

ARTICLE 10:

HILLSIDE DEVELOPMENT OVERLAY

SECTION 2.10.010 PURPOSE AND INTENT

The intent of this Article is to provide regulations for development in hillsides that relates to topography, geology, hydrology, and fire risks. These regulations relate to the steepness of slopes and geologic conditions. The specific purpose of this Article is to ensure that Hillside Development occurs in a manner that:

- 1) Ensures public health, safety, and general welfare.
- 2) Provides for appropriate Hillside Development consistent with the allowed density provided by the zoning classifications.
- 3) Addresses potential risks that can result from steeply sloped sites and geologic hazard areas.
- 4) Minimizes potential hazards from fire, water, and unstable soils.
- 5) Helps ensure stability of steep slopes and protection of environmental resources.
- 6) Reduces potential risks associated with hillside erosion, sedimentation on lower slopes, and damage from landslides while providing flexible development standards.

SECTION 2.10.020 DEFINITIONS

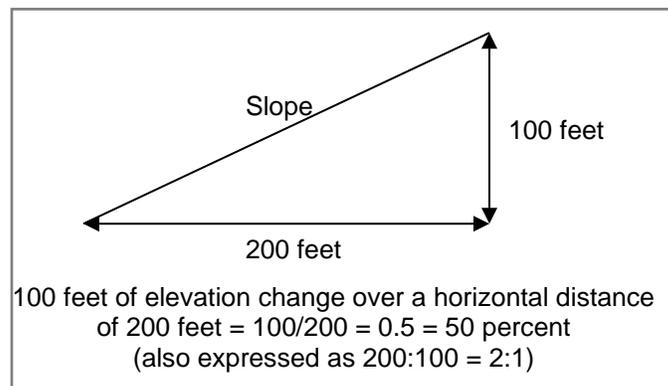
For the purpose of this Article, the following terms and phrases apply. If the general definitions in Section [1.1.110](#) of this Ordinance conflict, the following definitions take precedence:

- 1) **APWA:** American Public Works Association
- 2) **BENCH:** A relatively level step excavated into earth materials on which fill is to be placed.
- 3) **BENCHING:** The sidewall cutting in a stair step configuration, which minimizes the height of each vertical surface and reduces the total volume of soil removed.
- 4) **BEST MANAGEMENT PRACTICE (BMP):** A practice used to reduce negative impacts from a particular land use.
- 5) **CLEARING:** The cutting, mowing on the site, or removal of standing or fallen timber; the removal or moving on a site of stumps; or the cutting and removal of brush, grass, ground cover, or other vegetative matter from a site in a way that exposes the surface of the site.

- 6) **CONSTRUCTION AREA:** The total area of alteration of the naturally occurring ground surface resulting from construction activities.
- 7) **DEQ:** Department of Environmental Quality
- 8) **EROSION:** The wearing away of earth's surface as a result of movement of wind, water, or ice.
- 9) **EROSION CONTROL:** Measures that provide for erosion and sediment control for any clearing, grading, excavating, or stockpiling of material, including areas of less than one (1) acre of land and which do not require a DEQ 1200-C NPDES General Permit.
- 10) **EXCAVATION (CUTTING):** The mechanical removal of earth material.
- 11) **FILL MATERIAL:** A deposit of earth or other natural or manmade material placed by artificial means.
- 12) **FILLING:** The act of placing fill material, including the temporary stockpiling of fill material.
- 13) **GEOTECHNICAL ENGINEER:** A Professional Engineer, registered with the State of Oregon as provided by ORS 672.002 to 672.325, who by training, education, and experience is qualified in the practice of geotechnical or soils engineering practices.
- 14) **GEOTECHNICAL REPORT:** A report prepared and stamped by a State of Oregon Registered Geotechnical Engineer evaluating site conditions and recommending design and mitigation measures. This report will include steps necessary to reduce risks associated with development and to facilitate a safe and stable development. A geotechnical report must be prepared in accordance with this Article.
- 15) **GRADING/GROUND DISTURBANCE:** Any excavating and/or filling of the earth's surface or combination thereof that falls within the provisions of Section [3.1.040\(12\)](#) or [Chapter 6](#) of this Ordinance.
- 16) **LANDSLIDE:** Abrupt down slope movement of a mass of soil or rock, or imminent slope failure.
- 17) **MITIGATION:** An action designed to avoid, minimize, or eliminate project-induced impacts.
- 18) **NPDES:** National Pollution Discharge Elimination System.
- 19) **ODOT:** Oregon Department of Transportation.

