

26.05.160. Hillside Development Standards.

(1) Grading.

(a) No grading, filling, or excavation of any kind shall be accomplished without first having obtained a grading permit from the City Engineer based on the provisions of this subsection (1).

(b) Any land or parcel having a slope of greater than ten (10) percent shall be deemed to be land having a "steep slope" within the meaning of this Chapter. No person shall be permitted to grade, excavate, fill, or to erect any structure on such land that exceeds a

slope greater than forty (40) percent. Any person proposing to grade, excavate, fill or to erect any structure or access on any slope or hillside with a slope between ten (10) and forty (40) percent shall be required to submit a geologic report which meets the standards

and requirements of this Chapter. A geologic report may not be required if a geologic report relating to the subject property has, at an earlier date, been accepted and approved by the City Engineer. Approval shall only be given through a conditional Use Permit

by the Kanab City Planning Commission for any development that exceeds a ten (10) percent slope.

Development between thirty (30) and forty (40) percent shall not exceed one (1) unit per two (2) acres.

A continuous slope surrounding Kanab City is considered a Hillside and shall not be graded or developed, in any way above a contour that exceeds a forty (40) percent slope. Foothill areas below the forty (40) percent contour line contain a variety of slopes and development in those areas shall be approved through a conditional use permit as stated above.

(c) All preliminary street and site grading shall be completed prior to the installation of utilities.

(d) Fills in areas intended as structural foundations, including roadways, shall be compacted to at least ninety-five (95) percent of ASTM D-1557 or equivalent. All other fills shall be compacted to at least ninety (90) percent of ASTM D-1557 or equivalent density. Test reports verifying compliance with this provision shall be submitted to the City Engineer by the developer, at the developer's expense.

(e) Borrowing for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the hillside area of Kanab City for access purposes.

(f) Cut slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible. The City will not accept the dedication

and maintenance of cut and fill slopes except those within the required street right-of-way. Where a cut or fill slope occurs between two (2) lots, the slope shall normally be made a part of the downhill lot.

(g) Grading, cuts and fill to obtain access to developable property and/or public utilities above a ten (10) percent slope shall be approved through a conditional use permit by Kanab City Planning Commission.

(h) Sections of the International Building Code regulating excavation and grading shall be complied with, except that decisions described therein to be made by the "building official" may also be made by the City Engineer.

Site elements shall include:

1. Retaining walls that blend with natural topography.
2. Planting near retaining walls.
3. Minimum lighting needed for pedestrian safety.
4. Building should compliment character of hillside.
5. Large areas of non-native landscaping are prohibited.
6. Grading should be minimized in areas where the slope is greater than thirty (30) percent.
7. Drainage channels should receive a naturalizing treatment including native rock and landscaping.
8. Use of natural building materials to blend in with the surroundings.
9. Smaller roof components so structure appears less intrusive.

10. The maximum height of a building tallest exposed elevation has to be less than thirty five (35) feet.

(2) Drainage.

(a) Required storm water runoff collection facilities shall be designed so as to detain storm water runoff on development sites for a sufficient length of time so as to prevent flooding and erosion during storm water runoff flow periods.

(b) Required storm water runoff collection facilities shall be so designed as to divert surface water away from cut faces or sloping surfaces of a fill. French drains are not acceptable.

(c) Curb, gutter, and pavement designs shall be such that water on roadways is prevented from flowing off the roadways.

(d) Natural drainage shall be rip rapped or otherwise stabilized to the satisfaction of the City Engineer below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.

(e) Waste material from construction, including soil and other solid materials, shall not be deposited within a natural or manmade drainage course nor within irrigation channels.

(f) Sediment catchment ponds shall be constructed downstream from each development, unless sediment retention facilities are otherwise provided.

(3) Vegetation and Revegetation.

(a) Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, e.g., cut and fill slopes.

(b) Areas not contained within lot boundaries shall be protected with adapted, fire-resistant species of perennial vegetation cover after all construction is completed. A list of acceptable species is available from the City.

(c) New planting shall be protected.

(d) All disturbed soil surfaces shall be stabilized before final acceptance of the development by the City.

(e) The developer shall be fully responsible for any destruction of native vegetation which is required to be retained in all areas under the ownership and control of the developer. The developer shall carry the responsibility for such areas both for the developer's own employees and for all subcontractors from the first day of

construction until final acceptance of the development by the City. The developer shall be responsible for replacing such destroyed vegetation.

(f) Prior to the termination of the bonding period, any dead plant materials required to be installed by the Developer shall be replaced and a new bond issued to assure establishment of the replaced materials.

(4) Fire Protection.

(a) Lot size and potential placement of buildings thereon shall be such that adequate clearance of hazardous, flammable vegetative cover may be accomplished.

(b) All easements for firebreaks for safety of built-up areas shall encompass access for firefighting personnel and equipment and such easements shall be dedicated for this specific purpose by being recorded.

(c) The inability to provide fire line water pressure consistent with the standards set by the Insurance Service Organization shall be justification for denial of a development request.

(5) Streets.

(a) All streets within a hillside area shall be designed to meet the standards required for streets in all other areas of the City except that sidewalks of not less than six (6) feet in width may be required on one (1) side of streets within a hillside area.

(6) Plat Requirements.

(a) Sensitive lands between ten (10) and thirty (30) percent and thirty (30) to forty (40) percent shall be

identified on both the preliminary and final plats.

(b) A summary of findings from the letter report and/or geologic report shall be included as disclosures on the preliminary and final plats.