

### **18.30.010: LEGISLATIVE INTENT:**

The 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.

The following is the intent and purpose of the city council in establishing the CE-1 zone:

- A. To reflect the Utah County natural hazards overlay zone, to delineate environmentally sensitive and fragile areas within the city and to establish standards and guidelines for the uses and development activities occurring thereon which recognize and appropriately balance: 1) the need for the preservation of the natural environmental conditions, 2) the need for mitigation of potentially adverse or unsafe conditions arising from development activities, 3) the protection of the interests of subsequent purchasers and occupants, and 4) the rights of current owners to the reasonable use of their property.
- B. To avoid or mitigate the effects of natural hazards from earthquakes, rockfall, debris flow, landslides, floods, fires and similar calamities and to reduce the potential for subsequent public involvement or expenditure in mitigation of such adverse or unsafe conditions occurring as a result of disruption of natural conditions from development activity.
- C. To protect and conserve the watershed for the culinary water supply, sensitive vegetation, soil, wildlife habitat, view sheds and other natural resources within the area.
- D. To facilitate and encourage the location, design, and construction of uses, development projects and building sites in the zone area which provide maximum safety and human enjoyment consistent with the efficient and economical use of public services and facilities, the natural limitations and the need for protection of the environment.
- E. To preserve the aesthetic appearance of the landscape. Because of the fragile nature of the land in this zone, special conditions and requirements are attached to developments occurring therein to promote the implementation of the purposes stated above and to mitigate the potential adverse aspects of developments in the area. The requirements set forth in this chapter are considered the minimum required in order to accomplish the purpose and intent for which this zone was established.
- F. To protect the health, safety and welfare of the residents of Mapleton.
- G. To place the liability and expense of evaluating the condition of potentially unstable land, and liability and expense for determining restrictions which should be placed on its development, upon geologists or engineers employed by the landowner.
- H. To restrict the development of land to those uses which do not present unreasonable risks to persons or property because of geologic hazards.
- I. To prevent fraud in land sales relating to the geologic conditions of real property.
- J. To restrict development in areas difficult to provide city services, such as water, fire protection, garbage collection and snow removal.

With the enactment of this chapter, it is the intent of the city council to authorize a governmental

function of regulation within the meaning of sections 63-30-3 and 63-30-10(1), (3) and (4) of the Utah code, as amended. (Ord. 2003-04, 2-5-2003, eff. 3-5-2003)