

1 **13.76.700: FILL WORK AND LAND EXCAVATIONS; SPECIAL REQUIREMENTS:**

2 A. Purpose And Intent: This section is adopted to promote public safety and the general public welfare; to protect
3 property against loss from erosion, earth movement and flooding; to maintain a superior community environment;
4 to provide for the continued orderly growth of the city; and to ensure the maximum preservation of the natural
5 scenic character of major portions of the city by establishing minimum standards and requirements relating to
6 land grading, excavations, and fills, and procedures by which these standards and requirements may be enforced.
7 It is intended that this section be administered with the foregoing purposes in mind and specifically in an attempt
8 to:

- 9 1. Ensure that the development of each site occurs in a manner harmonious with adjacent lands so as to
10 minimize problems of drainage, erosion, earth movement and similar hazards.
- 11 2. Ensure the public lands and places, watercourses, streets, and all other lands in the city are protected
12 from erosion, earth movement or drainage hazards.
- 13 3. Ensure that the planning, design and construction of all development will be done in a manner which
14 provides maximum safety and human enjoyment and except where specifically intended otherwise, makes
15 such construction as unobtrusive in the natural terrain as possible.
- 16 4. Ensure the maximum retention of natural vegetation to aid in protection against erosion, earth
17 movement and other hazards and to aid in preservation of the natural scenic qualities of the community.

18 B. Permit Required:

- 19 1. Grading permits are required for work on new developments, construction projects, rivers, washes,
20 streams, floodplains, detention basins, dams, ditches, drainage culverts, slopes in excess of fifteen percent
21 (15%), rock pits, roads, utilities, well drilling and clearing of any site which contains significant trees
22 and/or vegetation. Permitted and nonpermitted work shall not encroach nor impact on adjacent properties.
23 Sanitary (garbage) landfills and hazardous material depositories shall not be allowed. A grading permit
24 may be combined with a building permit.
- 25 2. For work requiring a permit, plans and specifications shall be completed by a registered professional
26 engineer and/or a registered professional landscape architect or registered professional arborist.
- 27 3. Retaining walls associated with residential uses in excess of four (4) feet which support finished
28 grading of cuts or fills. Plans shall be designed and submitted in accordance with 13.76.700 (F)
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30 F. Standards And Specific Requirements For Grading:

- 31 1. All grading, fill work and excavation shall comply with the requirements set forth in this chapter in
32 addition to other requirements of this code.
- 33 2. All grading and excavation in or contiguous to residential neighborhoods shall be carried on between
34 the hours of eight o'clock (8:00) A.M. to seven o'clock (7:00) P.M. and shall comply with the city's noise
35 ordinance.
- 36 3. All graded or disturbed surfaces of excavations, and all equipment materials and roadways on the site
37 shall be dampened or suitably treated, managed, or contained to prevent the deposit of dust on
38 neighboring properties; all materials transported to or from the site shall be so contained during
39 transportation as to prevent spillage on streets or other property outside of the site.
- 40 4. Maximum, unretained or exposed slope of a permanent cut and fill area shall be thirty percent (30%).
41 The city engineer may require the percent of slope of a cut or fill to be reduced if it is found that the cut or
42 fill is subject to unusual or excessive erosion, or if other conditions make such requirements necessary for
43 stability. Steeper slopes may be approved by the city engineer subject to the recommendations of a
44 professionally prepared soils report and/or other supporting data.
- 45 5. All fill, except in publicly approved refuse disposal or other landfill operations, shall be earth, rock, or
46 other inert materials free from organic material and free of metal, and except that topsoil spread on cut
47 and fill surfaces may incorporate humus for desirable moisture retention and plant growth properties.

48 6. Adequate provisions shall be made to prevent any surface waters from damaging the cut face of an
49 excavation or any portion of a fill. All drainageways and structures shall carry surface waters without
50 producing erosion to the nearest practical street, storm drain or natural watercourse acceptable to the city
51 engineer as a safe place to deposit and receive such waters. The city engineer may require such drainage
52 structures to be constructed or installed as necessary to prevent erosion damage or to prevent saturation of
53 the fill or material behind cut slopes.

54 7. Exposed or finished cuts or slopes of any fill or excavation shall be smoothly graded to a maximum
55 slope of thirty percent (30%). All exposed slopes of any cut or fill shall be protected from erosion or
56 sloughing by approved plantings or graded terracing, crib walls or walls and planting, terracing, or
57 combination thereof.

58 8. Retaining walls associated with a residential use shall met the following provisions:

59 a. Walls used to retain fill:

60 i. Maximum height be six (6') feet measured from existing grades

61 ii. Walls shall have a corresponding minimum six (6') horizontal landscaped offset or
62 terrace prior to the next vertical wall

63 b. Wall used to retain and support cut slopes

64 i. Maximum height be six (8') feet measured from existing grades

65 ii. Walls shall have a corresponding minimum six (8') horizontal landscaped offset or
66 terrace prior to the next vertical wall

67 c. Retaining walls located in a front yard, along a public or private right-of-way shall be setback a
68 distance of four (4) feet.

69 9. Retaining walls associated with a use other than residential shall be reviewed and approved by the
70 Technical Review Committee

71 8.10. Any pipe trench or other trenching or excavation made in any slope of any excavation or filled site
72 shall be backfilled and compacted to the level of the surrounding grades.

73 9.11. Unless otherwise directed by the city engineer, all fills governed by this code intended to support
74 buildings, structures, or where otherwise required to be compacted for stability, shall be compacted,
75 inspected and tested in accordance with the following provisions:

76 a. The natural ground surface shall be prepared by removal of topsoil and vegetation and, if
77 necessary, shall be graded to a series of terraces;

78 b. The fill shall be spread in a series of layers, each not exceeding six inches (6") in thickness,
79 and shall be compacted by "sheepsfoot" roller compactor (after each layer is spread) or other
80 method acceptable to the city engineer;

81 c. The moisture content of the fill material shall be controlled at the time of spreading and
82 compaction to obtain required maximum density;

83 d. The fill material after compaction shall have an average dry density of not less than ninety five
84 percent (95%) of maximum dry density and a minimum of ninety percent (90%) in all portions of
85 the fill requiring compaction as determined by the AASHO soil compaction test method T180-57,
86 or other testing method acceptable to the city engineer;

87 e. A written report of the compaction, showing location and depth of test holes, materials used,
88 moisture conditions, recommended soil bearing pressures, and relative density obtained from all
89 tests, prepared by a civil engineer or soils engineer licensed by the state of Utah, shall be
90 submitted to the city engineer; and

91 f. The community development director and/or the city engineer may require additional tests or
92 information if, in his opinion, the conditions or materials are such that additional information is
93 necessary, and may modify or delete any of the above listed requirements that in his opinion are
94 unnecessary to further the purpose of this code.

95 ~~10.12.~~ All cut and fill surfaces created by grading except for firebreak purposes shall be seeded with a
96 ground cover that is compatible with the natural ground covers in the city. Topsoil is to be stockpiled
97 during rough grading and used on cut and fill slopes. When slopes too steep to support continuous ground
98 cover have been permitted and in lieu thereof niches and ledges provided for planting, such slopes need
99 not be planted with a continuous ground cover, but may instead be screened with vines and plantings.
100 Cuts and fills along public roads may be required to be landscaped so as to blend into the natural
101 surroundings. All plant materials must be approved by the community development director prior to
102 issuance of a conditional use permit.
103 ~~11. 13.~~ Filling of the ground for agricultural or fire protection purposes shall be accomplished with such
104 practices as will prevent erosion and damage to natural drainage channels.