

PART 12-440

NATURAL HAZARDS

SECTION 12-440-1. GENERAL.

Within Centerville City there exists a number of natural conditions and hazards which should be considered in the development of new residential areas, as well as in the siting of public services and facilities. As other hazards are identified, they should be included as items to be reviewed in a development approval process.

SECTION 12-440-2. NATURAL HAZARDS POLICIES.¹

1. High water tables have been a consistent problem in many areas of the City. The use of subsurface drains to de-water areas to provide for the construction of basements and below-grade structures has been ineffective in remedying the problems associated with development within such high water table areas. Any development within the City must take into account the existence and impact of high ground water tables. Subsurface drains should be limited to the purpose of artesian springs, wells, protecting public streets, and dewatering areas. The use of any subsurface drain systems in conjunction with any development within the City for the sole purpose of de-watering an area to permit the construction of a structure, including the construction of a structure with a basement or lower floor level should be discouraged and only permitted in strict accordance with City ordinances, standards and regulations regarding the same.
2. Various studies by federal and local agencies have identified flood plains and hazards associated with the flooding of the natural streams in Centerville. The studies should be adhered to and no development should occur within those areas so designated. As more up-to-date information becomes available, the areas closed to development are adjusted accordingly.

¹ Amended by Ordinance No. 2001-05, April 17, 2001

3. Earthquake or seismic hazards have been identified as a significant potential problem in Centerville. All future residential developments should take into consideration the location of the fault lines and other seismically-related hazards. Centerville City shall require the advice of competent geotechnical advisors when development is proposed in seismic hazard areas.

4. In recent years, the rising level of the Great Salt Lake has become a concern. Forecasts of lake levels are numerous, and there is no sure way to know what the future level of the lake may be. Centerville City should take into consideration possible impacts of the Great Salt Lake when reviewing future developments.