

ORDINANCE 2006-40

AN ORDINANCE AMENDING CHAPTER 7, DESIGN STANDARDS, OF TITLE 13, SUBDIVISIONS, OF THE TOOELE COUNTY CODE, MAKING TECHNICAL CORRECTIONS IN THE DIVISION AND DEVELOPMENT OF LAND, AND RESOLVING CONFLICTING REQUIREMENTS AND LAWS

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - PURPOSE. This ordinance is for the purpose of making technical corrections to the design standards of the subdivision ordinance and resolving conflicting requirements and laws.

SECTION II - SECTIONS AMENDED. Sections 13-7-3, 13-7-10, and 13-7-14 of the Tooele County Code are hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

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 Ordinances and resolutions in conflict herewith are hereby repealed to the extent of such conflict.

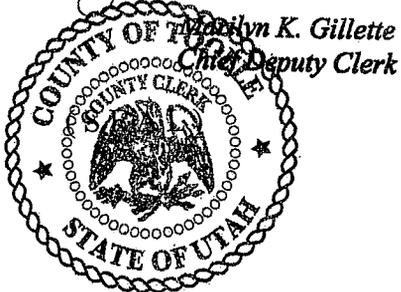
SECTION IV - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date if more than 15 days after passage.

IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 19th day of December 2006.

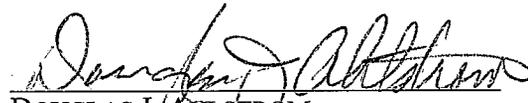
Ord. 2006-40

ATTEST:

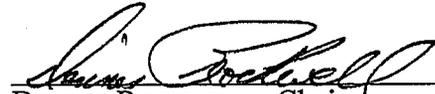

DENNIS D. EWING, Clerk



APPROVED AS TO FORM:


DOUGLAS J. AHLSTRÖM
Tooele County Attorney

TOOELE COUNTY COMMISSION:


DENNIS ROCKWELL, Chairman

Commissioner Rockwell voted aye
Commissioner Lawrence voted aye
Commissioner Johnson voted aye

TITLE 13

SUBDIVISIONS

13-7-3. Roads.

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

(2) Roads shall bear the names of existing aligned roads. There shall be no duplication of road names. All road names shall be approved by the department of engineering.

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

(4) Temporary, legible road signs shall be installed by the developer with the road names approved on the plat.

(5) Temporary road signs shall be maintained by the developer until permanent road signs are installed by Tooele County when the infrastructure is inspected and accepted.

(6) Dead-end stubbed roads 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) Cul-de-sac roads 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 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) Roads in commercial and industrial zoning districts shall be determined by the department of engineering using the Institute of Transportation Engineers Trip Generation, current edition for road load and design for the transportation system.

(e) Cul-de sac and loop end roads within the subdivision shall have intermediate turnarounds or roundabouts and terminate with a skewed loop at a length approved by the county engineer.

(7) Half-roads shall not be permitted.

(8) All subdivisions shall construct roads to the following minimum standards:

(a) multiple use and agricultural zones shall construct rural low density roads of a gravel surface;

(b) rural residential, residential, and residential multi-family shall construct rural higher density roads with asphaltic or concrete surfacing;

(c) commercial or industrial zoning districts shall construct high level traffic roads designed

specifically for commercial or industrial traffic loads and levels that serve the uses within the development; or

(d) mining, quarry, sand, and gravel excavation zone, municipal solid waste and construction debris overlay zones shall construct roads that mitigate impacts to surrounding land uses and minimize maintenance by the county.

(9) All subdivisions with internal roads with a maximum trip generation of 400 trips as calculated by the Institute of Transportation Engineers Trip Generation, current edition, shall have more than one access route, each of which will provide egress to different locations. The design of access routes shall consider traffic circulation and employ looped road networks. Roads shall be designed with stub roads for connection to future phases and subdivisions when required by the county engineer.

(10) No building permits shall be issued until such time that all curb, gutter, sidewalk, and road infrastructure is bonded, installed, and accepted by Tooele County.

13-7-10. Sewer systems.

(1) Except as otherwise provided in this section, the subdivider shall provide a piped sanitary sewer system to the property line of every lot in the subdivision. The sewer system shall meet the minimum standards and requirements of the county health department.

(2) On-site wastewater disposal systems will be approved only when an existing sewer system is more than one-half mile away from the boundary line of the subdivision, or the service provider will not provide the service to the subdivision. All on-site wastewater disposal systems shall be approved in writing by the county health department. Subdivisions proposing to use on-site wastewater disposal systems shall submit a feasibility report to the county health department, per Tooele County Health Department Regulation #12. Percolation tests and soil exploration pits shall be required to determine the adequacy of the soil involved for on-site wastewater disposal systems to absorb sewage effluent. At the time an application is made for a building permit, every individual lot which will be serviced by a septic system will require a soil evaluation test where the proposed drain field will be located. The following requirements shall also be met:

(a) Lands filled within the last ten years shall not be divided into building sites which are to be served by septic systems.

(b) Each septic system shall be installed at a depth and location approved by the county health department.

(c) Land with unacceptable soil evaluations as determined by the county health department shall not be divided into building sites to be served by septic systems.

(d) Land rated as having severe limitations for septic tank absorption fields as defined by the County soil survey, U.S. Department of Agriculture, or Natural Resource Conservation Service, shall not be divided into building sites to be serviced by septic systems unless each such building site contains not less than 20,000 square feet of other soils rated suitable for installation of a septic system.

(e) An applicant desiring to install septic systems in soils having severe limitations shall have additional on-site investigations made, including soil evaluation tests. The applicant shall obtain the certification of a soils scientist that specific areas lying within these soils are suitable for the proposed septic system. The facilities shall meet county health department standards and regulations. To be approved, the county health department must find that proposed corrective measures have overcome the severe soil limitations.

(4) Except for minor subdivisions, fire suppression water sources shall be reviewed and approved by the local fire department or fire warden. The system shall provide for fire flow storage of water that complies with the current state adopted fire code, local ordinances, local fire department regulations and NFPA guidelines for the type of occupancy and level of development. Any fire hydrants shall be placed in accordance to the National Fire Protection Association standards and shall be identified with a reflectorized marker.

(5) Defensible space for structures and buildings shall be used in all covenants, contracts, and subdivisions in conformance with development standards adopted by Tooele County.

(6) Roads and streets shall provide for safe access for emergency equipment and civilian evacuation. They shall be designed for unobstructed traffic circulation during an emergency.

13-7-14. Fire mitigation standards.

(1) The zoning administrator, fire warden, and local fire department having jurisdiction shall perform a wildland fire protection analysis of all developments, existing or planned, to determine wildland fire protection ratings. The ratings developed under the analysis shall be the basis for the implementation of fire safe design and construction criteria and fire protection systems. The higher the relative value, the higher the wildland/urban interface and the fire protection hazard rating.

(2) The analysis shall contain, as a minimum, the following components:

(a) wildland/urban interface or wildland/urban intermix boundaries;

(b) means of access;

(c) vegetation (fuel models);

(d) topography within 300 feet of structures;

(e) structure hazard rating;

(f) history of fire occurrence in the area;

(g) available fire protection in place and proposed; and

(h) other ratings as they apply.

(3) Subdivision design shall reflect mitigation for those hazards identified in the fire protection analysis and those standards required in Title 6, Chapter 20 of the Tooele County Code.