

## Memo – Cul-De-Sac Requirements

City of Elk Ridge, Utah  
Planning Commission Discussion  
May 9, 2016

**Regarding: Discussion and Decision concerning Amendment of the code to include a single requirement for cul-de-sacs**

**Background:**

Currently there are three sections in the code that address cul-de-sac length. These are found in the Hillside Residential Zone, Hillside Cluster Overlay and Planned Mountain Home Developments Sections. There is no reference to cul-de-sac length in the other zones or in a section that would apply to all zones. A maximum length is also specified in the City Construction Standards which is not consistent with where design standards such as block length and lot size requirements are discussed.

The intent of the proposed amendment would be to insert language regarding cul-de-sac length in a section of the code that applies to all zones and remove the other conflicting requirements in the three zones mentioned.

The purpose of governing the length of cul-de-sacs is to limit the number of residences that may need to be evacuated in the case of an emergency. The reason this is important with a single access point is that in the case of a fire every minute counts not only in getting people safely out but also for emergency crews being able to come in and set up to fight the fire. Similar issues may arise with gas leaks, hazmat situations, and flooding. If an evacuation must occur the emergency services will not bring additional emergency equipment into a street with a cul-de-sac that may slow down or inhibit the evacuation. While there is not a great deal of science behind this, it is a balance between density of residences and length. The standard lengths allowed in other Cities codes seem to average between 400 to 600 feet and 20 lots. The surrounding local communities seem to prefer a 400 feet maximum length. Salem allows up to 800 feet with 400 feet being standard. The proposed 500 feet is based on what is the practical minimum perimeter length to allow 16 lots with the limited frontage lengths allowed in the PUD Overlay. In other single family zones it will very hard to reach the maximum of 16 lots fronting a 500 foot long cul-de-sac. In the case of multi-family housing the practical limits seem to be the number of dwelling units that emergency crews will need to check in an evacuation to keep the time required to a minimum and be able to reasonably account for the residents being evacuated.

Proposed language to be added to Title 10 (Development Code) – Chapter 15 (Subdivisions) – Article C (Design Standards and Requirements):

The maximum length of a cul-de-sac shall be 500 feet as measured from the nearest right-of-way line of the adjacent street to the center point of the turn-around with more than 16 dwelling units accessing

the cul-de-sac. The Planning Commission may grant an exception up to a maximum length of 800 feet in single family dwelling developments where the configuration or topography of the land reasonably limits the ability to provide a second access point to the local street system. The number of dwelling units may not be increased from the maximum of 16 dwelling units when the increased length exception is granted. The Planning Commission may grant an exception to the maximum number of dwelling units accessing the cul-de-sac in multi-family dwelling developments to 24 units along the 500 foot maximum length. In no case shall the Planning Commission grant a combined exception expanding the maximum length and maximum number of dwelling units.

**Recommendation:**

Based upon the outcome of the Planning Commission discussion it is recommended that the proposed language including Planning Commission comments be placed before the public in a public hearing. This would include the deletion of the existing requirements out of the three zones as mentioned and removal of the maximum length requirement from the City Construction Standards.

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# Cul-de-sac Codes

## Hillside Residential Zone

### 10-9A-13-9: CUL-DE-SACS:

The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead end roads stubbed for future development must have approval by the planning commission and are only allowed where unusual conditions exist which make other designs undesirable. Cul-de-sac streets shall be not longer than four hundred fifty feet (450') and shall be terminated by a turnaround or loop road of not less than one hundred twenty feet (120') in diameter. The planning commission can grant an exception for a cul-de-sac of up to one thousand feet (1,000') in length if the developer demonstrates that this design is less damaging to the natural terrain than a through street. Surface water must drain away from the turnaround unless the city catch basins and drainage easements are provided. No cul-de-sac shall have more than sixteen (16) building lots. All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions. (Ord. 08-4, 2-26-2008)

## Hillside Cluster Overlay Zone

### 10-11C-7-12: CUL-DE-SAC LENGTH:

The planning commission can grant an exception for a cul-de-sac of up to one thousand feet (1,000') in length if the developer demonstrates that this design is less damaging to the natural terrain than a through street. The planning commission can allow up to twenty (20) lots on a cul-de-sac without a secondary access. (Ord. 08-5, 2-26-2008)

## Planned Mountain Home Developments

### 10-11F-8: STREETS AND TRAVEL WAYS:

F. Continuous Circulation; Cul-De-Sacs: To the maximum extent possible, the design of the road/travel way system shall provide for continuous circulation throughout the project. Cul-de-sacs (dead end roads) shall be allowed only where unusual conditions exist which make other designs undesirable. Cul-de-sac streets shall be not longer than four hundred fifty feet (450') and shall be terminated by a turnaround or loop road of not less than one hundred twenty feet (120') in diameter.

