

ORDINANCE 2025-04

TOWN OF ANNABELLA

AN ORDINANCE AMENDING ORDINANCE 2024-02 TO CORRECT A NUMBERING ERROR AND TO UPDATE SECTION 12.4.02(J) OF TITLE 12 – SUBDIVISION AND DEVELOPMENT REGARDING CUL-DE-SAC DESIGN STANDARDS

WHEREAS:

- The Town Council of Annabella, Utah, adopted Ordinance 2024-02 revising the Town's Subdivision Ordinance and codifying Title 12 – Subdivision and Development;
- Page 26 of Exhibit 'A' to Ordinance 2024-02, under Design Standards, Subheading 12.4.02 Streets, was incorrectly labeled as subsection "A" and should be renumbered as subsection "J" to maintain continuity with preceding sections;
- Subsequent subsections following the corrected subsection "J" shall be renumbered as subsections "K," "L," and "M" to preserve proper sequence and formatting;
- The Annabella Planning Commission has reviewed proposed amendments to the cul-de-sac standards during a public meeting and public hearing, including updates to dimensional requirements, drainage, fire access, and temporary turnaround provisions;
- The Planning Commission has reviewed the proposed amendments and recommended their adoption;
- The Town Council finds it necessary to incorporate these updates to ensure clarity, safety, and consistency in subdivision design;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Annabella, Utah:

SECTION I:

Amendment to Exhibit 'A' of Ordinance 2024-02 Page 26 of Exhibit 'A' (Title 12 – Subdivision and Development), under Design Standards, Subheading 12.4.02 Streets, is hereby amended as follows:

- a. The section previously labeled "A" shall be renumbered as **Section J – Cul-de-sacs (End Turnaround)**.
- b. Section shall be revised to read in full:

12.4.02(J) Cul-de-sacs (End Turnaround) Each cul-de-sac shall have a minimum right-of-way width of fifty-seven (57) feet and must be terminated in a turnaround with a diameter of not less than ninety-six (96) feet. Surface water must drain away from the turnaround; however, where drainage cannot be achieved along the street due to grade constraints, necessary catch basins and drainage easements shall be provided. Cul-de-sacs shall have a maximum length of 500 feet, as approved by the Town Council.

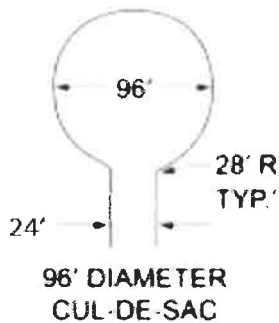
1. **Dead-End Fire Apparatus Access Roads** Dead-end fire apparatus access roads longer than 150 feet shall comply with width and turnaround provisions in accordance with

TABLE J1. FIGURE J1 shall be added to illustrate dimensional requirements.

TABLE J1. REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	RIGHT OF WAY WIDTH w/ RURAL RESIDENTIAL ROADWAYS (feet)	SURFACED ROADWAY WIDTH w/ RURAL RESIDENTIAL ROADWAYS (feet)	TURNAROUND REQUIREMENT
0 - 150	57	24	None required
151 - 500	57	24	96-foot-diameter cul-de-sac in accordance with Figure J1
Over 500			Special approval required

FIGURE J1



2. **Temporary Cul-de-sacs** Where a street is intended to be extended in the future but currently terminates due to undeveloped adjacent property, a temporary cul-de-sac may be permitted under the following conditions:

- a. The temporary cul-de-sac shall meet the same dimensional requirements as a permanent cul-de-sac, including a minimum 96-foot turnaround diameter and appropriate surface drainage.
- b. The right-of-way and improvements for the turnaround shall be constructed to public street standards unless otherwise approved by the Town Engineer.
- c. A note shall be placed on the final plat and recorded indicating that the cul-de-sac is temporary and may be removed or modified upon future extension of the roadway.
- d. The design shall provide for the removal or conversion of the cul-de-sac without adversely affecting adjacent lots, drainage, or utility connections.
- e. A temporary easement may be required to ensure access and maintenance until the street is extended.
- f. *Note:* Temporary cul-de-sacs shall not be used as a justification for exceeding the maximum 500-foot dead-end length unless approved by the Town Council.

3. **Fire Code Compliance** Temporary cul-de-sacs must meet current Utah State Fire Code standards.

SECTION II:

Renumbering of Subsequent Sections To maintain proper formatting and continuity, subsections following the newly designated Section J shall be renumbered as Sections K, L, and M respectively.

SECTION III: Severability If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date This ordinance shall become effective immediately upon posting, as it is deemed necessary for the peace, health, and safety of the Town.

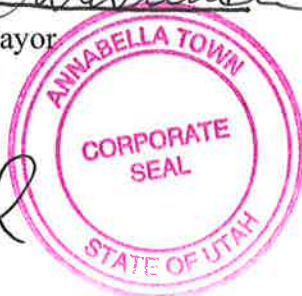
PASSED AND ADOPTED by the Annabella Town Council this 13th day of November, 2025.

Signatures: 

BRENT CHRISTENSEN, Mayor
Annabella Town

Attest:


TINA MITCHELL, Clerk
Annabella Town



Town Council Vote As Recorded:

Jill Anderson
Kelvin Johns
Stephanie Morgan
Chris Nielson

AYE	NAY	ABSTAIN	ABSENT
<u>X</u>	_____	_____	_____
<u>X</u>	_____	_____	_____
<u>X</u>	_____	_____	_____
<u>X</u>	_____	_____	_____

RECORDED this 13th day of November, 2025


PUBLISHED OR POSTED this 14th day of November, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with §10-3-713 of Utah State Code, as amended, I, the Clerk of Annabella Town, hereby certify that the foregoing Amendment was duly passed and published or posted at:

- 1) Annabella Town Hall
- 2) Utah Public Notice Website
- 3) Annabella Town Website

on the above referenced dates.


TINA MITCHELL, Clerk
Annabella Town