

MEMO

TO: Three Forks Staff, Counsel
FROM: Lee Nellis, FAICP
DATE: April 23, 2026

RE: Low Impact SWM

Following up on yesterday's discussion of "feasible" low impact storm water management, it occurs to me that the proper place to encourage or require low impact techniques (which can very briefly be defined as using plants to treat stormwater when possible) is in the design and construction standards. I believe Crystal has a list of possible revisions in those standards that now includes eliminating conflicting procedures. This should be added to that list, allowing us to remove it here.

CHAPTER 25 – INFRASTRUCTURE

11-25-1: PURPOSE:

This chapter requires that all DEVELOPMENT have the INFRASTRUCTURE needed to support public health, safety, and community functioning, and that the infrastructure is built or installed in accordance with city standards. Please see Chapter 11-9 for the procedures by which infrastructure provision is guaranteed.

11-25-2: APPLICABILITY:

These standards apply to all development.

11-25-3: ACCESS:

- A. Permit applications for ANNEXATIONS, SUBDIVISIONS, and MOBILE HOME PARKS must show how safe, effective access via driving, bicycling, and walking will be provided throughout the project in continuing compliance with THESE REGULATIONS. Please see particularly Chapter 11-20.
- B. All other permit applications must clearly demonstrate compliance with the access standards of Chapter 11-20.

11-25-4: PARKING:

Parking shall be provided in compliance with the standards of Chapter 11-26 and other requirements of these regulations.

11-25-5: UTILITIES:

- A. Applications for annexations, subdivisions, and mobile home parks shall show how water, wastewater, and private utilities will be provided.
- B. All other development must be connected to municipal utilities as provided in THIS CODE.

11-25-6: STORMWATER MANAGEMENT (SWM)

- A. All applications for permits, except those for residential uses permitted by-right in Chapter 11-17, shall show how stormwater management (SWM) will be provided in compliance with state standards and these regulations. Please note that residential uses permitted by-right may be required to comply with this standard by Title 12 of this code.
- B. Applications for annexations, subdivisions, mobile home parks, and CUPs shall show how stormwater management (SWM) is designed to be an asset. Filter strips, swales, grassed waterways and other channels, stormwater ponds, and other erosion and runoff control works shall be integrated with landscaped buffers, parking area landscaping, and other vegetated areas.

11-25-7: OFF-SITE INFRASTRUCTURE:

Development must pay impact fees that support off-site infrastructure as required by Title 3 of this code.