



ORDINANCE 2025-14

AN ORDINANCE OF THE SPRINGDALE TOWN COUNCIL REVISING THE TOWN'S LAND USE REGULATIONS IN ORDER TO REQUIRE SLOPE STABILITY ASSESSMENTS IN CERTAIN CIRCUMSTANCES

Whereas, the Springdale Town Code currently requires protection of certain natural features during all grading and excavation activity, including natural slopes of 30% grade or greater, and natural washes, and

Whereas, deep excavations have the potential to cause slope stability impacts on adjacent natural features, as well as neighboring properties, and

Whereas, the Town wishes to create additional safeguards to protect private property and sensitive natural features located near deep excavations from slope failure, and

Whereas, the Planning Commission and Town Council have both reviewed and vetted the proposed revisions to the Town's land use regulations regarding excavations and find they will promote public health and well-being in the Town of Springdale, and

Whereas, the necessary public hearings and procedures required to amend the Town's land use ordinances have been fulfilled,

Now, Therefore, be it ordained by the Springdale Town Council that Title 10-15F-5 of the Town Code is amended as follows:



Barbara Bruno

Barbara Bruno, Mayor

Attest:

Aren Emerson

Aren Emerson, Town Clerk

(Supp. No. 16)

Adopted by the Springdale Town Council this 13th day of August, 2025.

ROLL CALL VOTE

R. Aton	<input checked="" type="radio"/> Yes	No
B. Bruno	<input checked="" type="radio"/> Yes	No
J. Burns	<input checked="" type="radio"/> Yes	No
P. Campbell	<input checked="" type="radio"/> Yes	No
K. Topham	<input checked="" type="radio"/> Yes	No

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Section 10-15F-5 is revised as follows:

10-15F-5: GEOTECHNICAL REPORT REQUIRED:

- A. A geotechnical report is required for the approval of any of the following:
 - 1. Subdivision approval process;
 - 2. Design/development review process for any new building over 500 square feet in area; and
 - 3. Any addition to an existing building when the combined area of the existing building and new addition exceed 1,000 square feet in area;
 - 4. Any structure intended for human occupancy; and
 - 5. In any other instance where the DCD determines the site or soil conditions warrant a geotechnical report.
- B. The purposes of the geotechnical report are to 1) identify any problematic soils (including subsurface soils) that may be encountered during development and which may pose a threat to the structural integrity of the proposed development; 2) provide specific engineering recommendations to mitigate the threats posed by any problematic soils identified; and 3) conduct an initial analysis of geologic hazards for properties located in a Geologic Hazard Study Area.
- C. The geotechnical report must contain the following information:
 - 1. Boundary lines and dimensions of the subject property.
 - 2. Existing site conditions: general topography, drainage, vegetation, and other surface conditions.

3. Location, size, and type of any existing structures, previous surface disturbance or grading, or other improvements.
4. Location, size, and type of all proposed development.
5. Subsurface exploration and conditions: description of subsurface exploration methods, results of exploration, and general subsurface conditions.
6. Laboratory analysis of subsurface exploration and soil sampling.
7. Geotechnical recommendations for proposed development: site grading and subgrade preparation, foundation and slab design, seismicity and liquefaction, drainage control, and other associated recommendations.
8. If the proposed development is located in a Geologic Hazard Study Area, or in any other area the DCD determines is at elevated risk from geologic hazards, an initial analysis of the geologic hazards associated with development of the site. Such initial analysis shall include the geotechnical engineer's professional opinion about whether or not additional study and analysis of site-specific geologic hazards is necessary for the safe development of the property.
9. The geotechnical report must contain a slope stability analysis as described in section 10-15F-5(C)(10) if the horizontal distance from the edge of an excavation to any of the following features is less than twice the depth of the excavation:
 - a. A property line,
 - b. A natural slope with a grade of 30% or greater that is not defined as microtopography,
 - c. A floodway (as defined in section 10-13A-9 of this Title), or
 - d. The top of bank of a natural wash which is mapped as a Special Flood Hazard Area by the Federal Emergency Management Agency on the Flood Insurance Rate Map or on the Draft Hydraulic Work Maps for Springdale (this does not include the Special Flood Hazard Area associated with the Virgin River).
 - e. For the purposes of this regulation, the depth of the excavation includes all over-excavation proposed or necessary for the development.
10. If any of the conditions in 10-15F-5(C)(9) apply, then the geotechnical report must include an analysis of slope stability. If the slope stability analysis determines that there are potential slope stability impacts to neighboring property or to any of the sensitive features listed above, or a risk of slope failure or collapse during construction or post construction, the analysis must include recommendations to mitigate these impacts. Any such recommendations must be implemented in the development.

D. Geologic Hazard Investigation Report required: For properties in a Geologic Hazard Study Area, if the initial analysis of geologic hazards in a geotechnical report required under paragraph A identifies significant site-specific risk of geologic hazard on a property, then a geologic hazard investigation and report that meets the standards of this chapter is required.

(Ord. No. 2021-05, 5-12-2021)