

Table 1: Comparison of LMRWD Steep Slope and City Bluff Standards

Existing City BP District Standards	New LMRWD Steep Slope Standards (to be added to existing standards)
<p>Where does this apply?</p> <ul style="list-style-type: none"> • All areas between the 722 and 800-foot elevation lines along the river valley including the Nine Mile Creek area up to 106th St. <p>Regulations:</p> <ul style="list-style-type: none"> • General Standards: <ul style="list-style-type: none"> ○ Trees greater than 12” diameter at breast height cannot be removed without City approval ○ Grading permit required for excavation or fill (except gardening, fence or deck footings, and selective vegetation removal) ○ Impervious surface limited to 20 percent coverage ○ Structure height cannot exceed 830-foot elevation at 800 feet elevation and lower ○ Erosion control measures required • Below 760 feet: <ul style="list-style-type: none"> ○ Development prohibited ○ Existing structures can expand up to 20% of structure’s lot coverage below 760 feet • Non-Residential Development: <ul style="list-style-type: none"> ○ Additional development regulations for properties not zoned residential include: <ul style="list-style-type: none"> ▪ Post-development over-the-bluff stormwater discharge must be no greater than pre-development over-the-bluff discharge ▪ Landscaping approved by City Forester* 	<p>Where does this apply?</p> <ul style="list-style-type: none"> • Steep Slopes of 18% or greater over 25 ft or longer <p>Regulations:</p> <p>Some activities require a professional’s certification. These include:</p> <ul style="list-style-type: none"> • land disturbing activities greater than 50 cubic yards or 5,000 square feet • Any other activity requiring a municipal permit <p>No variances are permitted, but the following exceptions to obtaining a professional’s certification are allowed:</p> <ul style="list-style-type: none"> • Small projects (≤50 cubic yards or ≤5,000 square feet) that meet City standards • Driveway widenings draining to the street • Maintenance/repair or existing structures, public roads, utilities, and drainage systems • Disturbances that are part of an approved local water plan • Native plantings • Selective removal of noxious, exotic, or invasive species • Pruning of trees and dead vegetation • Maintenance of existing lawns, landscaping, and gardens • Agricultural and forestry activities, including grazing and gardening <p>Ponds, swales, and other soil-saturating water features are prohibited on steep slopes</p>