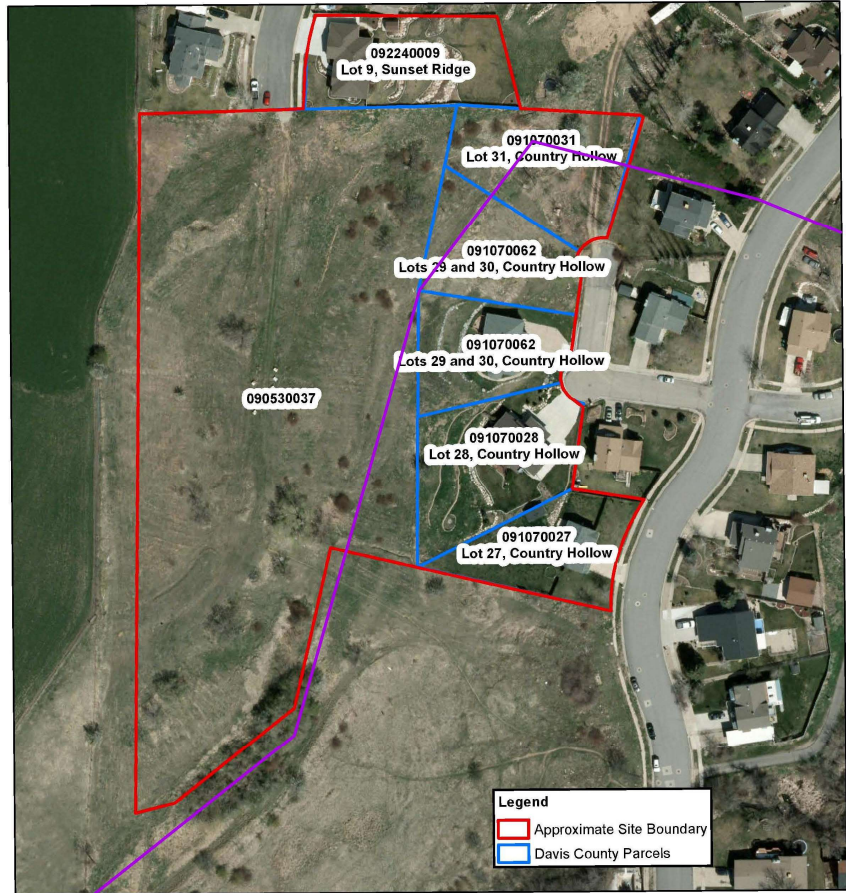


FLOODING, LANDSLIDES, AND DEVELOPMENT


ULUI CONFERENCE 2023

MOST RECENT LAYTON CITY SLIDE



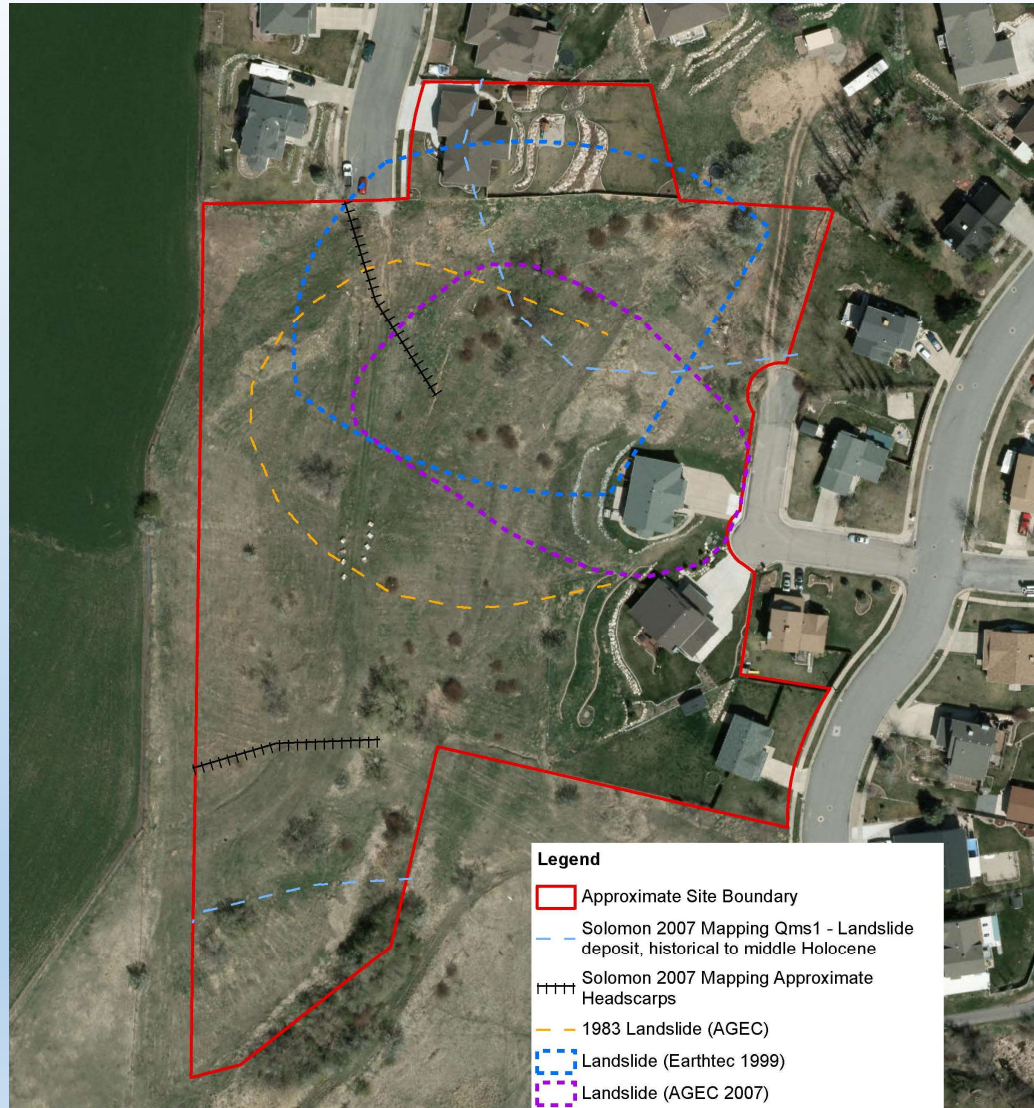
0 25 50 100 150 200 Feet
 1:1,200
 Basemap:
 2021 1 meter NAIP aerial imagery provided by the
 State of Utah URGC.

Legend
 [Red Line] Approximate Site Boundary
 [Blue Line] Davis County Parcels



 Copyright, 2023

Hidden Hollow Landslide Investigation
 Approximately 2200 N 1400 E
 Layton, Utah
Parcel Map

**Attachment
 2**









Main Scarp or Head Scarp



WHOSE “FAULT?”

- A plan to reduce losses from geologic hazards in Utah in 2007
- <https://ugspub.nr.utah.gov/publications/circular/c-104.pdf>

RECOMMENDATIONS

- Educate local governments on “takings” liability – “Damned if you do, damned if you don’t” and “no good turn goes unpunished.”
 - Exactions – Utah Code Section 10-9a-508 Municipalities and 17-27a-507:
 - An essential link exists between the exaction and a legitimate governmental interest;
 - Each exaction is roughly proportionate, both in nature and extent, to the impact of the development

Give Notice vs. Warning

- PLAT NOTICE

NOTES:

1. The property within this plat is partially or wholly located within Layton City's Sensitive Lands Overlay Zone, as shown on Layton City Sensitive Lands and Geologic Hazards Map dated 3/14/2008 (on public display in the Layton City Planning Department at the time of this recording). In conjunction with the approval of the Eastridge Park PRUD subdivision, subdivision level geotechnical and geologic studies and reports were conducted and prepared on the Property. Said studies and reports are on file for public inspection with the Layton City Planning Department. Each individual lot owner/building contractor/purchaser is responsible for complying with the geotechnical studies and reports completed by Intermountain GeoEnvironmental Services, Inc. (IGES). Layton City is not responsible for any engineering or inspection failure or any damages resulting therefrom. Any damage caused to public property, public interest in property, public improvements, or public facilities in the subdivision, by either a failure to comply with the referenced reports, shall be repaired by the party failing to comply therewith. Each lot owner/building contractor will be required to sign a document prepared by Layton City that indicates the existence of geotechnical reports regarding the subdivision and will comply with said reports.