## Elk Ridge Development and Construction Standards

02.08.064. Cul-De-Sacs. The maximum length of a cul-de-sac is 400 feet measured from the nearest right-of-way line of the adjoining street to the center of the cul-de-sac, and the minimum radius of the cul-de-sac is 60 feet at the property line. Surface water must drain away from the turnaround. A exception may be granted where surface water cannot be drained away from the turnaround along the street due to grade. Should this exception exist, necessary catch basins and drainage easements shall be provided.

Issue 2

Non-Conforming Lot:

785 North Valley View Circle

The subdivision was approved in January of 2001. The rear setback was approved as 12 feet. Our current setbacks require a minimum of 25 feet in the rear. The lot is narrow and long and thus when the current setback is taken into account there is approximately 35 feet of width between the front and rear setback.

The code has accommodations for lots that were previously approved and met code at the time of approval. Lots in this situation are considered legal non-conforming lots. Title 10 Chapter 13 covers these situations. It states:

**10-13-8: NONCONFORMING LOTS OF RECORD:**  

In all zones wherein single-family dwellings are listed as a permitted use, a single-family dwelling may be constructed on any lot or parcel of land, even though such lot or parcel does not comply with the area or width requirements for single-family dwellings within the zone, subject to a determination by the zoning administrator that the lot complies with all of the following: (Ord. 97-7-8-8, 7-8-1997; amd. Ord. 12-05, 11-27-2012)

- A. The lot or parcel qualifies as a nonconforming lot of record (existed as a separately described parcel on the records of the county recorder prior to the effective date of the ordinance), and the parcel does not constitute an illegal subdivision lot; (Ord. 97-7-8-8, 7-8-1997)
  
- B. Single-family dwellings are listed as a permitted use in the present zone; and (Ord. 97-7-8-8, 7-8-1997; amd. Ord. 12-05, 11-27-2012)
  
- C. All setbacks, height, access, building size, utility and special provision requirements of the existing zone and all applicable supplementary regulations can be met. (Ord. 97-7-8-8, 7-8-1997)

Proposed **ORDINANCE NO. 16-2**

AN ORDINANCE AMENDING THE CITY OF ELK RIDGE DEVELOPMENT CODE REGARDING **CUL-DE-SACS**, CODIFICATION, INCLUSION IN THE CODE, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Elk Ridge has adopted the Elk Ridge City Development Code Title 10 – Development Code, Chapter 15 - Subdivisions, Article C Design Standards and Requirements; describing the infrastructure requirements for development of a subdivision within the jurisdiction of the City of Elk Ridge; and

**WHEREAS**, the City of Elk Ridge desires to amend the Design Standards and Requirements to include a single concise description of the design requirements for cul-de-sacs and remove the multiple conflicting cul-de-sac design requirements found in other sections of the Title 10 Elk Ridge Development Code; and

**WHEREAS**, the Elk Ridge Planning Commission held a public hearing on July 14, 2016 at 7:00pm, for the purpose of receiving public input on the proposed cul-de-sac requirements amendment; and

**WHEREAS**, the public hearing was preceded by the posting of a notice of public hearing in at least three (3) public places within the City limits of Elk Ridge, along with being published in the Provo Daily Herald Newspaper, a newspaper of general circulation within the city, at least 10 days prior to the Public Hearing; and

**WHEREAS**, the notice of hearing, which was posted and published, by the Planning Commission contains specific advance notice that the proposed ordinance amendment, as set forth herein, would be considered and that copies thereof were available for inspection in the city offices; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ELK RIDGE CITY, UTAH, AS FOLLOWS:**  
(Underlined text is added text, ~~Strikeout~~ text is deleted text)

