

Mapleton City Planning Commission Staff Report

Meeting Date: December 12, 2013

Item: 4

Applicant: Mapleton City

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: N/A

Description: Consideration of an ordinance amending Mapleton City Code (MCC) Chapter 18.030.080 regarding the requirement for a grading permit in the Critical Environmental (CE-1) Zone.

BACKGROUND AND PROJECT DESCRIPTION

The Critical Environmental (CE-1) zone includes those areas of the City which, as the result of the presence of steep slopes, soil characteristics, flood hazards, erosion, mudflow or earthquake potential, wildfire hazards or similar natural conditions or environmental hazards are considered environmentally sensitive and fragile. MCC Chapter 18.030 outlines the standards and requirements in the CE-1 zone.

MCC Chapter 18.030.080.A indicates that a grading permit is required for grading activities in the CE-1 zone. The subsequent section (18.030.080.B) also refers to grading activities but does not specifically refer back to subsection A, which requires a grading permit. The proposed amendment simply clarifies that all grading activities, including those described in subsection B require a grading permit.

RECOMMENDATION

Recommend that the City Council adopt an ordinance amending Chapter 18.030.080 of the Mapleton City Code as described in attachment "1".

ATTACHMENTS

1. Proposed ordinance (changes shown in strikeout and underline).

Attachment “1”
(Changes shown in strikeout and underline)

CE-1 Zone

18.30.080: SPECIAL PROVISIONS:

- A. Grading: No grading, filling, plowing, or excavation of any kind including the activities described in section B of this title (see below) shall be commenced on land within the zone without first having obtained a grading permit from the city planning director, signed by the superintendent of public works, who shall not issue such permit until a grading plan, endorsed by a licensed civil engineer, following review and approval by the city engineer, shall have been approved in accordance with the provisions of section 18.30.070 of this chapter. Such a permit shall only be issued in relation with an approved development proposal for the property. Cutting roads, clearing vegetation, or otherwise disturbing the earth shall not be approved unless the applicant can show good cause to do so, as determined by the planning commission.
- B. Slope Protection: All land surface having a slope of thirty percent (30%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed except for the planting of additional vegetation, the addition of sprinkler irrigation systems, the establishment of required firebreaks or required access easements, or when such disturbance is specifically provided for under an approved site plan. No disturbance shall be permitted on any slide area as depicted in the Utah County natural hazards overlay landslide zones map until recommended by the city engineer based on adequate documentation to show that sliding is not a potential hazard and then only after approval is gained through the city council.