

33.632 Sites in Potential Landslide Hazard Areas

632

Sections:

- 33.632.010 Purpose
- 33.632.020 Where This Approval Criterion Applies
- 33.632.100 Landslide Hazard Approval Criterion

33.632.010 Purpose

The approval criterion for lands subject to landslide will help minimize public and private losses as a result of landslides. The approval criterion limits the creation of lots on land subject to landslide hazard in order to direct development away from hazardous areas. The approval criterion ensures that lots and development are located on a portion of the site that is suitable for development where the risk of a landslide is reasonably limited. In some cases, the approval criterion will result in requirements to stabilize sites through engineered solutions.

33.632.020 Where This Approval Criterion Applies

The approval criterion of this chapter applies to all proposals for land divisions where any portion of the site is within a potential landslide hazard area.

33.632.100 Landslide Hazard Area Approval Criterion

The following approval criterion must be met: Locate the lots, buildings, services and utilities on parts of the site that are suitable for development in a manner that reasonably limits the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site.

Determination of whether the proposed layout and design reasonably limits the risk of a landslide will include evaluation of the Landslide Hazard Study and will take into consideration accepted industry standards for factor of safety. Specific improvements, engineering requirements, techniques or systems, or alternative development options, including alternative housing types and reduced density (minimum or maximum), may be required in order to facilitate a suitable development that limits the risk to a reasonable level. Reductions to minimum or maximum density are done as part of the land division review, and do not require an adjustment.

(Added by: Ord. Nos. 175965 and 176333, effective 7/1/02; Amended by: Ord. No. 186639, effective 7/11/14; Ord. No. 188259, effective 3/31/17.)

