

ORDINANCE NO. O-41-2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
TO REPEAL AND REPLACE SECTION 17.60.130
RETAINING WALL CONSTRUCTION STANDARDS

PREAMBLE

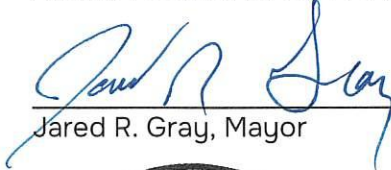
WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code to repeal and replace Section 17.60.130 (Retaining Wall Construction Standards), as described in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Eagle Mountain City, Utah as follows:

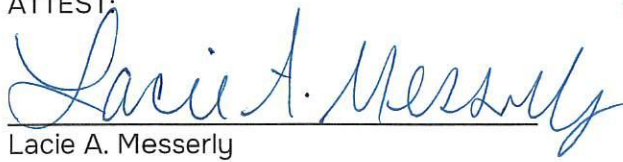
1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider repealing and replacing Eagle Mountain Municipal Code Section 17.60.130 (Retaining Wall Construction Standards), as described in Exhibit A.
2. Section 17.60.130 of the Eagle Mountain Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.
3. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.
4. This Ordinance shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of September, 2026.

EAGLE MOUNTAIN CITY, UTAH


Jared R. Gray, Mayor

ATTEST:


Lacie A. Messerly

City Recorder

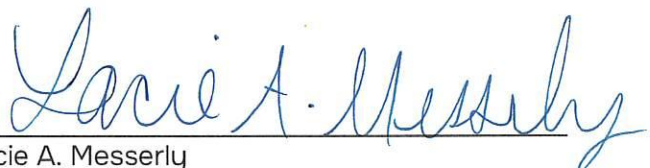


CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 1st day of September, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish
☒ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☐ Rich Wood	☐ Rich Wood	☒ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright





Lacie A. Messerly
City Recorder

Posted on 9/3/2026 by SA.

Exhibit A

17.60.130 Retaining Wall Construction Standards

A. Appearance/Materials

1. Retaining walls' colors and materials shall harmonize with the surrounding natural landscape. Use of rock (e.g., boulders with diameters greater than one foot), masonry, decorative concrete, stone, manufactured concrete units (modular block walls), and reinforced concrete is allowed.
 2. Unreinforced CMU or stacked concrete blocks, gabion walls, railroad ties, large timbers, or free-stacked tiers of loose materials are not allowed for purposes of establishing a formal retaining wall.
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B. Design Requirements

1. Retained Height. For purposes of this section, retained height shall be measured as the vertical distance from the finished ground surface immediately below the exposed face of the retaining wall to the finished ground surface immediately behind the wall.
2. Surcharge Loads. A surcharge load is any permanent or temporary load that increases lateral pressure on a retaining wall, including but not limited to roadways, driveways, parking areas, buildings, foundations, utilities, sloping backfill, construction equipment, stored materials, snow storage, adjacent retaining walls, and hydrostatic pressure resulting from inadequate drainage.
3. Wall Types.
 - a. Prescriptive Gravity Retaining Wall. A prescriptive gravity retaining wall is a retaining wall that resists earth pressures primarily through its own weight and mass, including rockery walls, non-reinforced segmental retaining walls, stacked boulder walls, and similar systems. Prescriptive gravity retaining walls may be used only where permitted by this section and the adopted Building Code. The maximum allowable retained height for a prescriptive gravity retaining wall is 4 feet. Prescriptive gravity retaining walls are not allowed where surcharge loads will occur. Design drawings or applicable City-approved standard details shall be submitted to the City as part of the development review or building permit process, when required.

- b. Engineered Retaining Wall. An engineered retaining wall is a retaining wall required by this section or the adopted Building Code to be designed by a Professional Engineer licensed in the State of Utah. The design shall be based on a geotechnical investigation prepared by a qualified geotechnical engineer. Engineered retaining walls may include reinforced concrete walls, reinforced CMU walls, cantilever walls, counterfort walls, mechanically stabilized earth (MSE) walls, geogrid-reinforced segmental retaining walls, soil nail walls, anchored walls, tieback walls, engineered gravity walls, and other engineered retaining wall systems.
- 4. Building Permits. Retaining walls four (4) feet tall or shorter with no potential for vehicle loading or other surcharge loading above the wall can be designed as prescriptive gravity walls and do not require a building permit. Retaining walls four (4) feet tall or shorter that are intended to support vehicle loading or other surcharge loads shall be designed as an engineered retaining wall and will require a building permit. All retaining walls over four (4) feet tall shall be designed as an engineered retaining wall and will require a building permit. Retaining walls adjacent to public improvements, supporting roadways, supporting buildings, or supporting utilities shall be designed as an engineered retaining wall and will require a building permit.
- 5. Maximum Height
 - a. Retaining walls on residential property shall not exceed six (6) feet in exposed wall height from finished grade to the top of the wall.
 - b. Retaining walls on commercial, industrial, or institutional property shall not exceed ten (10) feet in exposed wall height from finished grade to the top of the wall.
 - c. Measurements shall be taken at each end, each corner, the point of maximum wall height, and at intervals not exceeding ten (10) feet along the wall.
- 6. Multiple Retaining Wall Tiers
 - a. When more than one retaining wall is constructed on a property, a terrace shall be provided between the top of the lower retaining wall and the base of the upper retaining wall.

