

19.73.030 Site selection and planning standards.

- A. To the maximum extent feasible, match the development program to the available land on the site:
- + 1. A site shall be selected that is suitable for the type of building or use being planned without major alterations to the site.
 - o 2. The minimum and maximum slope gradients that can work with each type of land use in the development program shall be considered. Compare the amount of land needed for the program with the amount of buildable land on the site. Select a site that best suits the type of building or use recognizing the particular opportunities and disadvantages of the site.
 - + 3. Avoid sites that show evidence of slope instability, landslides, avalanche, flooding, or other natural or man-made hazards. (See Chapters 19.75, "Natural Hazard Areas," and 19.74, "Floodplain Hazard Regulations.")
- B. Site buildings in a manner that preserves existing land forms (See Figure 1.):
- o 1. Each building shall be located so that it does not dominate the site.
 - + 2. To the maximum extent feasible, the most prominent areas of the site shall be left in their natural condition. Structures shall be screened using existing land forms and vegetation. (See Section 19.72.030H, "Tree and Vegetation Protection.")
 - + 3. To the maximum extent feasible, buildings should be placed in the following locations on a site:
 - a. Within tree masses to screen buildings;
 - b. At the edge of trees or land masses overlooking open space; or
 - c. In open areas where they are not visible from roads, trails, or other public lands.

Figure 1

Canyon Foothill continues to serve as a visual element in the site and surrounding areas.

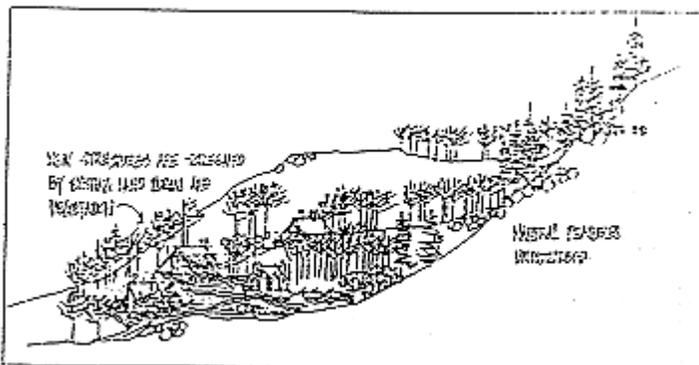


Figure 1. Canyon Foothill continues to serve as a visual element in the site and surrounding areas.

- C. Site buildings in a manner that preserves significant views (See Figure 2.):
- o 1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.
 - + 2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate views or obscure the views of others.

Figure 2

Site buildings in a manner that preserves significant views.

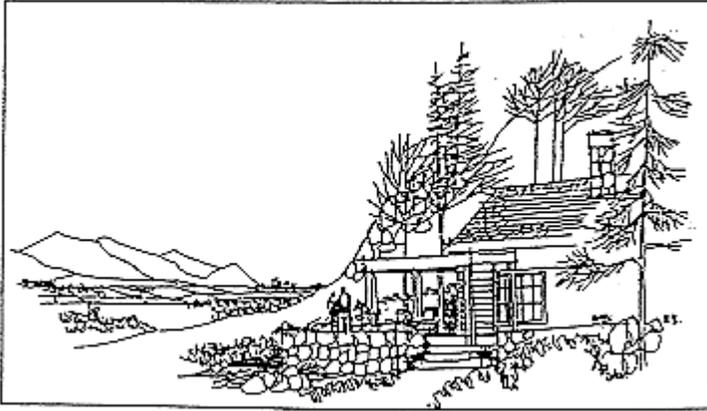


Figure 2: Site buildings in a manner that preserves significant views.

D. Site buildings so their form does not break prominent skylines (See Figure 3.):

+ 1. Buildings shall be sited off of highly visible places and designed so they are not obtrusive, do not loom out over the hillside, and do not break prominent skylines. Skylines are ridges or hilltops that do not have backdrops behind them. Heavily traveled roads or public areas are key vantage points.

Figure 3

NO: Site structures so their form does not break prominent skylines.

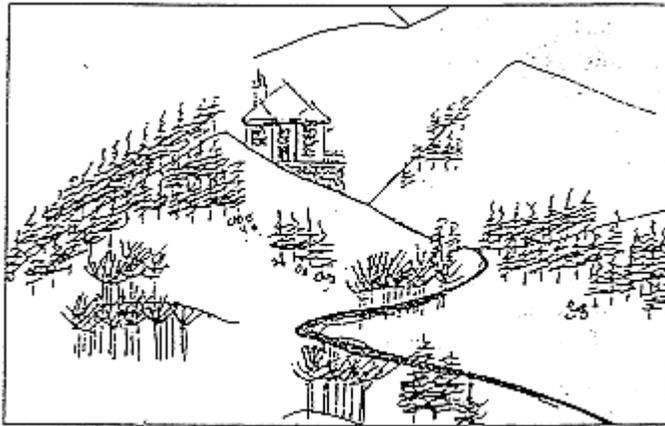


Figure 3: NO: Site structures so their form does not break prominent skylines.