- 20) **RIGHT-OF-WAY:** An area of land typically extending from the property/lot line of an abutting lot or parcel; intended primarily to be occupied by streets, public utilities, infrastructures, sidewalks, curbs, and gutters.
- 21) **SLOPE SETBACK:** A building's clearance (horizontal distance from an ascending or descending slope). Setbacks are required in most situations where a structure is to be built near a slope.
- 22) **SLOPE:** An inclined earth surface, the inclination of which is expressed as the ratio of a horizontal distance to a vertical distance (e.g., 2:1) or expressed as a percentage. For example, an incline that rises 100 feet in elevation over a distance of 200 feet can be expressed as "2:1" or "50%." Refer to Figure 2-9: Percent/Slope Calculations.

FIGURE 2-9: PERCENT/SLOPE CALCULATION



- 23) **STEP-BACKS:** Successive stories that recede farther back from the lower story. Step-backs are established to avoid excessive bulk of a structure.
- 24) **TERRACE:** A relatively level step constructed in the face of a graded slope for drainage and maintenance purposes.

SECTION 2.10.030 APPLICABILITY

The Hillside Development Overlay applies to areas within and identified on the City of Roseburg Slope Map, which is hereby adopted by reference and incorporated herein, or on lands having slopes greater than 12%.

- 1) Authority. The Director shall have the authority to review Hillside Development pursuant to Section [3.1.030](#).
- 2) Application and Submittal Requirements. No lands within the Hillside Development Overlay shall hereafter be developed or physically altered until plans have been approved that meet the minimum requirements of this Article.
 - a) Site Analysis: The following information shall be submitted by a Geotechnical Engineer registered in the State of Oregon as provided by ORS 672.002 to

672.325, who by training, education, and experience is qualified in the practice of geotechnical or soils engineering practices. Said engineer shall sign and stamp all plans and reports.

i) Site Development Submittal Requirements

A) A slopes analysis map with contour intervals of two (2) feet or less and a scale no less than 1 in. = 20 ft. indicating the location and amount of land with slopes greater than 12%. If the project is subject to a Density Transfer all categories shown below must be represented:

- 12% or less;
- 12.01–25%;
- 25.01–35%; or
- Greater than 35%.

B) Proposed finished contours map with contour intervals of two (2) feet or less and a scale no less than 1 in. = 20 ft.;

C) Surface and subsurface hydrological conditions including natural drainage courses, streams, floodplains, wetlands and ponding areas;

D) On areas having a slope of greater than 12%, prior to removal of any vegetation, plans shall show the location, species, and size of vegetation to be removed, along with data that identifies slope stability with and without such planting. Trees that measure 24 inches or more in diameter at breast height (DBH) , and multi-stemmed trees with one stem of at least 8 inches in DBH shall be identified and preserved to the extent possible. During construction, trees identified for preservation shall be protected with fencing around the drip line;

E) Plan showing location, species, size, and proposed re-vegetation;

F) Stormwater Plan consistent with requirements of the City of Roseburg's Storm Water Management Design Standards;

G) Proposed building envelopes, driveways and their grades, and other vehicular and pedestrian circulation routes;

H) Erosion and Sediment Control Plan shall be consistent with requirements in the DEQ Construction Storm Water Permit Guidance 1200-C NPDES General Permit and as specified for Hillside/Geologic Review Areas.

ii) Geotechnical Report Requirements

- A) The purpose and scope of the investigation;
 - B) A description of the geological characteristics of the site;
 - C) A determination of the nature, distribution, and strength of the existing soils and geologic characteristics of the site relative to their adequacy for the proposed development;
 - D) A determination of geological hazards that present a risk to life and property or adversely affect the use or stability of a public facility or utility;
 - E) A determination of appropriate grading techniques (ground preparation, clearing, unsuitable material removal, scarification, fill materials, compaction levels, etc.), and an assessment of the stability of proposed cut and filled slopes;
 - F) Designs of retaining walls and structures, as well as drainage systems;
 - G) Appropriate foundation designs and setbacks from toes/crests of slopes relative to the soil characteristics of the specific ;
 - H) Detailed reports of field investigations that provide: date of work done, investigative methods, sampling methods, locations and logs of borings/test pits, elevations of borings/test pits for reference of materials,
 - I) Conclusions and mitigation measures, if necessary.
- b) Type of Approval: Depending on the type of approval sought, the following information is required in addition to that required by 2.10.030(2)(a):
- i) Land Division: If a division of land is proposed in accordance with Chapter 6, prior to recording the plat a written certification shall be submitted from a registered Geotechnical Engineer verifying the recommendations of the Report were carried-out during the grading and/or construction infrastructure, or that needed changes in design were made based on the recommendation of and in conformance with the required Report.
 - ii) Site Plan Approval:
 - A) If site plan approval is applied for with the purpose of obtaining a building permit, prior to a final building inspection and/or the issuance

of a Certificate of Occupancy a written certification shall be submitted from a registered Geotechnical Engineer verifying the recommendations of the Report were carried-out during the construction, or that needed changes in design were made based on the recommendation of and in conformance with the required Report.