- b. The maximum-height requirements of this section shall apply to each individual wall.
 - c. The minimum horizontal terrace width shall be two (2) times the retained height of the lower retaining wall.
 - d. Tiered retaining walls that do not meet the required separation shall be designed as a single engineered retaining wall system.
 - e. The surface slope of terrace shall not exceed a 5:1 slope gradient (or 20 percent).
7. Engineering documents submitted for review shall address, as applicable:
- a. Active, passive, and at-rest lateral earth pressures
 - b. Permanent and temporary surcharge loads.
 - c. Surface drainage.
 - d. Wall material durability.
 - e. Hydrostatic loading and subsurface drainage.
 - f. External and internal stability.
 - g. Global stability.
 - h. Sliding and overturning.
 - i. Bearing capacity and settlement.
 - j. Wall, footing, connection, tieback, anchor, and soil-reinforcement design.
 - k. Seismic loading.
 - l. Backfill specifications and compaction requirements.
 - m. Potential effects on adjoining property, public improvements, utilities, drainage facilities, and slopes.
8. Drainage shall be designed to prevent hydrostatic pressure behind the wall and discharge to an approved location without adversely affecting adjoining property or public improvements. Surface drainage shall not be allowed to flow uncontrolled over the face of the wall or pond behind the wall.
9. Boulders used in rockery retaining walls shall be durable, resistant to weathering, and placed in a stable configuration. The City Engineer may require laboratory testing or material certification when the suitability of the proposed rock is uncertain.

C. Building Code Compliance

1. All retaining walls shall comply with the City's adopted International Building Code and other applicable construction codes adopted by the State of Utah and the City.
 2. Nothing in this section shall be interpreted as modifying a requirement of the applicable construction codes unless the City is specifically authorized to adopt and enforce the modification. Requirements governing wall location, maximum exposed height, tiering, drainage discharge, protection of public improvements, and land-use approval shall apply in addition to applicable construction code requirements.
 3. A building permit shall be required whenever required by the adopted Building Code.
 4. Retaining walls requiring a building permit shall be designed by a Professional Engineer licensed in the State of Utah unless specifically exempted by the adopted Building Code.
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D. Inspections

Engineered retaining walls shall be inspected in accordance with the adopted Building Code. The Building Official may require special inspections, testing, construction observation, or a final letter of substantial conformance prepared by the Engineer of Record. Required inspections may include the following.

1. Foundation excavation and subgrade preparation;
2. Footing forms and reinforcement;
3. Wall reinforcement, connections, anchors, and tiebacks;
4. Drainage aggregate, drainage pipe, filter fabric, and outlets;
5. Backfill material, lift thickness, moisture conditioning, and compaction;
6. Geogrid type, length, elevation, orientation, connection, and placement;
7. Rockery material and placement;
8. Concrete placement and testing; and
9. Final construction and drainage.

MSE retaining walls required continuous inspection during construction. A qualified third party inspector shall be on site at all times during construction to ensure proper installation procedures are followed.

E. Prohibited Locations and Property Line Requirements

1. No retaining wall or retaining wall system shall be constructed along a property line.
2. No retaining wall or retaining wall system shall be constructed within a recorded public utility easement, municipal easement, drainage easement, or drainage wash easement without written approval from the City Engineer.
3. Where other utility providers have facilities or rights within a public utility easement, written approval shall also be obtained from each affected utility owner prior to construction.
4. A minimum of one (1) foot shall be maintained between the nearest edge of a footing or base and the adjoining property line.
5. A minimum of three (3) feet shall be maintained between the face of the retaining wall and the adjoining property line.
6. Retaining walls that run perpendicular to a property line may be constructed across the property line or across multiple properties where all affected property owners agree to the construction and the City approves the design.