

Chapter 17.31: Sensitive Lands (SL) Combining District

§17.31.160. High Water Table Area Development Standards

A. Development in High Water Table Areas Shall Be Subject to the Following Standards:

1. Prior to the acceptance by the City of a petition for rezoning of property in the designated area, or before the submission of an application for preliminary subdivision in the designated area, it must be demonstrated to the satisfaction of the Planning Commission that the conditions and requirements contained herein can be met. Such petition, submission, or application shall be made through the Planning Commission.

2. Prior to acceptance by the City of an application for final subdivision plat or for a mobile home plan in the specified area, it must be demonstrated to the satisfaction of the Planning Commission that all of the conditions specified in the policy have been fully met and accomplished.

3. Drainage water from the proposed new development will not be placed upon or pass through other properties, except:

a. Where a preexisting drainage system of adequate capacity is already in use; or

b. Where a permanent drainage easement of a size sufficient to carry projected flows has been obtained and a statement from the owners of both the host and guest properties recorded on proper deeds in the Office of the County Recorder specifying the following:

1. That the City will be held harmless from all damages or injury resulting from water pollution and flooding from drainage crossing said property.

2. That the property owner will allow the owner of the easement to enter onto said property to maintain the drainage facility on said easement.

3. That the drainage channel can be placed in a pipe or culvert at such time as deemed appropriate by the owner of the easement.

4. Drainage from the proposed new development will not be placed in an irrigation ditch or irrigation canal, originally constructed for irrigation purposes, except where permission, in written and recorded instruments running with the land, has been granted by the irrigation company and all water users below the proposed development on the specific ditch or canal specifying the following:

a. That the City will be held harmless from all damage or injury resulting from

flooding, water pollution, or high ground water from drainage in the ditch or canal.

b. That the owner(s) of property which is the subject of a development plan will provide, and record with the County Recorder, a statement holding the City harmless from all damage when the project resulting from flooding or high water table.

c. That a disclosure statement be placed upon all subdivision plats in the subject area, stating that the subdivision lot is in an area potentially subject to flooding from high water table.

d. That drainage easements be granted to the City within the proposed development, as determined by the City Engineer, and drainage facilities be installed as part of the development at developer's expense.

5. No buildings shall be allowed to be constructed in a high water table area of the City where the building proposed to be built includes a basement, except according to the following standards:

a. Prior to the issuance of the building permit, the owner(s) shall produce a statement which has been recorded on proper deeds in the Office of the County Recorder stating that the City will be held harmless from all damages or injury resulting from flooding in a high water table area.

b. Prior to the issuance of any building permit with a basement, the applicant therefore shall submit to the Chief Building Official a certificate from a registered professional engineer indicating the method or design to flood proof the basement.

6. A comprehensive drainage and grading plan is to be submitted by the developer of any property within a high water table area and shall be approved by the City Engineer before final residential subdivision approval or approval for any commercial or industrial development or building on a single lot or lots. In the case of building development on a single lot or lots, the plan shall be submitted by the Chief Building Official. Such plan shall be subject to the following requirements:

a. Approval of, and signatures by, all irrigation and canal companies if their ditches or canals cross the development areas, or if surface or subsurface drainage is to outfall into the ditch or canal.

b. Quantities of runoff will need to be determined for the complete development

area by the rational or other standard engineering method of runoff. Procedures for the rational method of computation are outlined in ASCE Manual Engineering Practice No. 37 "Design and Construction of Sanitary and Storm Sewers."

c. At all outfall points from the development, quantities of runoff for a "ten year" storm shall be determined and indicated on the plan in cubic feet per second.

d. The capacity of any irrigation ditch, storm drain, or other channel shall be determined from the inlet point to the outfall point of said channel if it is to be used for runoff. If there is an insufficient capacity to handle added flows, it will not be used.

e. A topographic map shall be prepared indicating sufficient slopes in all areas to take surface drainage water into the designated street or storm drain. Water will not be allowed to pond any place other than a designated retention basin.

f. A plan of all proposed curbs, gutters, and crossgutters will need to be submitted. Such plan shall indicate on each curb the proposed grade, directions of flow, and quantities of flow. If the gutter capacity is less than that required for a "tenyear" storm, storm drains will be required.

g. French drains or sumps will be allowed in the developments as part of the drainage plans.

h. No building permit shall be issued in any development in the described area until the required subsurface and storm drainage system has been constructed and is in operable condition.

i. That accompanying the drainage and grading plan will be soil test provided by a licensed soil engineer for all areas in which underground private and public utilities will be installed. The engineer's statement must indicate what remedial action is anticipated to be taken to stabilize utility lines to assure that they will not shift, buckle, or lose alignment.

j. The said engineering plan shall include a crosssection of all proposed utility trenches showing configuration and type of materials to be used in backfill and as a "bed" for utility lines the same to be approved by the City Engineer.

3. Cul-de-sacs may serve no more than ten (10) dwelling units and shall be a maximum of four hundred (400) feet long. A suitable turnaround shall be provided at the end of stub streets.

4. Streets in hillside areas may intersect at a minimum angle of sixty (60) degrees, provided they meet all other legal requirements relating to the construction of streets.

5. Grades of collector and minor streets shall be permitted to exceed twelve (12) percent to a maximum of fifteen (15) percent for a distance not greater than three hundred (300) feet in any two thousand (2,000) feet of street distance.

6. The following minimum dimensions are to be utilized in the design of hillside streets:

a. All streets shall have suitable pavement edging such as curbs and gutters. Concrete gutters must be provided where street drainage is accommodated.

b. Sidewalks of not less than five (5) feet in width may be required on one side of minor streets and on both sides of a collector street.

c. Parking lanes eight (8) feet in width, shall be required on both sides of all public streets except where existing topography renders development adjacent to the street impractical; or where the street serves solely as an access road; or where an adequate number of offstreet parking spaces are provided on each lot adjacent to the street. Streets without parking lanes shall be provided with emergency parking stalls adequate to contain at least two (2) vehicles per lot.

d. The following travel lane widths shall be required in all hillside areas;

1. The side of a travel lane not adjacent to another travel lane shall be increased by two (2) feet.

2. Minor streets: Minor hillside streets shall have minimum travel lane of ten (10) feet.

3. Collector streets: Collector hillside streets shall have a minimum travel lane of twelve (12) feet.