited to, the business attraction, retention, and revitalization overlay zone and the automotive overlay zone. For parcels that are located in one of the specified overlay zones for which the community development director has the authority to make final design review decisions and if the parcel is located in

an architectural district, the architectural review committee shall make recommendations to the community development director, regardless of design review approval.

(Ord. No. 1078, § 4, 8-22-2017)