

Table 1. Comparison of Grading Limitations

Maximum Allowable Area of Disturbance					
	Average Slope				
	15-20%	20-25%	25-30%	30-35%	35%+
Ashland OR	65%	55%	50%	45%	0%
Springfield OR	40%	40%	20%	20%	10%
Myrtle Creek OR	30%	30%	15%	15%	0%
Ogden UT	27%	20%	20%	0%	0%
Scottsdale AZ	35%	35%	20%	20%	20%
Rancho Cucamonga CA	50%	25%	3%	0%	0%
Park City UT	25%	25%	25%	25%	25%
Georgia DCA Model Ordinance		50%	50%	40%	40%
Ten Towns Model Ordinance	40%	20%	0%	0%	0%
Average Allowable Disturbed Area	39%	33%	23%	18%	11%
Proposed Standard	40%	30%	20%	10%	0%

Table 2. Impacts of Proposed Amendments

Slope	Acres	% of Vacant LDR	Current Development potential with 8000sqft lots*	% Disturbance allowed	Min Lot Size assuming 4000sqft of impact	Development potential in number of residential lots with proposed restrictions	Development Impact in # of lots
15-20	66	23.0%	252	40	10000	201	-50
20-25	47	16.4%	179	30	13300	108	-71
25-30	13	4.5%	50	20	20000	20	-30
30-35	3	1.0%	11	10	40000	2	-9
35+	1.6	0.6%	6	0	Unbuildable	0	-6
TOTAL	130.6	45.5%	498			331	-167

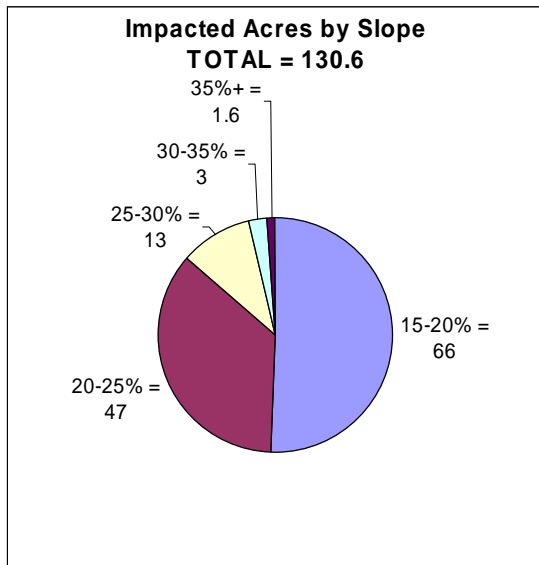


Figure 1. Impacted Areas by Slope

Table 3. Analysis of Potential Units - Current UGB

POTENTIAL UNITS				
	Gross Vacant Unconstrained Acres	Net Vacant Acres*	Actual Average Net Density	Potential Units
Vacant GR	100	75	8	600
Vacant SFR6000	40	30	6	180
Vacant SFR8000	197	147.75	4	591
Vacant RR	166	124.5	6	747
TOTAL POTENTIAL UNITS (Not including RR)				1,371
TOTAL POTENTIAL UNITS (Including RR)				2,118
ADDITIONAL POPULATION CAPACITY (Including RR)				6,036
TOTAL PROJECTED POPULATION AT BUILD-OUT				10,276

*Assumes 25% loss of gross acreage for roads, open space, etc.,
Assumes an average household size of 2.8.

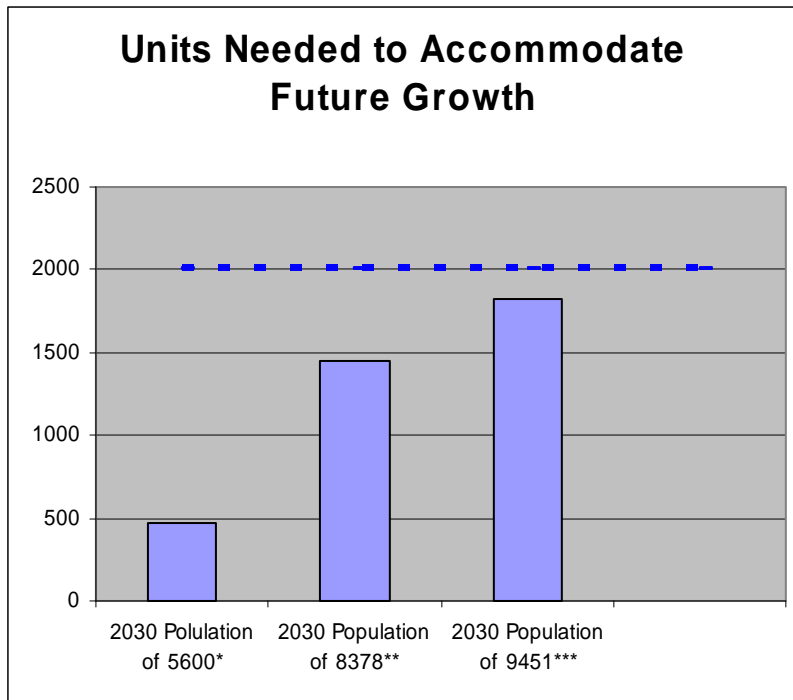


Figure 2. Analysis of Needed Units – Current UGB. Dashed line represents potential residential units within the current UGB based on staff and region 2050 estimates of approximately 2000 units

* Based on current coordinated population projections

**Based on Region 2050 projections for a 2055 population of 8378 within the current UGB

***Assumes 7% growth per year, the recent peak rate