APPENDIX G

Design Standards

8-1 Design Standards

All subdivisions must comply with the following standards:

8-2 General Standards

(1) The design and development of subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees.

(2) Land subject to hazardous conditons such as slides, mud flows, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-potable water supply shall be identified and shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision and construction plans.

8-3 Lots

(1) No single lot shall be divided by a municipal or county boundary line.

(2) A lot shall not be divided by a road, alley, or other lot.

(3) Wedge-shaped lots. No wedge-shaped lot shall be less than thirty (30) feet in width at the front property line, or the lot frontage required by the zoning ordinance, whichever is larger.

(4) Lot lines. Side lot lines shall be at substantially right angles or radial to street lines. Where lot lines are not at right angles to the street lines, this shall be shown.

(5) Front on public street. All residential lots in subdivisions shall front on a public street, or on a private street or court approved by the Planning Commission and the Governing Body, except as may be approved for planned unit developments, cluster subdivisions, or other special dwellings.

8-4 Streets and Street Requirements

(1) Street Plan. The street or highway layout shall conform to the master plan and official map adopted by the Planning Commission and Governing Body.

(2) Through Traffic. Minor streets shall be laid out to discourage through traffic.

(3) Stub streets. Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivisions. Not more than six (6) lots shall front on street, except where a temporary cul-de-sac turn-around is provided.

(4) Intersections. Intersections of minor streets with major streets shall be kept to the minimum.

(5) Right-of-way width. Streets shall have the following minimum right-of-way widths:

a. principle arterial: Federal and State standards
b. minor arterial: Federal and State standards
c. major collector: minimum of eighty-two and one-half (82-1/2) feet or as required by State standards.
d. minor collector: minimum of sisty-six (66) feet or as required by State standards.
e. major street: a minimum of eighty-two (82) feet, or as required by State and Federal standards, or by the Planning Commission.
f. collector street: Sixty-six (66) feet.
g. minor street and frontage road: Fifty (50) feet.
h. private street or road: as required by the Planning Commission., but not less than twenty-six (26) feet.

(6) Roadway Width. Streets shall have the following roadway widths (face of curb to face of curb):

a. principle arterial: Federal and State standards
b. minor arterial: Federal and State
c. major collector: minimum of forty-eight (48) feet or as required by State standards.
d. minor collector: minimum of twenty-eight (28) feet or as required by State standards.
e. major street: minimum of fifty-six (56) feet, or as required by State and Federal standards.
f. collector street: forty-four (44) feet.
g. minor street or frontage road: twenty-eight (28) feet.
h. Ten-foot (10') shoulders shall be provided where there are no curbs installed.
i. private street or road: as required by the Planning Commission.

(7) Half-Streets. None are permitted, except if required to complete a half-street already existing, or if approved by the Planning Commission and the Governing Body.

(8) Dead-end Streets. Dead-end streets, including stub streets, shall be permitted or required by the Planning Commission only to provide future access to adjoining property, except for dead-end street systems in cluster subdivisions, planned unit developments, condominium developments, or similar special projects.

(9) Cul-de-sac Streets. Permanent cul-de-sac streets serving no more than twenty (20) lots, and not more than six hundred fifty (650) feet long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turnaround of fifty (50) feet radius or more, and the outside curb or pavement edge radius shall be forty (40) feet or more. Cul-de-sac streets intended to be only temporary must also satisfy the above requirements.

(10) Number of Streets at Intersection. No more than four (4) streets shall enter an intersection.

(11) Angle of Street Intersections. Streets shall intersect at ninety (90) degrees may be designed only with approval of the Planning Commission.

(12) Centerlines of Intersecting Streets. Two subordinate streets meeting a through street from opposite sides shall meet at the same point, or their centerlines shall be offset at least two hundred (200) feet.

8-5 Street Names

Streets shall have the names of existing streets which are in alignment. There shall be no duplication of street names within the area. All street names shall be approved by the Planning Commission.

8-6 Curvature and Alignment

(1) Horizontal curves. To ensure adequate sight distances, when street roadway lines deflect more than five (5) degrees, connection shall be made by horizontal curves. The minimum center-lines radii for minor streets shall be one hundred fifty (150) feet and of all other streets shall be three hundred (300) feet. On collector and major streets a minimum tangent of one hundred (100) feet shall be required between a curve and street intersection; a minimum tangent of one hundred (100) feet shall be required between reverse curves.

(2) Vertical Curves. Vertical curves shall be used at all changes of grades exceeding one (1) per cent and shall be designed to provide minimum sight distances of two hundred (200) feet for minor streets and three hundred (300) feet for all other streets, except that vertical curves for major streets shall be as determined by the current specifications of the Amercian Association of State Highway Officials.

