

BINGEN MUNICIPAL CODE

Chapter 17.66

SLOPE HAZARD OVERLAY ZONE

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17.66.010 Purpose.

The purpose of this chapter is to provide a review procedure for development in those areas of the city identified in the Bingen Comprehensive Plan as having slopes in excess of fifteen percent to help protect human lives and property against unstable slopes or slopes subject to erosion or deterioration. (Ord. 440, Att. A (part) 1997).

17.66.020 Definitions.

“Development” means any excavation or change in topography, such as home construction, associated roads, driveways, septic tank disposal fields, wells and water tanks. It does not include mined land activities that may be permitted by local and state authorities, such as rock quarries and gravel and aggregate pits permitted pursuant to Section 17.42.050. (Ord. 440, Att. A (part) 1997).

17.66.030 Lands to which the chapter applies.

- A. No development shall be allowed on slopes in excess of 40% average grade.
- B. Slopes of average grade in excess of 15% but not more than 25% may be exempt from these requirements at the discretion of the building official upon evidence provided by the applicant that the slope is stable for purposes of the development proposed for the specific site.
- C. Slopes of 25%+ average grade shall be subject to this chapter. (Ord. 440, Att. A (part) 1997).

17.66.040 Engineering report.

Any proposed development in an identified slope hazard area shall be preceded by a written report by an engineering geologist or engineer who certifies qualifications to evaluate soils for development suitability. The written report of the engineering geologist or engineer shall certify

the development proposed may be completed without threat to public safety or welfare and shall be used to evaluate the development proposal. (Ord. 440, Att. A (part) 1997).

17.66.050 Conditions for approval of development.

In approving the building permit, the following conditions may be imposed to ensure site and area suitability.

- A. Maintain vegetation and eliminate unnecessary destruction of vegetation.
- B. Carefully design new roads and buildings with respect to:
 - 1. Placement of roads and structures on the surface topography;
 - 2. Surface drainage on and around the site;
 - 3. Drainage from buildings and road surfaces;
 - 4. Placement of septic tank disposal fields.
- C. Careful construction of roads and buildings to:
 - 1. Avoid cutting toe slopes of slump blocks;
 - 2. Provide careful grading around the site, avoiding over-steepened cut banks;
 - 3. Require revegetation of disturbed area as soon as possible.
- D. Other conditions may be imposed to reasonably ensure the development is protected from damage by mass earth movement. (Ord. 440, Att. A (part) 1997).