- B) Dimensions of all buildings and components (height, width, roof height, overhang, etc).
- C) Profile drawings and proposed finished grade of all sides of the building.
- D) Location, type and dimensions of all existing and proposed easements (e.g. water, sewer, access, etc.) and utilities
- E) If previously submitted Geotechnical Reports were prepared for the site, a Geotechnical Engineer may utilize said reports as supplemental information if said expert determines that the conditions of the site have not changed in such a way to make the report invalid. Referenced reports shall be supplied to the Director by the applicant.

2) Final Plans/As-Builts

Prior to final building inspection, as-builts shall be provided to the Director. As-builts shall provide the dimensions and grades of all required driveways and maneuvering/parking areas, the dimensions and location(s) of any retaining walls, the grades of all slopes exceeding 12% as well as the toe and crest of such slopes, and the location of all property lines and foundations of all structures, in addition to any other elements required upon Site Plan Review. As-builts shall be drawn at 1 in. = 20 ft. or larger scale with elevation contours at intervals of no more than two (2) feet.

3) Exceptions. If an applicant can meet any or all of the criteria listed below, the Director may waive applicable requirements of this Article.

- a) Submit evidence that slopes in excess of 12% do not exist on the subject property or a written and stamped statement from a Geotechnical Engineer that the area of the property impacted by the proposed work will be sufficiently set back from any slopes exceeding 12% and therefore no geologic hazards are increased.
- b) Demonstrate that the proposed work will comply with a Geotechnical Report that was previously prepared for the site and that all conditions noted in the Report are still present.

- c) Construction proposed is on land that has a grade less than 12% and is set back ten (10) or more feet from slopes that do not exceed a 2:1 slope.
- d) Construction is proposed that does not require a building or grading permit.

SECTION 2.10.040 DEVELOPMENT CRITERIA AND STANDARDS

When a proposal is submitted for land division, Planned Unit Development and/or Site Plan Review, said development shall comply with the following criteria and standards:

- 1) **Density Transfers:** The permitted density established by the underlying zoning may be increased for lands in the Hillside Development Overlay by transferring the rights to develop an area of land with qualifying slopes to another location contiguous to said areas. The area to be developed does not need to be within the Overlay. In addition to increasing the density of one portion of land by not developing another portion, the density may be further increased based on the total area of the undeveloped land and the "Level" for which the grade of the slopes qualify (see below). The total acreage of undeveloped slopes may be combined to determine the number of additional dwelling units, however, the number of additional dwelling units shall be based on whole numbers and not portions thereof. For example, if 1.95 acres of Level 2 and 0.5 acre of Level 3 are undeveloped, the total number of dwelling units that may be added to the density transfer is five (5) based on the following calculation: $(1.95ac \times 2 du) + (0.5ac \times 4du) = 5.9$ dwelling units.
 - a) Level 1 - the density increase for sites with slopes greater than 12% and up to 25% shall be increased by one (1) unit per acre of the qualifying sloped area.
 - b) Level 2 - the density increase for sites with slopes greater than 25% and up to 35% shall be increased by two (2) units per acre of the qualifying sloped area.
 - c) Level 3 - the density increase for sites with slopes greater than 35% shall be increased by four (4) units per acre of the qualifying sloped area.

In order to verify allowed increases in densities, calculations shall be provided with the application and documented with a topographic map that delineates the land area of each Level that shall be prepared and stamped by a licensed Professional Land Surveyor. . As a condition of density transfer, a deed restriction that ensures permanent retention of the undisturbed land area as open space shall be recorded with the Douglas County Recorder within 30 days of the site review approval and delineated as an easement on the recorded plat if a partition, subdivision or PUD is approved as part of the density transfer.

