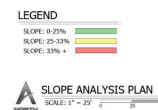
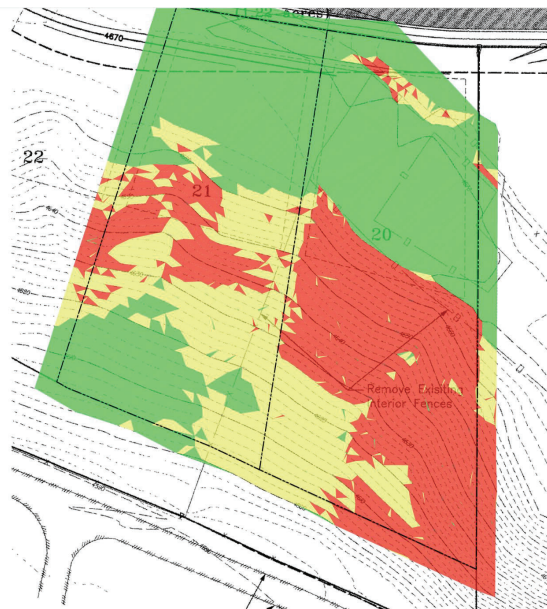


SPANISH FORK

PRIDE & PROGRESS

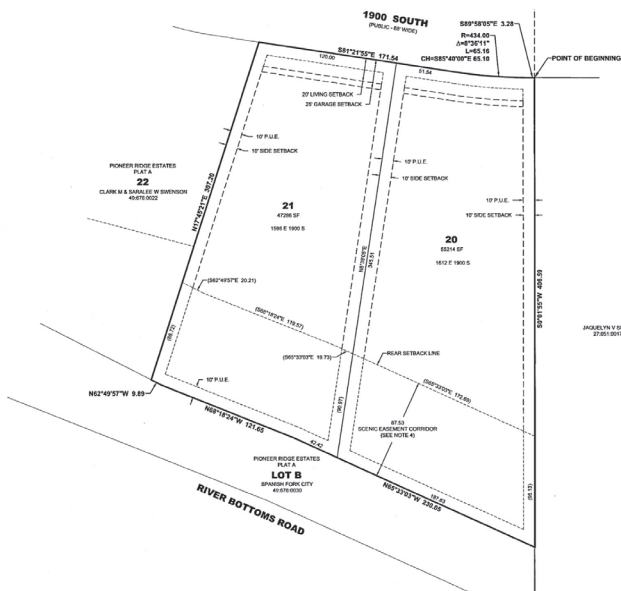
Discussion On Letter About HillSide Ordinance and Scenic Easement



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PRIDE & PROGRESS

Scenic Easement



- FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
4. IN ORDER TO PRESERVE THE SCENIC CORRIDOR'S NATURAL BEAUTY AND TO MAINTAIN IT AS OPEN SPACE: (I) FUTURE DEVELOPMENT IS HEREBY PROHIBITED IN THE SCENIC CORRIDOR; (II) NO OUTSIDE STRUCTURES SHALL BE CONSTRUCTED OR PLACED IN THE SCENIC CORRIDOR; (III) NO EXCAVATION OR DIGGING OF ANY KIND SHALL OCCUR IN THE SCENIC CORRIDOR; (IV) THERE SHALL BE NO DUMPING OR STORAGE OF LANDSCAPING OR ANY OTHER MATERIALS IN THE SCENIC CORRIDOR; (V) FENCING WITHIN THE SCENIC CORRIDOR IS PROHIBITED; (VI) THERE SHALL BE NO ACCESS INTO OR THROUGH THE SCENIC CORRIDOR FROM RIVER BOTTOMS ROAD; (VII) THE PLANTING OF NATURAL GRASSES, FLOWERS AND TREES INDIGENOUS TO THE SCENIC CORRIDOR SHALL BE PERMITTED SO LONG AS THEY BLEND IN TO THE SURROUNDING AREA; AND (VIII) OTHER RESTRICTIONS AND REQUIREMENTS PERTAINING TO THE MAINTENANCE AND UPKEEP OF THE SCENIC CORRIDOR ARE SET FORTH IN THE COVENANTS CONDITIONS AND RESTRICTIONS FOR PIONEER RIDGE ESTATES.
 5. SUBDIVISION IS SUBJECT TO A NO ACCESS LINE FROM THE BACK OF BUILDING LOTS THAT





Hillside Ordinance

[15.4.16.170 Hillside development -](#)



SPANISH FORK

PRIDE & PROGRESS

Keep the Easement restricting the addition of building structures within the Easement. Rock Walls and private watering systems should be allowed within the easement area to lower and/or protect from fire risk. I am okay with constructing rockeries, maybe limit them to a certain height and how many tiers can be constructed to minimize disturbance.

Purpose and Intent. The standards, guidelines and criteria of this section are intended to:

1. Protect the public from flooding, erosion and other environmental hazards that may result from the development of sensitive hillsides;
2. Minimize the threat and consequential damage of fire in hillside areas;
3. Preserve natural vegetation, geologic features, wildlife habitat and open space;
4. Minimize the amount of grading and earthwork, including street excavation and site grading;
5. Design and construct roads, where necessary, in such a way as to minimize scars from cuts and fills and to avoid permanent scarring of hillsides and other sensitive land areas, and to make them easily accessible for fire protection, snow removal, school buses, and emergency vehicles; and
6. Preserve and enhance visual and environmental quality.



