

## 11-2-4: NATURAL RESOURCES:

- A. Unsuitable Development: No land shall be considered for a development which is found, on the basis of engineering or geologic data, to be unsuitable for the activity or use proposed and that approving the use at the proposed locations is likely to be harmful to the public health, safety or welfare.
- B. Erosion: Care shall be taken to ensure that development shall not significantly contribute to the acceleration of the erosion of soil and rock and stream sedimentation or cause other significant environmental concerns.
- C. Hillside Development: Development shall minimize the highly visible placement of homes and other structures on hillsides. Whenever possible, development shall be sensitively sited in order to encourage effective open space and the conservation of the natural appearance and aesthetic beauty of the mountains. When hillside development is permitted, it shall be integrated into the site, using topography, vegetation and other reasonable techniques, in a manner that causes it to blend into the hillside. Development near the toe of the hill, including the transitional area between the hillside and flat meadow areas, is appropriate.
- D. Floodplain <sup>37</sup> : Development shall be strongly discouraged in a 100-year floodplain or in areas where there is a high water table. Such development must meet the requirements of the federal emergency management agency, and it shall not significantly alter the natural drainage patterns of the land.
- E. Wetlands: No development shall be permitted in moderate and high quality wetlands unless appropriate mitigation is approved. This can include minimum mitigation requirements of the army corps of engineers.
- F. Natural Grade Slopes: No development shall be permitted on natural grade slopes in excess of thirty percent (30%).
- G. Wildlife, Range Areas, Migration Corridors: Care shall be taken to ensure that development shall not significantly affect wildlife birthing areas, critical winter range areas and migration corridors.
- H. Visually Sensitive Areas: Development shall not be placed on any hillside or ridge top in a manner that causes any portion of a structure to extend into the skyline as viewed from public roadways when the roadway is located below the ground elevation of the structure. Visually sensitive areas shall be determined at the time of a development application.
- I. Drainage: The integrity of existing and natural drainage patterns shall be preserved so that the aggregate of future public and private development activities will not cause storm drainage and floodwater patterns to exceed the capacity of natural or constructed drainageways, or to subject other areas to increased potential for damage by flood, erosion or sedimentation, or to pollute natural streams, including consistency with applicable state standards. New development shall not cause runoff characteristics of a site after development to be more disruptive to natural streams or land uses or drainage systems than are the runoff characteristics before development.
- J. Air Quality: Development shall not contribute significantly to the degradation of air quality in the county, including violation of any applicable state pollution control laws.
- K. Noise Limits: Nonagriculture development shall not generate noise equal to or exceeding sixty

decibels (60 dB) at its property line which would result in materially adverse impacts relating to the use of the land in question or adjacent land or its occupants. (Ord. 278, 5-6-1996)