

**Title:** Text Change TC-2-25 Stormwater Items to Reflect State Law  
**Meeting Date:** July 1, 2025  
**Meeting Type:** City Council Meeting - First Tuesday - Afternoon & Evening Sessions  
**Department:** Planning and Development - Planning (Zoning Land Development)  
**Sponsor:** Bynum Walter, Justin Rametta

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**Agenda Content:**

This text change amends the Unified Development Ordinance to (1) exempt properties over one acre with one 1- or 2-unit dwelling from the full stormwater requirements if their limits of disturbance are less than one acre and (2) adopt the State's definition of built-upon area. Adoption of TC-2-2025 would: Allow one 1- or 2-unit dwelling on parcels over one acre to avoid the full stormwater regulations when the project limits of disturbance are one acre or less. They would instead be subject to zoning-based impervious area limits. Change the definition of built-upon area, which is the State's term for impervious area. Slatted decks, certain gravel installations, and artificial turf over pervious land would be considered 0% built-upon area. Planning Commission recommends approval (9-0).

**Recommended Action:** The City Council may set a date for a public hearing on this request. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of August 19, 2025.