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- No person shall be permitted to grade, excavate, fill, erect any structure, or otherwise disturb an undisturbed hillside area that exceeds a 3H:1V slope.
- No structure, primary or accessory, shall be located within 20 feet of a 3H:1V slope. No slope in excess of 10H:1V shall be disrupted without first obtaining a land disturbance permit, described in paragraph D.
- **Recommend defining Structures. The main concerns is homes and accessory structures**



SPANISH FORK

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Allow retaining walls on the hillside?

- Would recommend putting a height restriction
- Structures still 20 feet from original top of hillside. This would be for landscaping only
- Recommend requiring landscaping plan and irrigation plan
- Would require a stabilization study and building permit
- Recommend requiring a erosion plan for during and after construction.
- Require the erosion control plan with the stabilization study



SPANISH FORK

PRIDE & PROGRESS

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- Would not recommend allowing buried pressurized water lines in the hillside
- Option could be sprinklers at the top of the hill spraying down. Would not specify this in the code.
- Option could be sprinklers or a hose lying on top of a hillside spraying down. Would not specify this in the code
- This would make it easy to see leaks and water would run down the hill instead of soaking into the hill



SPANISH FORK

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[2010 KSL News Article](#)

- The hillside that collapsed was actually a three-tiered backyard: three terraces with rock retaining walls at each level. The terraces had lawns with buried sprinklers.
- City engineers believe excess water in the soil caused the walls to come tumbling down.
- This is not a new issue for these neighbors. The same backyard collapsed at least once before, triggering a lawsuit and a protracted legal battle.
- That landslide three years ago was also blamed on a broken water pipe, just two weeks after the Tran family moved in.
- City officials insist the engineering was sound and the backyard should have been safe -- but the hillside was apparently undone by a problem with lawn sprinklers that's quite common.



EST. 1855

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Allow property owners abutting the Easement to remove large scrub oaks and sagebrush on their property within the Easement area.



- The idea of cleaning up the sagebrush and other undergrowth beneath the scrub oak could be good, but maybe limit how much scrub oak can be removed.
- The concern is stripping the hillside clean that could lead to debris flows, erosion or slope instability.
- Allowing this with monitoring and a erosion control plan if too much vegetation is removed.



SPANISH FORK

PRIDE & PROGRESS

Review and modify the boundaries of the Easement where needed to reflect a more realistic northerly contour line taking into account the natural vegetation areas and existing slopes to be protected. When the original easement line was created it is obvious this was not done which has contributed to the increased fire risk. When we recently modified our small portion of the easement boundary, it was using this logic that staff supported us in creating a better boundary line.

No objections to this on future scenic easements

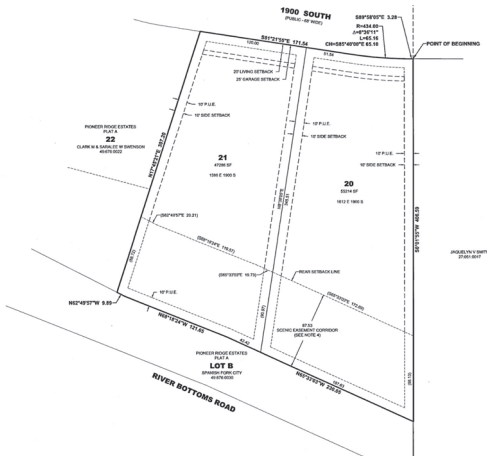


SPANISH FORK

PRIDE & PROGRESS

The City should install a fence along the southerly portion of the easement. This was done a few years ago but only for the trail area abutting the easement. Large portions of the easement are left unfenced or very poorly fenced. The City should have and maintain a quality fence along the easement it controls.

No objection on homeowners installing fence along their property line.



SPANISH FORK

PRIDE & PROGRESS

Remove the easement fencing restrictions and allow neighbors to landscape within the Easement area. This is probably the easiest and most cost effective solution. Neighbors will better protect their own property from fire risk than the City will ever do with your limited resources as the neighbors will take more care in using what they already own versus what the City restricts them from better using.



Concerns with landscaping a hillside would be over saturation of the soils and having proper erosion control.

Would want to prevent pressure pipes in the hillside Would want to prevent tearing out vegetation and having erosion issues.



SPANISH FORK

PRIDE & PROGRESS

Remove the livestock restrictions of the easement. Sheep and goats are very effective at reducing weeds and fire risk and are used extensively across the western United States for this purpose.

Livestock is not mentioned in the Hillside Development Code.
This must be referring to a different code that talks about livestock..
If allowed it would be recommended to limit the number of livestock, how long they are allowed, and specify what types of livestock are allowed to not create an erosion issue.



SPANISH FORK
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If the City desires to keep the hillside in a “natural state” and not allow any of the above suggestions to be implemented, then the City is continuing to endorse the increased fire risk on private property. While it is certainly within your purview to do so, this approach should require the City having crews come into the easement area at least annually and remove dead brush, cut down the weeds, etc., and whatever else is needed to keep the fire risk lower.



This is not a Engineer comment but a question for the City as a whole.





Questions and Direction

