

Chapter 29.18 - Sensitive Areas Overlay Zones

29.18.090 Development Standards for Erosive and Slope Failure Lands

A. All development that removes vegetation or disturbs topsoil and leaves the disturbed soil at a slope of fifty percent or more shall comply with the following standards:

1. Any exposed soil shall be revegetated in a manner to reestablish a vegetative community within a one-year period from issuance of a Certificate of Occupancy. If irrigation is not provided, then the exposed soil must be planted with species that can survive without irrigation.
2. Vegetative cover, rock, dry or conventional masonry, or other permanent cover must be maintained on areas that have been disturbed.
3. These restrictions shall not apply to areas of exposed bedrock which exhibit no erosion potential.

B. Cuts and Fills.

1. In addition, any cuts and/or fills greater than two hundred fifty cubic yards must be designed by an engineer to comply with City Building Code. Such cuts and/or fills shall be designed in such a manner that they will be stable for the use intended.
2. If the excavation is not a dedicated street or a public right-of-way, the engineer shall declare to Brigham City, after the cut and/or fill is completed, that it was constructed to plans and meets all standards set forth in the plans approved.
3. Nothing in this section shall abridge Brigham City's right to inspect work in progress or in its completed state, to make appropriate measurements and tests to determine if the cut and fill was made according to plan, and to require alterations prior to final approval of the cut and/or fill.

C. Any development that is proposed in Erosive and Slope Failure Lands must be shown on a master site plan at the time the final plan or plat is filed. All development must comply with the master site plan. Any improvements necessary for the implementation of the master plan (e.g., storm drains, gutters, etc.), which involve two or more parcels of land must be constructed by the applicant prior to any development occurring on the parcels.

D. All structures in Erosive and Slope Failure Lands shall have foundations that have been designed by an engineer or architect.

E. All newly created lots or lots modified by a lot line adjustment must include a building envelope on all lots that contains a buildable area of sufficient size to accommodate the uses permitted in the underlying zone without including erosive and slope failure land, unless the division or lot line adjustment is for open space or conservation purposes.