2) **Location/Features**

- a) Cluster, zero-lot-line, and other similar development is permitted in the Hillside Development Overlay and is encouraged as a means of preserving

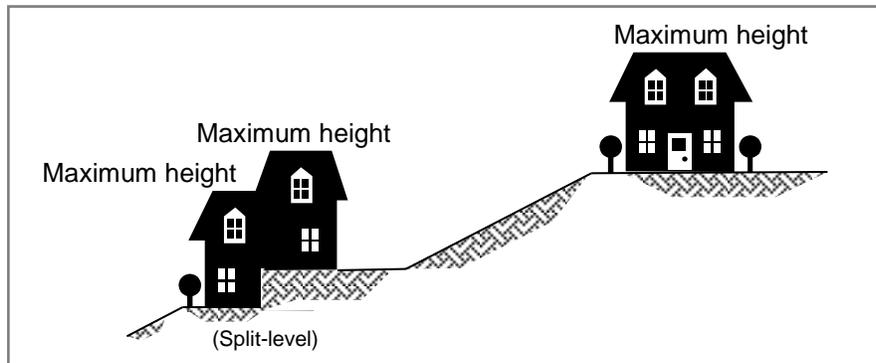
the natural hillside, reducing ground disturbances, and limiting vegetation removal. Under this concept, buildings should be grouped to leave steeper slopes undisturbed.

- b) Development plans are to indicate slope percentages by shading. If density increases are requested, plans are to include calculations to indicate the amount of area and available density to be applied elsewhere within the development.

3) **Building Height Measurement**

- a) The maximum allowable building height shall comply with the underlying zoning standards.
- b) Building height shall be measured as the vertical distance from the average plane of the exposed foundation to the highest point of the roof exclusive of chimneys, antennas, skylights, and similar features.. The average plane of the exposed foundation shall be calculated as follows: assign a numeric value of zero to the lowest corner of the exposed foundation; measure the elevation of all other exposed foundation corners relative to the lowest corner; calculate the average elevation of all exposed foundation corners. For split-level construction, each foundation shall be measured separately (refer to Figure 2-10: Building Height Measurement). Multi-level structures are encouraged to provide step-backs as a way of reducing the mass and bulk of such structures. No more than eight (8) feet of a buildings foundation shall be exposed. For the purposes of this Section, exposed shall be interpreted as not being covered by earth.

FIGURE 2-10: BUILDING HEIGHT MEASUREMENT



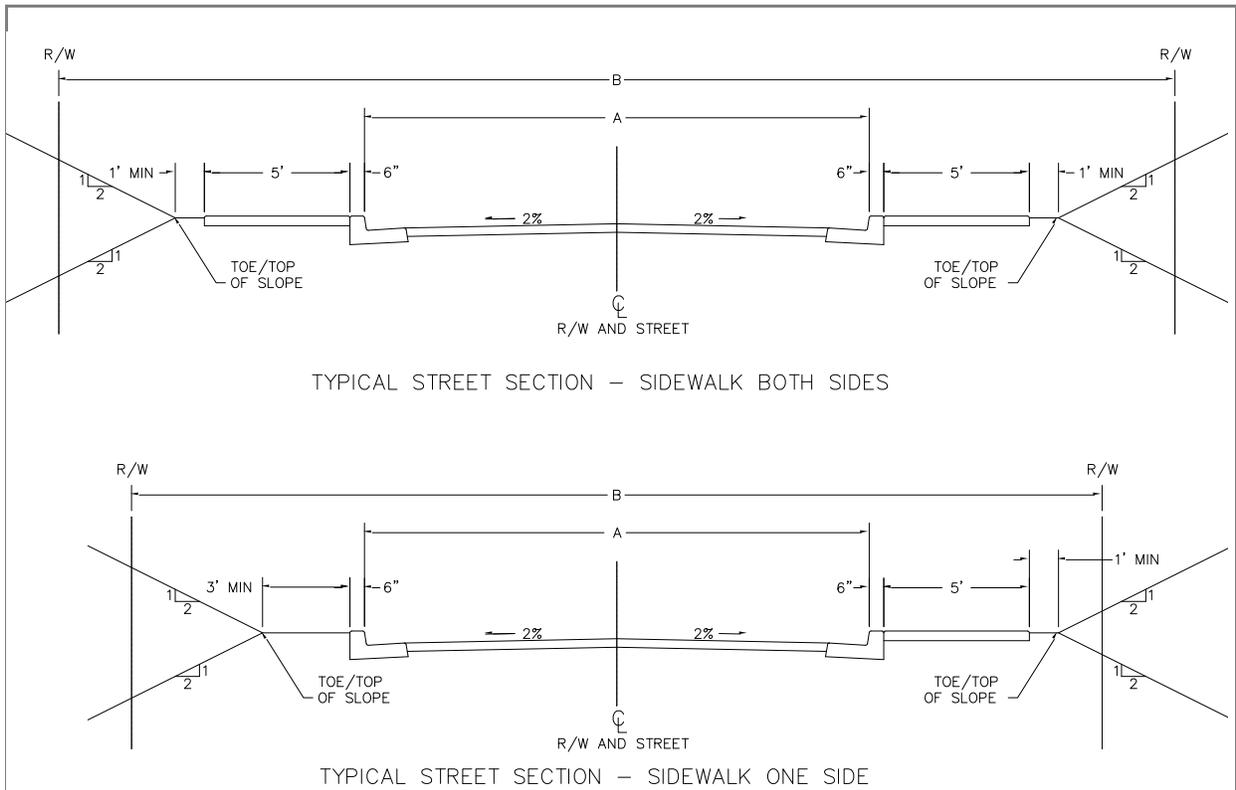
- 4) **Lot Size.** Minimum lot sizes and dimensions in the Hillside Development Overlay shall be established upon approval of a land division or Planned Unit Development based on the following minimum standards:

