



SPRINGTIME ROAD LANDSLIDE FAQ

Why were the houses allowed to be built there?

The land has always been private property. The City has limited control over what can be done with private property. The developer's plans met applicable building codes. Under those circumstances, state code requires the City to approve the plans. In general, if the City refuses to approve plans that meet the code, it can turn to litigation where the property owner demands the City compensate them for the land, at the cost of taxpayer dollars. The developer's engineers verified that construction was completed as outlined in the plans.

Draper City has been asking for answers from the developer as to what did not go according to the approved plans but has not been given a conclusive response.

Could the City have changed zoning to prevent building there?

Zoning for the area was established over 30 years ago. There are many existing residences in the area. Downzoning property so that it has no economic use constitutes a taking under the constitution and would require the City to pay the property owner just compensation.

Why did Draper City condemn the homes?

Soil shifting was causing sliding and breaks in the homes' foundations. The developer's geologic and geotechnical engineers, who designed and oversaw the site work, recommended measures that could be taken by the developer to restore the condition of the homes to meet code requirements. Those measures were not successful, and the City building official declared the homes unfit for habitation and required evacuation.

The condemnation of the two neighboring homes following the homes collapsing on April 22 was due to one of the homes having deck posts out of alignment and heavily fractured soil, and the other because of proximity to the collapsed area and the potential for instability.

Why didn't the City demolish the homes that were condemned in October 2022 to prevent sliding?

The homes are private property. At the time the homes were condemned the conditions did not warrant demolition, thus the City was not in a position to enforce such an action. The property owners were still working with the developer to see if the homes could be saved or resolve their claims. Draper City has been in communication with the developer since the homes were condemned, following up on additional geological and engineering studies provided by the developer. The developer wanted to see if there was a viable way to correct the issues.

Are there any environmental concerns? What impact will the debris have?

It is our understanding the drinking water supply will not be affected because the water from that canyon is used by WaterPro only for irrigation. The City has been in touch with them and will follow up as needed.

Ann's Trail and Clark's Trail will be closed for some time due to debris blocking the trail and continued risk of additional sliding. The parks department is looking at possibilities for temporary detours for the trails but that will take time to configure. Clean up of the open space will take place once a stability mitigation plan has been determined and the area is deemed safe to implement the plan.

What are the next steps?

Draper City has formed a team consisting of engineers, building and public works staff, and fire and police personnel to evaluate risks to safety and public infrastructure. The City is speaking to the developer, Edge Homes, regarding the condition of the retaining walls and potential demolition of the remainder of one of the homes that slid.

The City will continue to provide updates until the situation is stable.

Draper City's first priority is the safety of our residents. Although it was a difficult decision to tell residents they needed to evacuate, we can see that it was the right decision. It is a delicate balance between the City's interest in protecting the health, safety and welfare of its residents and private property rights. The City has tried to achieve this balance. We are so very grateful that no one was injured in this situation and love to see neighbors offering assistance and looking out for each other.