BUILDING PERMIT



PEND19-686

BUILDING

Countyside Homes

Permit #: PEND19-686 / Lot 320 / Deere Valley / 2763 N 2125 E

GENERAL PLAN CORRECTIONS LIST

Based on the current editions of the International Building and National Electrical Codes

The following correction items listed below shall become part of the approved plans:

- Downspout termination shall not connect to the sewer/land drain laterals.
- Install all straps per plan.
- Install electrical per the 2015 IRC. (Ufer ground shall be provided)
- Follow all details and tables on structural pages of plans.
- Follow plans for all shear walls.
- Bathroom exhausts must terminate no closer than 3' away from window or door.
- Meet all requirements from the field inspector.
- Window well drainage either by gravel to footing drain or pipe to footing drain.
- 4"s of 1" minus gravel required under basement slab.
- When combustion air is provided, the mechanical room shall have insulation in all the walls and a solid weather stripped door is required to the room.
- 4' retaining walls or greater are required to be designed and passed off by a structural engineer. Provide letter to city for file.
- A Geologic study was performed on this property and contractor is responsible for complying with the Geotechnical studies and reports completed by Epic Engineering.

CERTIFICATION



GEO-TECH - BUILDING

Countyside Homes

Permit #: PEND19-686 / Lot 320 / Deere Valley / 2763 N 2125 E

PEND19-686

Memo

To: Countryside Homes
From: Mike Thomas/Plans Examiner
Date: 5/15/2020
Re: 2763 N 2125 E

This is to certify that I have read, understand and will comply with all of the Subdivision Geo-Technical requirements for (2763 N 2125 E) the report was completed by Epic Engineering. (Footing excavation observation by geo-tech engineer required prior to footing construction.)

Owner/Contractor

Date

2. Add geological-hazard element to general plan and adopt geologic hazard ordinance

- MODEL GEOTECHNICAL-HAZARD ORDINANCE
- Utah Geological Survey and Bear River Association of Governments
 - [https://brag.utah.gov/wp-content/uploads/Geologic-Hazards-2020-Model-Ordinance.ver2 .pdf](https://brag.utah.gov/wp-content/uploads/Geologic-Hazards-2020-Model-Ordinance.ver2.pdf)
- Guidelines For Investigating Geologic Hazards And Preparing Engineering-Geology Reports With A Suggested Approach To Geologic-Hazard Ordinances In Utah, Second Edition (C-128)
 - https://www.utahmapstore.com/products/c-128?pr_prod_strat=use_description&pr_rec_id=a748b701f&pr_rec_pid=6175983698116&pr_ref_pid=4622537556021&pr_seq=uniform

“Legislation is generally not needed and expanded direct State involvement in local government land-use regulation is not suggested”

- **LAND DRAINS**

- H.B. 37 State Construction Code Amendments 2017
- (23) In IRC, Section R405.1, a new exception is added as follows: “Exception: When a geotechnical report has been provided for the property, a drainage system is not required unless the drainage system is required as a condition of the geotechnical report.”

Amendments to Chapter 15A-3-202

- **In 2017**

(23) In IRC, Section R405.1, a new exception is added as follows: "Exception: When a geotechnical report has been provided for the property, a drainage system is not required unless the drainage system is required as a condition of the geotechnical report."

- In 2018

(23) In IRC, Section R405.1, a new exception is added as follows:

“Exception: When a geotechnical report has been provided for the property, a drainage system is not required unless the drainage system is required as a condition of the geotechnical report. The geological report shall make a recommendation regarding a drainage system.”