- a) Minimum lot area may deviate from the standards of this Ordinance based on the adjusted density granted by a Density Transfer, but no lot shall be less than 3,000 square feet for a single-family dwelling.

- b) Lot width and depth may be less than required by [Section 6.1.130](#), but no lot shall have a depth of more than two-and-one-half (2½) times the average width between the side lines.
 - c) Except as otherwise permitted for townhouses, each lot shall have frontage of not less than 35 feet upon a street.
 - d) Adjusted lot sizes shall conform to mitigation measures identified in the Geotechnical Report.
- 5) Yard Setbacks. Lots shall provide yard setbacks consistent with the underlying zoning, those allowed by an approved PUD or those recommended in an approved Geotechnical Report.
- 6) Pads. Split pad or stepped footings shall be used when possible to allow the structure to more closely follow the slope.
- 7) Foundations
- a) Foundations shall be in conformance with the requirements of Geotechnical Report and if required designed by a Geotechnical or Professional Engineer as provided by ORS 672.002 to 672.325.
 - b) Split-level foundations are encouraged when appropriate for the site contours.
 - c) When appropriate, based on recommendations included in the Geotechnical Report, multi-level building footprint shall be used to reduce scarring.
- 8) Access Standards
- a) Streets shall meet the standards included in the latest adopted City of Roseburg Transportation System Plan and as adopted by the Department of Public Works construction standards that are in effect at the time of the proposed development.
 - b) Alternative street standards depicted herein may be used in Hillside Developments as shown in Figure 2-11: Hillside Street Alternatives, unless otherwise required by the Director of Public Works and justified by the Geotechnical Report. Dead-end streets shall have an approved turn-around area; however, dead-end streets are discouraged.
 - c) Streets are to follow the natural terrain wherever feasible. Travel-ways, walkways, and parking areas are to be designed to parallel the natural contours of the site.
 - d) Driveways used to access onsite parking shall comply with Section 3.2.100 and the following criteria:

- i) the inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the center point to provide for emergency apparatus access.
- e) With the approval of the Fire Chief, driveways that are greater than 100 feet in length may have intermittent sections of grades up to a maximum of 20% provided that:
- i) The 100 foot distance back from the structure maintains the 15% grade described herein.
 - ii) Travel widths, turnouts, and level pad areas are provided as determined necessary for fire protection and emergency access purposes.
 - iii) An approved fire apparatus turnaround area having a grade no greater than ten percent (10%) is provided.
- f) Driveways shall conform to the width requirements of Section [3.2.100](#); however, the Director of Public Works and the Fire Chief may require additional width in order to meet the purpose and intent of this Ordinance.
- g) Parking shall meet the requirements of Section [3.2.010](#); in addition, when driveways serving commercial, industrial or multi-family development exceed 150 feet in length, one additional onsite paved parking area shall be provided for each additional 50 feet up to a maximum of five (5) spaces.

