

SENSITIVE LANDS APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$

<i>For Office Use Only:</i> File No. _____ Receipt No. _____
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Name: _____ Telephone: _____

Address: _____ Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: _____

Address/Location of Subject Property: _____

Tax ID of Subject Property: _____ Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary) _____

Other companion application submitted with the Development Plan:

- _____ Preliminary Plat
- _____ Site Plan Review
- _____ Conditional Use Permit
- _____ Rezone
- _____ Other

Submittal Requirements:

Please review the attached Supplemental Information to determine additional information that must be submitted with this application.

(Office Use Only)
Date Received: _____ Application Complete: YES NO

Date application deemed to be complete: _____ Completion determination made by: _____

DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Development Plan Submittal: The following information shall be submitted with the application for Development Plan approval, and may be in addition to information required for a companion application being processed concurrently with the Development Plan:

1. Development plan: The development plan shall clearly show:

- a. Two (2) foot contours. The contour map shall be prepared and certified by a licensed professional civil engineer or surveyor drawn at a scale no smaller than one (1) inch equals one hundred (100) feet. Contour maps based on interpolation of maps with larger contour intervals are not acceptable.
- b. Field surveys may be required of the applicant by the City to verify the accuracy of the contour lines shown on the contour map.)
- c. Slopes having grades of 10-29 percent and natural slopes of thirty (30) percent or greater shall be color shaded clearly showing the difference between the two categories. This contour information shall either be computer based, or based on profile lines drawn perpendicular to contours at intervals no less than one hundred fifty (150') feet apart, nor greater than seventy-five (75') feet from an existing or proposed property line. Grades shall then be determined by calculating the slope along one hundred (100) foot segments of the profile. (See Appendix Diagram-A of the Land Use Ordinance)
- d. To determine required minimum lot size (Section 10-24-6B of the Sensitive Land Ordinance), the average natural grade on each proposed parcel shall be calculated and indicated on the development plan. The average grade is determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty (150) apart, nor greater than seventy-five (75) feet from an existing or proposed property line.
- e. The proposed development layout of lots, roads, proposed road grades, open space, area of disturbances, and existing native vegetation.

2. Soils Investigation Report: A soils investigation report which contains the following information:

- a. Nature, distribution and classification (Unified Soil Classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten (10) feet deeper than the proposed excavations or to bedrock.
- b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.
- c. Ground water levels that may affect development and estimated elevation of high ground water levels.
- d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.
- e. Slope stability.
- f. A written statement by the persons or firm preparing the soils report describing the general suitability of the site for the owner=s intended use.

3. Geotechnical Report: A geotechnical and geological report shall be prepared by a geologist licensed to practice in the State of Utah, whenever a proposed building permit or development project:

- a. Is located within one thousand (1,000) feet of an identified fault; or
- b. Is located on slopes estimated to be twenty (20) percent or greater; or
- c. Is determined to have potential hazards by the City Engineer, County Geologist or State Geologist.

The geotechnical and geological report when required above shall include:

- _____ a. A geologic map showing topography, surface and subsurface geologic features and any geologic limitations to the proposed use;
- _____ b. Depth to bedrock;
- _____ c. Subsurface investigative logs and reports;
- _____ d. Identification of all geologic hazards; and
- _____ e. Measures to mitigate or eliminate geologic hazards and problems.

_____ 4. Grading and Drainage Plan: A grading and drainage plan report which includes storm water management, erosion, and grading plans describing the methods by which surface water, natural drainages, flooding (including identification of 100 year flood where applicable), erosion and sedimentation loss, and hydrologic hazards will be controlled during and after construction. The plan shall include the following information:

- _____ a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two (2) foot when grades are 0-29% and five (5) foot contours when grades 30% and over.
- _____ b. The proposed area to be graded shall be clearly delineated on the plan.
- _____ c. Preliminary street grades shall be identified on the plan.
- _____ d. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "Rational Method," "SCS Curve Number Method," or appropriate equivalent. Data provided should include:

- (1) Rainfall depth, duration and distribution;
- (2) Watershed slope and drainage area delineation;
- (3) Land condition of watershed surface;
- (4) Topography of drainage area; and
- (5) Soil Descriptions in Watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the Universal Soil Loss Equation or equivalent. Data to be provided should include factors of:
 - (a) Rainfall intensity and duration;
 - (b) Soil erodability;
 - (c) Land slope and length of slope or topography;
 - (d) Condition the soil surface and land management practices in use; and
 - (e) Surface cover, grass, pavements, etc.

5. License Required: All required reports shall be prepared by persons licensed to practice their specialty or expertise in the State of Utah, if such license for practice is required.

6. Expert Advice: In reviewing technical reports, calculations, and plans which may be required, the City staff or City Engineer may find it necessary to obtain the advice of other experts regarding the adequacy of the reports submitted, and the validity of the conclusions and recommendations reached in the reports. In such cases the City staff or City Engineer may consult with such experts, with the reasonable costs of these consultations to be borne by the developer prior to any public hearing. The Planning Commission or City Council may require payment by the developer of the costs of such consultations as a condition of preliminary or final plat approval.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application could result in a month's delay. Call the Planning Department to determine the submittal deadline.

PROJECTS SUBJECT TO SENSITIVE LANDS REQUIREMENTS

The following projects are subject to Sensitive Land requirements:

1. All preliminary plats, planned developments, site plan reviews, conditional use permits and any other land use development permits authorized by City Codes when they are:
 - (a) Located on lands defined in Section 10-24-2 of the Land Use Code or identified as sensitive lands on the General Plan Sensitive Lands Map;
 - (b) Located within one thousand (1000) feet of a fault identified on a published geologic map.
 - (c) Located within one hundred (100) feet, measured perpendicularly from a fault identified as a result of on-site investigation by a registered geologist.
 - (d) Hillside and ridge and bluff areas (as set forth in section 10-24-5A of the Land Use Ordinance.).
2. Any grading on sensitive land not associated with an approved project of the types listed in subsection 1 above, when such grading will:
 - a. Disturb ten thousand (10,000) square feet or more of land area;
 - b. Create a cut or fill over three (3) feet in height; or
 - c. Create trenching over two hundred (200) feet in length.(A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)
3. All building permits, including grading on vacant lots or parcels not previously processed in accordance with the provisions of this Chapter 24 of the Land Use Ordinance. (A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)

PROJECT REVIEW PROCEDURE

When a preliminary plat, site plan, planned development or conditional use permit or other application is located on sensitive lands, the Development Plan application is submitted as a companion application and processed concurrently. The Planning Commission will review the application(s) and on conditional use permits and site plan reviews they will approve, approve with conditions or deny the Development Plan application. On preliminary plats, or zone changes, the Planning Commission will forward a recommendation to the City Council. Following receipt of a recommendation from the Planning Commission, or on appeal, the City Council will hold a public hearing on the application and approve, approve with conditions, or deny the proposed Development Plan.

NOTE: To fully understand the requirements for projects on sensitive lands, you should request a copy of Chapter 24 of the Land Use Ordinance from the City of Hurricane Planning Department.