8-7 Frontage on Major Highways

Where a residential subdivision abuts a major highway, frontage roads may be required.

8-8 Roadbed Construction Standards for Paved Roadways for Public Streets

(1) Roadbed grading and paving width. Minimum roadbed grading and paving for minor, collector and major streets, local access roads, collectors and arterials shall be established by the local Governing Body. (See appendix "E" for typical examples). Reduction of such roadway grading and paving may be approved by the local Planning Commission and Governing Body for one-way street, mountain subdivisions, or other justifiable design or topographical reasons. Ten (10) foot shoulders shall be provided where curbs are not installed.

(2) On-lot Sewage Disposal System. Septic tanks and/or sealed vaults will be approved only when an existing sanitary sewer system is more than one-half (1/2) mile from the boundary of the subdivision and shall be disapproved in any case unless approved in writing by the Local Health Officer and the State Division of Environmental Health. In order to determine the adequacy of the soil involved to properly absorb sewage effluent and to determine the minimum lot area required for such installations, an interpretive map based on the National Cooperative Soil Survey showing the suitability of the soil for septic tank fields or pits shall be submitted, along with the results of percolation tests. The results of these data will be reviewed by the Local Health Officer and the State Division of Environmental Health, in addition to any other information available to them, for recommendation to the Planning Commission.

The following requirements shall be met:

a. Lands made, altered, or filled with non-earth materials within the last ten (10) years shall not be divided into building sites which are to be served by soil absorption waste disposal systems.

b. Each subdivided lot to be served by an on-site soil absorption sewage disposal system shall contain an adequate site for such system. An adequate site requires a minimum depth of eight (8) feet from the surface of the ground to impermeable bedrock, and a minimum depth of six (6) feet. from the surface of the ground to the ground water surface (based on annual high water level). Each site must also be at least fifteen hundred (1500) feet from any shallow water supply well and one hundred (100) feet from any other well; at least one hundred (100) feet from any stream or water course, and at least two hundred (200) feet from any major live stream; and at least ten (10) feet from any dwelling or property line.

c. Soils having a percolation rate slower than or faster than standards allowed by the Local Health Officer or State Division of Environmental Health shall not be divided into building sites to be served by soil absorption sewage disposal 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, Soil Conservation Service, shall not be divided into building sites to be serviced by soil absorption sewage disposal systems unless each such building site contains [illegible] less than twenty thousand (20,000) square feet of [illegible] soils rated suitable for building construction and installation of an on-site soils absorption sewage disposal system.

e. An applicant desiring to install soil absorption sewage disposal facilities on the soils having severe limitations, as determined in the preliminary plan

review, shall:

Have additional on-site investigations made, including percolation tests; obtain the certification of a soils scientist that specific areas lying within these soils are suitable for the proposed soil absorption sewage disposal system; and meet Local Health Officer and Utah State Division of Environmental Health standards and regulations. In addition, the Sanitary Inspector shall find that the proposed corrective measures have overcome the severe soil limitations.

f. Other applicable standards adopted by the Governing Body and local and State health departments.

8-18 Appeal From Soil Classification

An applicant desiring to install soil absorption sewage disposal facilities on soils having severe limitations shall have an opportunity to present evidence contesting such classification and analysis, if he so desires. Thereafter, the Governing Body may affirm, modify, or change the classification.

8-19 Sanitary Sewer Mains, Laterals, and House Connections--Future

Where local, county and regional master plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the Planning Commission may require the installation and capping of sanitary sewer mains and house connections by the subdivider in addition to the installation of temporary individual on-lot sanitary disposal systems by the subdivider or lot purchaser. Whenever individual on-lot sanitary sewage disposal systems are proposed the subdivider shall either install such facilities, or require by deed restrictions or otherwise as a condition of the sale of each lot or parcel within such subdivision that on-lot sanitary sewage disposal facilities be installed by the purchaser of said lot at the time the principal building is constructed, and no building permit shall be issued until such installation is assured. In all other cases, sanitary sewage disposal facilities shall be provided for every lot or parcel by a complete community or public sanitary system.

8-20 Test Procedures

Test procedures shall be conducted in accordance with U. S. Public Health Service Publication Number 526, 1963 Edition, and other Local and State Department of Health requirements.

8-21 Water Supply

(1) Public Water System Required. Except as otherwise provided below, the subdivider shall provide, or have provided, a piped, public water supply to the property line of every lot in any subdivision