


ROLL CALL		
VOTING:	YES	NO
Mayor Wendy Pray (tie only)	[]	[]
Council member Lawrence Henry	[]	[✓]
Council member Dorel Kynasaton	[]	[✓]
Council member Paul MacArthur	[✓]	[]
Council member Kari Malkovich	[✓]	[]
Council member David Pratt	[✓]	[]

I move that this Ordinance be adopted.


Council Member

I second the foregoing motion.


Council Member

Ordinance No. 2019-0506

RESIDENTIAL BUILDING REGULATIONS REQUIRING A NATURAL HAZARD AND FLOOD HAZARD STUDY BE SUBMITTED WITH EVERY APPLICATION FOR OCCUPIED STRUCTURES AND HABITABLE SPACES.

WHEREAS; the City Council of the City of Woodland Hills wishes to protect human life and health; and,

WHEREAS; the City of Woodland Hills is aware of a potential risk of rockfall, debris flow, land slide, flooding and other such natural hazards; and

NOW THEREFORE; be it Ordained by the City Council of the City of Woodland Hills that:

1. Effective immediately

A Natural Hazards Study shall be required for every application for occupied structures and habitable spaces. With an **EXCEPTION** of a permit for renovation, remodel, or repair of an existing occupied structure or habitable space, if the proposed application does not expand the footprint or scale of the existing occupied structure or habitable space.

2. Natural Hazards Assessments shall meet the following requirements:

i. The assessment shall be prepared by a geologist or engineer licensed by the State of Utah who has at least four (4) years of experience in a responsible position in the field of engineering geology. The assessment shall be signed, dated and stamped by the preparer and include the qualifications of the preparer.

ii. The assessment shall be a site-specific engineering geology study and shall identify all known or suspected potential geologic hazards, originating on-site or off-site, whether previously mapped or unmapped, which may affect the proposed structure or use of land.

iii. The assessment shall identify the degree to which the hazards affect the proposed structure or use of land and recommend mitigation measures to adequately protect persons and property, including occupants and property improvements related to the proposed structures and uses, and to meet the standards of this ordinance.

iv. The assessment shall contain a detailed site map of the subject area showing any site-specific mapping performed as part of the geologic investigation, and including boundaries and features related to any natural or geological hazards, topography, and drainage. The site map

must show the location and boundaries of the hazard(s), delineation of any recommended setback distances from hazard(s), and recommended location(s) for structures. Recommended buildable and non-buildable areas shall be clearly identified.

v. The assessment shall contain trench logs and test pit logs, boring logs, aerial photographs, references with citations, and other supporting information, as applicable.

vi. The City Engineer shall determine whether the Natural Hazards Assessment meets the standards of this Section. The City Engineer may reject the assessment if the County Engineer finds that the professional geologist or engineer has insufficient training or experience, or if the County Engineer finds that the assessment is insufficient in depth, scope, or detail. The City Engineer may require that a supplemental or revised assessment be submitted.

vii. All recommended mitigation measures identified in the Natural Hazards Assessment shall be incorporated into the design of the proposed structure or use of land. In the event that the Natural Hazards Assessment provides alternative mitigation measures, the applicant shall elect which mitigation measures to implement, and the applicant shall submit a supplemental Natural Hazards Assessment confirming that the elected mitigation measures are sufficient to adequately protect persons and property and to meet the standards of this ordinance. The applicant shall submit engineered plans for the proposed mitigation measures, which plans will demonstrate how the mitigation measures will be incorporated into the design of the applicable structure or use of land. These plans shall be prepared by a professional engineer who is licensed to practice in the State of Utah and is qualified to develop such plans. The City Engineer may reject the plans if the City Engineer finds that the professional engineer has insufficient training or experience, or if the City Engineer finds that the plans insufficiently describe the proposed mitigation measures or do not meet the other requirements of this Section. The City Engineer may require that supplemental or revised plans be submitted.

viii. The City Engineer shall determine if the submitted plans sufficiently describe the proposed mitigation measures.

Upon the determination by the City Engineer that the Natural Hazards Assessment meets the standards of this section, the City shall issue a clearance which incorporates the uses, structures, and mitigation measures approved by the City Engineer.

3. STANDARDS

General Standard

The mitigation measures identified in the Natural Hazards Assessment shall be sufficient to provide adequate protection to persons and property, including occupants and property improvements related to the proposed structures and uses, and to meet the standards of this ordinance.

A. Site Investigation, Hazard Identification, and Mitigation Implementation

Occupied structures and habitable spaces, shall not be placed in, an area subject to rockfall, debris flow, landslides, or surface fault rupture, unless the site for such structure or use of land is investigated in the site-specific Natural Hazards Assessment and it meets the requirements of this Section and the mitigation measures identified in the Natural Hazards Assessment are all incorporated into the design of the structure or use of land and implemented. If the Natural Hazards Assessment finds that no mitigating measures are needed, then no mitigating measures are required.

B. No Covering Up

No use, construction, or grading shall be permitted or performed which would conceal, misrepresent, or cause to be unrecognized the presence of any natural hazard.

4. SPECIAL REQUIREMENTS

A. Certification by Engineer-Plans

When this Section requires the preparation and submittal of engineered plans, such plans shall be prepared by a professional engineer licensed to practice in the State of Utah and who is qualified to prepare such plans through experience and training. The required engineered plans shall bear on it a certification by the engineer that the plans implement all of the recommended mitigation measures. Prior to the City issuing any clearance to commence construction, the City Engineer shall determine if the requirements of this section have been met.

B. Certification by Geologist or Engineer

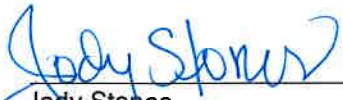
When a Natural Hazards Assessments is required by this for a structure, the Natural Hazards Assessment shall bear the signed certification of the Utah State licensed geologist or engineer, who has at least four (4) years of experience in a responsible position in the field of engineering geology, that the recommended mitigation measures are sufficient to provide adequate protection to persons and property. Prior to the City issuing any clearance to commence construction, the City Engineer shall determine if the requirements have been met.

This ordinance shall become effective immediately upon adoption by the City Council and posting of the ordinance in three public places within the City.

Passed and approved by the Woodland Hills City Council this 19th of November 2019.

Wendy Pray, Mayor

ATTEST:



Jody Stones
Recorder

CERTIFICATE OF POSTING ORDINANCE
For the City of Woodland Hills

I, the duly appointed and acting Recorder for the City of Woodland Hills, hereby certify that copies of the foregoing Ordinance No. 2019-05 were posted at three public places within the municipality this 19th day November of 2019 which public places are:

1. City Information Bulletin Board, 200 S. Woodland Hills Drive
2. Woodland Hills City Center, 690 S. Woodland Hills Drive
3. Woodland Hills Web Site, www.woodlandhills-ut.gov

Dated this 19th day November of 2019.



Jody Stones, Recorder