

ORDINANCE 2022-25

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY, TITLE 11, CHAPTER 22, SECTION G. RETAINING WALLS, TO ADD CLARIFYING LANGUAGE REGARDING RISK ANALYSIS AND HEIGHT MAXIMUMS FOR RETAINING WALLS

WHEREAS; the City has developments that require retaining and walls in order to construct reasonable and useable private yards and properties; and

WHEREAS; the City has interest in protecting the health, safety, and welfare of all residents; and

WHEREAS; the provisions for retaining walls do not specify whether or not a risk analysis should be completed when constructing retaining walls that may damage life or property; and

WHEREAS; the City Planning Commission and City Council have determined that eleven feet (11') is a reasonable maximum height for retaining walls in the City, and that height should be extended to include engineered gravity rock walls.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-22-G 8, and 11-22-G 9 be amended, as follows:

SECTION 1: Text to be amended:

11-22: GRADING, DRAINAGE, AND DEVELOPMENT CONSTRAINTS

11-22-1: GRADING AND DRAINAGE STANDARDS

I. Retaining Walls.

1. Retaining walls in this section refer to walls that retain earth.
2. Measurement of Height. For the following rules, wall heights are measured from the finished grade below the wall or wall system to the finished grade above the wall or wall system. The term "wall system" refers to tiered walls which will be considered collectively for review purposes.
3. A building permit is needed to construct retaining walls that are over 4 feet in height measured from the finished grade below the wall to the finished grade above the wall. The building official may require a permit on shorter walls if they support a surcharge such as sloped earth, footings, vehicles, etc.
4. When submitting for a building permit, a grading plan must be submitted showing

retaining walls. This plan will be reviewed and approved by the building official. If the plan includes retaining wall heights that exceed 4 feet then the plan must also include typical section views cut through the walls with dimensioned wall heights and distances from walls to structures, property lines and spacing between walls.

5. Grading should be designed to divert surface water away from wall structures. Wall design should also include a system to collect and drain away any water that may collect behind the wall.

6. Tiered Retaining Walls. Tiered walls must be separated horizontally by a distance that exceeds the largest adjacent wall height. Tiered walls with a horizontal separation less than this are not permitted even though they may be engineered and stable. Walls with a horizontal separation of more than twice the largest adjacent wall height are not considered tiered wall system and may be reviewed as separate structures. Tiered retaining wall systems will require a global slope stability analysis stamped by an engineer licensed in the state. Fencing that does not retain earth is not considered part of a retaining wall or retaining wall system and shall be subject to North Ogden's fencing requirements.

7. Any wall or wall system over four feet (4') in height will need to be engineered and stamped by an engineer licensed in the state. The maximum retaining wall height shall be 11 feet.

8. Walls 11 feet in height or less should be designed and constructed according to standard design and construction practices, manufacturer recommendations and published design charts. Regardless of the height of a retaining wall, the building official or City Engineer may require stamped engineered plans if it is suspected that the retaining wall needs additional engineering due to design requirements or environmental conditions. This may also be true for areas with a high-water table or poor soil conditions. Plans must be stamped by an engineer licensed in the state. Additional engineering may require a risk analysis if the wall were to fail. The risk analysis is to determine the potential loss of life or property damage. Performance of the risk analysis requirement is at the discretion of the City Engineer and/or Building Official.

9. Gravity rock walls and gravity block walls cannot exceed 11 feet in height. Gravity rock walls or gravity block walls can be tiered to create additional height (i.e. they must be spaced horizontally by the height of the tallest adjacent retaining wall).

10. Mechanically stabilized earth (MSE) walls such as Keystone with geogrid or other tieback systems are permitted. Reinforced concrete cantilevered retaining walls are also permitted. These walls may be tiered, but any tier cannot exceed 11 feet in height.

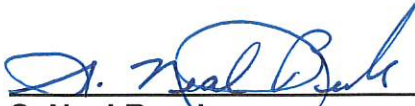
11. Rock or other coverings on a steepened slope (rockery) may be considered a retaining wall when the slope exceeds the maximum permanent cut or fill slope recommended by a geotechnical analysis. If a slope requires a rockery to be stable, then it is to be treated as a retaining wall.

12. If these requirements are more restrictive than the standards found elsewhere in the ordinance then these standards will apply.

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 22nd day of November 2022.

North Ogden City:



S. Neal Berube
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u>X</u>	___
Council Member Cevering:	<u>X</u>	___
Council Member Dalpias:	___	<u>X</u>
Council Member Swanson:	<u>X</u>	___
Council Member Ekstrom:	<u>X</u>	___
(In event of a tie vote of the Council):		
Mayor Berube	___	___

ATTEST:



Susan L. Nance, CMC
City Recorder

