

Chapter 17.31: Sensitive Lands (SL) Combining District

§17.31.150. Hillside Development Standards

A. Grading

1. 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 provision of this subsection.

2. Land having an average slope of greater than twentyfive (25) percent shall be deemed to be land having a "steep slope" within the meaning of §17.31.030. Any person proposing to grade, excavate, fill, or to erect any structure on such land shall submit a Geologic Report as though the same were required by the City Engineer pursuant to §17.31.060. This subsection shall not apply if a Geologic Report (as required by §17.31.040) relating to the subject property has, at an earlier date, been acknowledged by the City Engineer.

3. No grading, filling, or excavation of land or the erection of a structure shall be permitted on land having an average slope in excess of twentyfive (25) percent except in compliance with the provisions of §17.31.150.

4. A rough street and site grading shall be completed prior to the installation of utilities.

5. Fills shall be compacted to at least ninetyfive (95) percent of AASHTO (American Association of State Highway Transportation Officials) TI 80 density for those areas intended as structural foundations, including roadways.

6. 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 Logan City.

7. 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.

8. Sections 7009, 7010, 7011, 7012, and 7013 of the Building Code shall be complied

with, except that decisions described therein to be made by the “Building Official” may also be made by the City Engineer. (The Building Code is adopted in Section 15.04.)