
DEVELOPMENT APPLICATION REVIEW CRITERIA

7.4.502: APPLICABILITY:

- A. A geologic hazard study shall be required in conjunction with the City's review of the following type of land development proposals unless otherwise exempted or waived:
1. New or updated master plans.
 2. In conjunction with rezoning requests when determined to be necessary by the Manager, City Engineer, Planning Commission or City Council.
 3. Preliminary plats.
 4. Final plats. A geologic hazard study is required if no report was reviewed in conjunction with the preliminary plat or development plan. Not required for replats of previous subdivisions in which buildings exist on each of the proposed lots, and no new structures (not including fences) or new building sites are being created. Manager may allow the study to be delayed until the submittal of a development plan. This option may be used where a final subdivision plat is submitted prior to the submittal of a development plan.
 5. Development plans (including expired development plans which are being reconsidered). A geologic hazard study is required if no report was previously reviewed in conjunction with the plat or development plan. Not required for development plans in which no building, nor additions to an existing building is proposed.
 6. Public improvement construction drawings.
- B. The Manager may request a site specific geologic hazard study in conjunction with a building permit for a new, reconstruction or an expansion of the building footprint of more than fifty percent (50%) of a single-family or duplex building where no previous geologic hazard study has been reviewed by the City as part of the master plan, zone change, development plan, preliminary plat or final plat. (Ord. 96-74; Ord. 99-166; Ord. 01-42; Ord. 09-78; Ord. 11-72; Ord. 17-26)