

17.12.080: SPECIAL DESIGN STANDARDS FOR SUBDIVISIONS IN THE CE-1 ZONE:

The following design standards shall apply to subdivisions within the CE-1 zone. Provided that where the provisions of this section conflict with other provisions of this chapter these provisions shall prevail:

A. General Design Criteria:

1. Each lot in the subdivision shall comply with the minimum requirements for a zoning lot as set forth under the zoning ordinance including, but not limited to, the minimum size, width, buildable area, frontage, access, utility and special requirements.
2. The design shall recognize and accommodate all significant environmental conditions known or identified in the technical reports.

B. Streets:

1. Wherever possible street alignments should be parallel to contours, in valleys or along ridges and the street system should be designed to produce minimal impact with environmental constraints (i.e., large cut faces, extensive removal of natural vegetation, concentration of drainage waters).
2. Streets shall not be located on land having a slope greater than thirty percent (30%), except that the city may approve the placement of streets in such locations provided:
 - a. It has been demonstrated to the satisfaction of the city that the placement of the roadway in the proposed location is necessary for the proper development of the area and there is no feasible alternate alignment which conforms with the slope requirement,
 - b. No cut or fill slope created as part of the construction of the street shall exceed the critical angle of repose, and
 - c. It has been demonstrated that the plan provides adequate measures to ensure that all disturbed surfaces will be stabilized, erosion hazard eliminated, vegetation restored and other environmental hazards accommodated.
3. No street shall have a grade of more than eight percent (8%), unless the street design has been approved by the city engineer.
4. All minor streets shall have a minimum pavement width of thirty four feet (34') and collector streets shall have a minimum pavement width of forty four feet (44'). All streets shall be bordered by curbs and gutters or other suitable edging.
5. Sidewalks of not less than four feet (4') in width shall be constructed adjacent to all streets. Provided, that on minor streets which provide access to lots on one side only the city may waive the requirement for the construction of a sidewalk on the nonaccess side.
6. Where the road is located in a cut or fill area the graded roadbed shall extend not less than three feet (3') beyond the curb face or edge of sidewalk, as applicable, on the fill side and two feet (2') on the cut side.
7. Cul-de-sac shall have a maximum length of one thousand feet (1,000') and shall be

terminated with a suitable turnaround having a diameter of not less than one hundred sixty eight feet (168') in accordance with standard drawing S-04.

C. Grading:

1. All land surface having a slope of thirty percent (30%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed except for the planting of additional vegetation, the addition of sprinkler irrigation systems, the establishment of required fire breaks or access easements, or when such disturbance is specifically provided for under the approved plan.
2. No grading, filling or excavation of any kind shall be commenced without first having obtained a grading permit from the public works director who shall not issue such permit until the final grading and drainage plan is endorsed by a licensed civil engineer, and approved by the city engineer.
3. Fill areas shall be prepared by removing organic material such as vegetation, rubbish and other material which is determined by the city engineer to be detrimental to proper compaction or otherwise not conducive to stability. No rock or similar irreducible material with a maximum diameter greater than twelve inches (12") shall be used as a fill material in fills that are intended to provide structural strength.
4. All rough street and site grading shall be completed prior to the installation of utilities.
5. Fills shall be compacted to at least ninety five percent (95%) of AASHTO T180 density for those areas intended as structural foundations, including roadways.
6. The surface of cut slopes shall be no steeper than two and one-half (2 1/2) horizontal to one vertical. Subsurface drainage shall be provided as necessary for stability.
7. The surface of fill slopes shall be not steeper than two (2) horizontal to one vertical.
8. Slope easements shall be provided of sufficient width on both sides of a street so that tops and toes of cut and fill slopes shall be set back from the slope easement boundary a distance of ten feet (10').
9. Borrowing for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the hillside area of the zone.
10. Cut slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible.

D. Drainage:

1. Required storm water run off collection facilities shall be designed so as to retain on site the storm water runoff resulting from a 25- and 100-year frequency storm for a sufficient length of time so as to prevent flooding and erosion.
2. Required storm water run off collection facilities shall be so designed as to divert surface water away from cut faces or sloping surfaces of a fill. French drains are not acceptable.

3. Curb, gutter and pavement designs shall be such that water on roadways is prevented from flowing off the roadways.
4. Natural drainage shall be riprapped or otherwise stabilized to the satisfaction of the city engineer below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.
5. Waste material from construction, including soil and other solid waste materials, shall not be deposited within a natural or manmade drainage course nor within irrigation channels.
6. Sediment catchment ponds shall be constructed downstream from each development, unless sediment retention facilities are otherwise provided.

E. Vegetation And Revegetation:

1. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, e.g., cut and fill slopes.
2. New planting shall be protected with organic cover.
3. All disturbed soil surfaces shall be stabilized and revegetated. Plans for the revegetation of all disturbed slopes shall be submitted as part of the grading and drainage plan.

F. Fire Protection:

1. The placement of buildings on lots shall be such that adequate clearance of hazardous, flammable vegetative cover may be accomplished.
2. The city may require the dedication of easements for firebreaks for safety of built up areas. Such easement shall provide access for firefighting personnel and equipment and shall be dedicated for this specific purpose by being recorded in the office of the Utah County recorder.
3. The inability to provide fire line water pressure and fire flows consistent with the standards set by the Insurance Service Organization shall be justification for denial of a subdivision request. However, there shall be a minimum fire flow requirement of at least five hundred (500) gpm with a twenty five (25) psi residual pressure.

G. Access Easements:

1. The city may require the dedication of easements adjacent to the borders of lots adjoining public lands for the purpose of providing public access to said public lands. Said easements may be combined with those required for fire safety purposes as set forth under subsection F2 of this section. (Ord. 2002-04, 3-20-2002)