FIGURE 2-11: HILLSIDE STREET ALTERNATIVES



STREET DESIGNATION	ROW WIDTH "B"*	PAVING WIDTH "A"			SIDEWALKS**
		NO PARKING	PARKING ONE SIDE	PARKING TWO SIDES	
Local hillside residential streets	40 ft.	24 ft.	-	-	1 @ 5 ft.
	40 ft.	-	28 ft.	-	1 @ 5 ft.
	45 ft.	-	-	34 ft.	1 @ 5 ft.
	45 ft.	24 ft.	-	-	2 @ 5 ft.
	45 ft.	-	28 ft.	-	2 @ 5 ft.
	50 ft.	-	-	34 ft.	2 @ 5 ft.
Collector hillside residential streets with shared bike route permitted in place of standard collector subject to the provision below***	40 ft.	28 ft.	-	-	1 @ 5 ft.
	50 ft.	-	36 ft.	-	1 @ 5 ft.
	55 ft.	-	-	42 ft.	1 @ 5 ft.
	45 ft.	28 ft.	-	-	2 @ 5 ft.
	55 ft.	-	36 ft.	-	2 @ 5 ft.
	60 ft.	-	-	42 ft.	2 @ 5 ft.

* Slope easement or additional ROW may be required for cut and fill slopes. Cut and fill slopes necessary for street constructions are not allowed on private property unless a slope easement is obtained. No retaining walls or armoring rock allowed within ROW

** Sidewalks required on both sides of street unless the natural cross slope exceeds 15 percent or approved by Public Works Director.

*** Allowed where a demonstrated projection of a lack of bike use or where the cost of bike lane improvements would be excessively disproportionate to the need or probable use

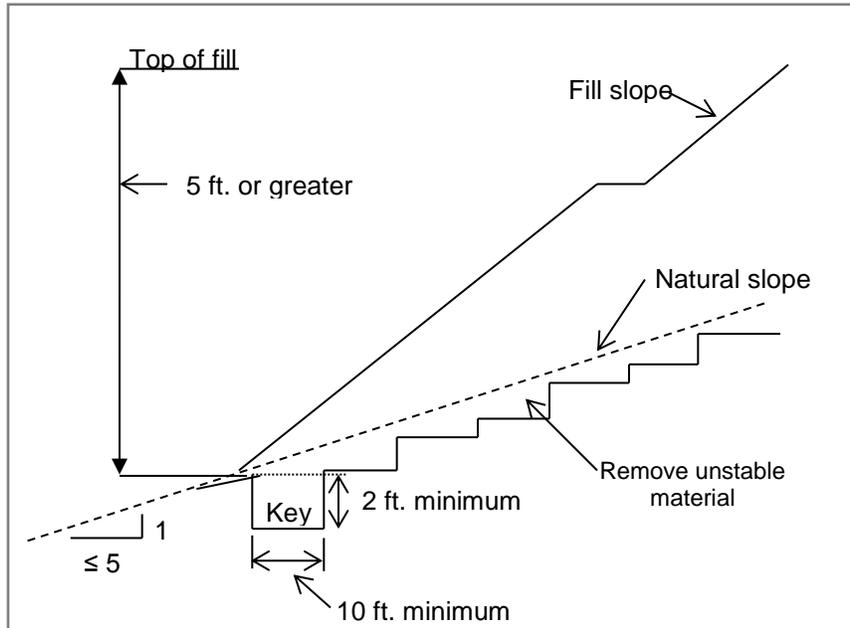
Lanes may have an offset centerline to allow wider uphill lanes to accommodate bicycles.

SECTION 2.10.050 GENERAL REQUIREMENTS

The following requirements are generally the minimums that apply to lands shown on the City of Roseburg Slope Map or having a slope of greater than 12%; however, based on information provided by an accepted and approved Geotechnical Report verifying that the intent and purpose of this Ordinance are being carried out and appropriate mitigations are identified and in place, the Director is authorized to allow for the recommendations contained in said report that may differ from the strict application of the following:

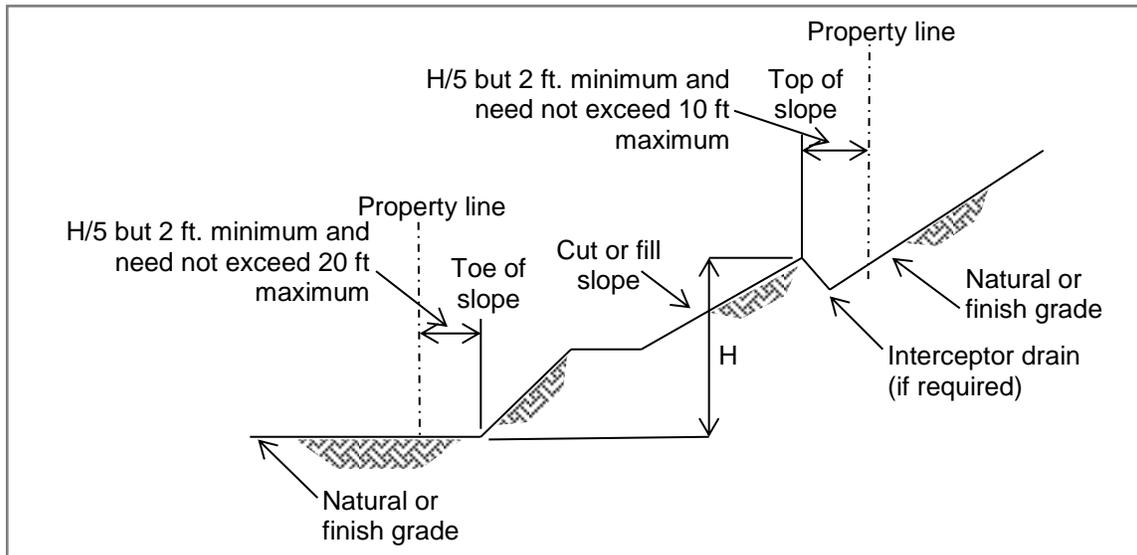
- 1) **Development Time Periods**
Grading, drainage improvements, or other ground disturbances on slopes of greater than 12% shall occur from April 15 to October 15; however, nothing in the Ordinance shall preclude immediate action to be taken in cases of emergency.
- 2) **Grading Requirements**
Preliminary grading plans shall be consistent with the latest version of the International Building Code (IBC) and shall comply with the provisions of this Article.
- 3) **Excavation Requirements**
Excavation requirements shall be consistent with the latest version of the IBC
 - a) **Cut Requirements**
The slope of cut surfaces shall be no steeper than is safe for intended use and shall be no steeper than 2:1 as shown on Figure 2-9: Percent/Slope Calculations, unless approved by a Geotechnical Report.
 - b) **Fill Requirements**
Ground surfaces shall be prepared to receive fill by removing vegetation, topsoil, and other unstable materials, and scarifying the ground to provide a bond with the fill material.
 - i) Where existing grade is at a slope steeper than 5:1 (20%) and the depth of the fill exceeds five (5) feet, benching shall be provided in accordance with Figure 2-13: Benching Details.
 - ii) Fill material shall not include organic, frozen, or other deleterious material. No rock or similar irreducible material greater than 12 inches in any dimension shall be included in fills.
 - iii) All fill materials shall be compacted to a minimum of 95% of maximum density per ASTM D-698 Standard Proctor Test.
 - iv) The slope of fill surfaces shall be no steeper than is safe for the intended use and shall be no steeper than 2:1 (50%), unless approved by a Geotechnical Report.

FIGURE 2-13: BENCHING DETAILS - SOURCE IBC 2003



- 4) Slope Setbacks Requirements for Cut/Fill Slopes
Slope Setback requirements shall be consistent with the latest version of the IBC.
- a) Cut and fill slopes shall be set back from property lines in accordance with this Section. Slope setback distances shall be measured perpendicular to the property line and shall be as shown in Figure 2-14: Drainage Dimensions.
 - b) The slope setback at the top of a cut slope shall be as shown in Figure 2-14, or what is required to accommodate any required interceptor drains.

FIGURE 2-14: DRAINAGE DIMENSIONS - SOURCE IBC 2003



- c) Where required to protect against adjacent properties at the toe of a slope from adverse effects of the grading, additional protection shall be included. Such protection may include but shall not be limited to:
- i) Setbacks greater than those required by Figure 2-14: Drainage Dimensions.
 - ii) Provisions for retaining walls or similar construction.
 - iii) Erosion protection of the cut and fill slopes.
 - iv) Provision for the control of surface water.

5) Erosion Control Requirements

Erosion control measures shall meet the latest adopted DEQ Erosion and Sediment Control Manual for erosion control requirements, including but not limited to:

- a) Construction of any building that disturbs one acre or more of land through clearing, grading, excavating, or stockpiling of fill material requires a DEQ 1200-C NPDES General Permit. This permit requires an Erosion and Sediment Control Plan and Best Management Practices (BMP) to be incorporated into land-disturbing construction work. BMPs are used on the project site to prevent erosion and control sediment runoff from the project site. Erosion control BMPs can be found in DEQ Construction Storm Water Permit Guidance 1200-C NPDES General Permit (2006).
- b) For construction on land of less than one acre, the minimum BMPs to consider include:

