

ORDINANCE 2003-24

AN ORDINANCE AMENDING TITLE 13, CHAPTER 7, SECTION 3 OF THE TOOELE COUNTY CODE; ESTABLISHING CRITERIA FOR CUL-DE-SAC STREETS

THE LEGISLATIVE BODY OF THE COUNTY OF TOOELE ORDAINS AS FOLLOWS:

SECTION I - AMENDMENT. Title 13, Chapter 7, Section 3 of the Subdivision Ordinance of the Tooele County Code is hereby amended to read as attached hereto.

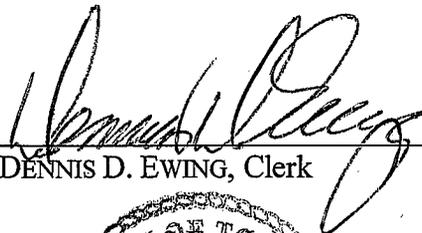
SECTION II - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall take effect fifteen (15) days after its passage, provided the same has been published, with the name of the members voting for and against the same, for at least one publication in one issue of a newspaper published in and having general circulation in Tooele County.

IN WITNESS WHEREOF, the legislative body of Tooele County passed, approved and enacted this ordinance this 14th day of October 2003.

ATTEST:

TOOELE COUNTY COMMISSION


DENNIS D. EWING, Clerk


DENNIS L. ROCKWELL, Chairman



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Commissioner Rockwell voted aye
Commissioner White voted aye
Commissioner Lawrence voted aye

APPROVED AS TO FORM:


DOUGLAS J. AHLSTROM
Tooele County Attorney

except as may be approved in planned unit developments, or upon private roads approved by the planning commission, subject to the requirements of Section 15-2-6. Seasonal cabin lots require no public street or private road frontage.

(6) All lots shall conform to area requirements of the existing zoning district. (Ord.2000-38, 1/02/01)

13-7-3. Streets.

(1) Streets shall be designed in accordance with standards adopted by Tooele County.

(2) Streets shall bear the names of existing aligned streets. There shall be no duplication of street names. All street names shall be approved by the Department of Engineering.

(3) The subdivider shall bear the cost of all street and public safety signs which shall be erected by the County Road Department.

(4) Dead-end stubbed streets shall be terminated with a cul-de-sac and shall be allowed only with the following conditions:

(a) "L", "T" or branch turnarounds shall not be allowed.

(b) Streets that terminate with a 60-foot radius bulb shall be designed with a maximum trip generation of 120 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.

(c) Roads terminating with a skewed loop shall be designed with a maximum trip generation of 400 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition.

(d) Commercial and industrial zoning districts shall be determined by the engineering department using the Institute of Transportation Engineers Trip Generation, current edition for road load and design for the transportation system.

(e) The terminating loop shall be skewed and no longer than to accommodate a maximum trip generation as calculated by the Institute of Transportation Engineers Trip Generation, current edition from the point of diversion and intersection of the return loop of:

(i) 120 trips in residential and residential multi-family zoning districts;

(ii) 40 trips in rural residential zoning districts; and

(iii) 20 trips in agriculture and multiple use zoning districts.

(f) Cul-de sac roads shall have intermediate turnarounds (roundabouts) every 1,500 feet and terminate with a skewed loop.

(5) Half streets shall not be permitted.

13-7-4. Frontage on arterial and collector roads.

No residential dwelling lots shall directly access arterial or major collector roads. Subdivision design shall provide local access streets to lots along arterial and major collector roads. (Ord.2000-38, 1/02/01)

13-7-5. Sidewalks, curbs and gutters.

(1) Concrete sidewalks, curbs and gutters shall be provided on both sides of all public streets, unless the subdivision is located in a Rural Residential, Agricultural, or Multiple Use zoning district.

(2) Sidewalks shall not be less than five feet in width.

(3) Sidewalks, curbs and gutters shall be installed in accordance with standards adopted by Tooele County. (Ord.2000-38, 1/02/01)

13-7-6. Blocks.

Block lengths shall be approved by the planning commission. They shall provide for convenient access and circulation for emergency vehicles. Where blocks exceed 1,000 feet in length, pedestrian cross-walks of not less than ten feet in width may be required by the planning commission. (Ord.2000-38, 1/02/01)

13-7-7. Monuments.

(1) Permanent reference monuments shall be installed in accordance with standards adopted by Tooele County. They shall be set on the external boundary of the subdivision, at all street centerline intersections and all beginning and end points of curves, to provide line of sight control for re-establishing the survey.

(2) Block and lot monuments shall be set.

(3) At least one second order benchmark shall be set within every subdivision. (Ord.2000-38, 1/02/01)

13-7-8. Easements.

(1) A ten-foot public utility easement shall traverse the front of each lot.

(2) Guying easements at corners may be required. (Ord.2000-38, 1/02/01)

13-7-9. Utilities to be underground.

All power lines, telephone lines, and other normally overhead utility lines shall be placed underground in all subdivisions. The developer shall establish final utility grades prior to utility lines being placed underground. (Ord.2000-38, 1/02/01)