E. Site buildings in a manner that preserves significant trees and vegetation (See Figure 4.):

+ 1. The building shall be sited in a place where a minimum amount of trees and vegetation will need to be removed. (See Section 19.72.040, “Establishment of limits of disturbance.”)

+ 2. New construction shall comply with Section 19.72.030H, “Tree and Vegetation Protection,” and Section 19.73.060 of this chapter, “Landscaping and Vegetation.”

Figure 4

Site buildings in a manner that preserves significant vegetation.

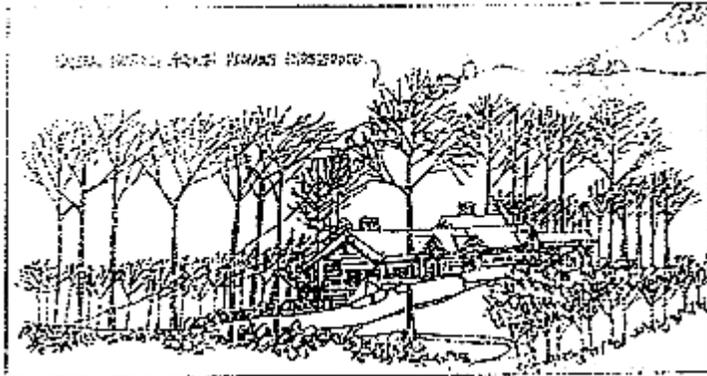


Figure 4: Site buildings in a manner that preserves significant vegetation

- F. Cluster buildings and parking, and coordinate neighboring developments (See Figures 5 and 6.):
- o 1. Clustering is encouraged to reduce the amount of land being disturbed and to share the cost of providing services, road and parking area maintenance, snow removal, etc. (See Section 19.73.090, “Access, circulation and off-street parking” of this chapter.)
 - o 2. Cooperation among adjoining land owners to achieve coordinated development is strongly encouraged. For example, clustering buildings and combining or sharing services into a central location reduces the number of access roads and parking areas within a site.

Figure 5

Cluster residential buildings and driveways to minimize disruption of natural features.



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Figure 6

Cluster businesses and access drive to minimize disruption of natural features.



Figure 6: Cluster businesses and access drives to minimize disruption of natural features.

G. Locate parking facilities to minimize their visual impact (See Figure 7.):

- + 1. Parking facilities shall be located so that they can be screened to blend into the natural environment and will not require backing onto a public street. (See Section 19.73.090 of this chapter, “Access, circulation and off-street parking.”)
- + 2. To the maximum extent feasible, parking facilities shall be located to the rear or side of main buildings facing away from a public street or where they can be screened so they do not dominate the streetscape. Parking facilities shall be designed to follow the existing topography and to provide adequate snow storage areas.

Figure 7

Locate parking facilities to minimize their visual impact.



Figure 7: Locate parking facilities to minimize their visual impact.

H. Place utility lines underground.

- + 1. To the maximum extent feasible, utilities shall be placed underground and within existing roadways or in established shoulders in order to minimize the impact to existing natural features such as natural vegetative patterns and land forms. (See Figure 8.)
- + 2. Tree cutting for utility corridors shall be feathered to reduce visual impacts. All disturbed areas shall be revegetated. (See Section 19.73.060, “Landscaping and Revegetation” and Section 19.72.030H, “Tree and Vegetation Protection.”)

Figure 8

Place utility lines underground.

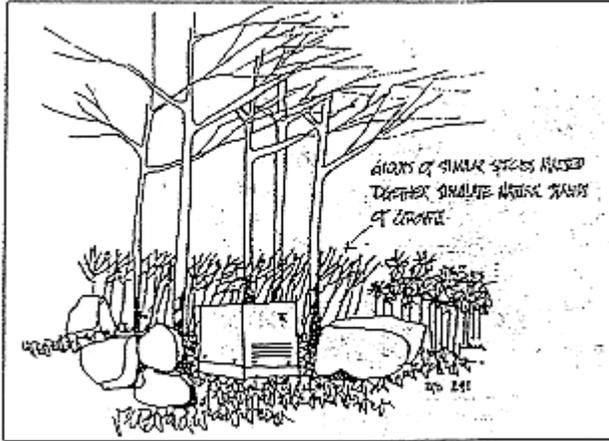


Figure 8: Place utility lines underground.

(Ord. 1417 § 3 (part), 1998)