- A responsible agent shall be designated during project construction.
 - Scheduling to avoid earth-disturbing activities during wet weather.
 - Perimeter sediment controls.
 - Storm-drain inlet protection.
 - Site entrance and exit controls.
 - Non-storm Water pollution controls, such as materials use and waste management BMPs.
 - Covering or otherwise protecting stockpiles.
 - Projects that include slopes susceptible to erosion, including runoff and erosion prevention measures (see DEQ Erosion and Sediment Control Manual Sections 4 and 5 respectively).
 - The designated project agent or engineer should inspect BMPs regularly to identify areas in need of maintenance or improvement to minimize pollutant discharges.
 - Provide and maintain check dams in area where a concentration of water runoff may transport sediment.
- c) All man-made slopes four (4) feet or higher are to be planted with plantings suited to hillsides that will aid in erosion control and slope stability. Such plantings are to be appropriately irrigated until established and are self-sufficient.
- 6) Storm Water Drainage Requirements. Storm Water drainage shall meet the City of Roseburg's current storm water design requirements in the latest version of City of Roseburg Storm Water Management Design Standards.
- 7) Construction Standards shall meet the requirements in the latest adopted City of Roseburg Public Work's Construction Specifications and Standards Drawings.
- 8) Encroachment in the public right-of-way shall not be permitted, unless an encroachment permit is granted by the Department of Public Works.
- 9) Terraces and Retaining Structures
- a) Steep cut or fill slopes greater than 2:1 shall be retained with engineered retaining structures, such as stacked rock, retaining walls, rock buttresses or a functional equivalent engineered structure to control erosion and stabilize slope.

- b) Cut and fill faces on terraced sections shall not exceed a maximum height of 15 feet.
- c) Terrace widths shall be a minimum of three (3) feet for vegetation.
- d) Total cut slopes are not to exceed a maximum vertical height of 40 feet, provided that there is terracing at least every 15 feet in height to discourage massive slopes and encourage terraced landscape slopes.

Retaining structures four (4) feet or greater in height, as measured from the bottom of the footing to the highest point, are required to be engineered. Retaining structures at the toe of a slope or within six (6) feet of a foundation shall be engineered regardless of height.

Retaining structures shall follow the natural contours of the slope where feasible, and all materials used to construct retaining structures shall consist of native stone, poured-in-place concrete, pre-cast concrete block, or other approved material determined to be similar to and consistent with the those materials listed herein.

SECTION 2.10.060 VEGETATION REQUIREMENTS

- 1) When a Geotechnical Report is required, it shall inventory all existing vegetation that contributes to the stability of the slope. The Report shall also provide a site map that accurately documents the type, characteristics and location of vegetation that is recommended to remain for slope stability.
- 2) The removal of any vegetation from slopes greater than 12%, including trees, shall only be done when the required Geotechnical Report determines specific vegetation is not necessary to maintain the stability of the slopes.
- 3) Notwithstanding the provision listed above; generally, thinning is preferred over removal of native and specimen trees.
- 4) Ground disturbances outside the established building pad are to be done in such a manner so that the maximum number of trees can be preserved with care taken to preserve specimen trees. Trees that are determined to be essential for slope stability shall be flagged and fencing shall be erected at the edge of each drip line. Any vegetation cited as being essential to slope stability shall be replaced with similar vegetation if said vegetation is damaged or removed.

SECTION 2.10.080 BLASTING

Blasting methods shall be consistent with Section 00335 – Blasting Methods and Protection of Excavation Backslopes in ODOT/APWA Oregon Standards Specifications Part 00300 – Roadwork (2002), and be in conformance with the requirements of the City of Roseburg Municipal Code.

SECTION 2.10.090 ENFORCEMENT

The City's enactment and enforcement of this Ordinance shall not be construed for the benefit of any individual person or group of persons other than the general public.

As provided herein, the Director of Community Development is given the authority to interpret, apply, and enforce this Ordinance to accomplish the stated purpose.

The City may withhold, condition, or deny development permits or activity approvals to ensure that the proposed action is consistent with this Ordinance.

The City is authorized to make site inspections and take such actions as necessary to enforce the provisions of this Ordinance. A City representative may enter onto private property with the consent of the owner, occupant, or pursuant to warrant. When a designated hillside area has been altered in violation of this Ordinance, all ongoing development work shall stop and the area shall be restored. The City shall have the authority to issue a stop work order to cease all ongoing development work, and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of provisions of this Ordinance. Any development carried out contrary to the provisions in this Ordinance shall constitute a public nuisance and pose a risk to the public health, safety, and welfare. (Ord.3274, 8/07)