## **SECTION I AMENDMENTS.**

1. **AMEND TITLE 10 – DEVELOPMENT CODE, CHAPTER 9 - RESIDENTIAL AND ENVIRONMENTAL CONSERVATION ZONES, ARTICLE A – HR1 HILLSIDE RESIDENTIAL 1 ZONE, SECTION 13 - STREET DESIGN REQUIREMENTS, PARAGRAPH 9 – CUL-DE-SACS; TO READ AS FOLLOWS:**

~~The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead-end roads stubbed for future development must have approval by the planning commission and are only allowed where unusual conditions exist which make other designs undesirable. All cul-de-sacs shall conform to the Elk Ridge Development Code subsection 10-15C-5 of this title, Cul-De-Sacs. Cul-de-sac streets shall be not longer than four hundred fifty feet (450') and shall be terminated by a turnaround or loop road of not less than one hundred twenty feet (120') in diameter. The planning commission can grant an exception for a cul-de-sac of up to one thousand feet (1,000') in length if the developer demonstrates that this design is less damaging to the natural terrain than a through street. Surface water must drain away from the turnaround unless the city catch basins and drainage easements are provided. No cul-de-sac shall have more than sixteen (16) building lots. All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions.~~

2. **AMEND TITLE 10 – DEVELOPMENT CODE, CHAPTER 11 - OTHER ZONES, ARTICLE C – HILLSIDE CLUSTER OVERLAY ZONE, SECTION 7 - SUBDIVISION DESIGN REQUIREMENTS, PARAGRAPH 12 – CUL-DE-SAC LENGTH; TO READ AS FOLLOWS:**

~~The planning commission can grant an exception for a cul-de-sac of up to one thousand feet (1,000') in length if the developer demonstrates that this design is less damaging to the natural terrain than a through street. The planning commission can allow up to twenty (20) lots on a cul-de-sac without a secondary access.~~

All cul-de-sacs shall conform to the Elk Ridge Development Code subsection 10-15C-5 of this title, Cul-De-Sacs.

3. **AMEND TITLE 10 – DEVELOPMENT CODE, CHAPTER 11 - OTHER ZONES, ARTICLE F – PLANNED MOUNTAIN HOME DEVELOPMENTS (MHD), SECTION 8 – STREETS AND TRAVEL WAYS, PARAGRAPH F – CONTINUOUS CIRCULATION; CUL-DE-SACS; TO READ AS FOLLOWS:**

~~To the maximum extent possible, the design of the road/travel way system shall provide for continuous circulation throughout the project. Cul-de-sacs (dead end roads) shall be allowed only where unusual conditions exist which make other designs undesirable. Cul-de-sac streets shall be not longer than four hundred fifty feet (450') and shall be terminated by a turnaround or loop road of not less than one hundred twenty feet (120') in diameter. All cul-de-sacs shall conform to the Elk Ridge Development Code subsection 10-15C-5 of this title, Cul-De-Sacs.~~

4. **AMEND TITLE 10 – DEVELOPMENT CODE, CHAPTER 15 - SUBDIVISIONS, ARTICLE C – DESIGN STANDARDS AND REQUIREMENTS; INSERTING SECTION 5 – CUL-DE-SACS; TO READ AS FOLLOWS:**

A. Use of Cul-De-Sacs: The design of the road system shall provide for continuous circulation throughout the project. Cul-de-sacs and temporary dead end roads stubbed for future development must have approval by the planning commission and are only allowed where unusual conditions exist which make other designs undesirable.

No  
More

- B. Cul-De-Sac Length: The maximum length of a cul-de-sac shall be 500 feet as measured from the nearest right-of-way line of the adjacent street to the center point of the turn-around with more than 16 dwelling units accessing the cul-de-sac. The Planning Commission may grant an exception up to a maximum length of 800 feet in single family dwelling developments where the configuration or topography of the land reasonably limits the ability to provide a second access point to the local street system. The number of dwelling units may not be increased from the maximum of 16 dwelling units when the increased length exception is granted. The Planning Commission may grant an exception to the maximum number of dwelling units accessing the cul-de-sac in multi-family dwelling developments to 24 units along the 500 foot maximum length. In no case shall the Planning Commission grant a combined exception expanding the maximum length and maximum # of dwelling units.
- C. Cul-De-Sac Turnaround Diameter: Each cul-de-sac shall be terminated with a turnaround or loop road of not less than 120 feet in diameter at the property line. The City Engineer may require an increased diameter if design conditions necessitate increased diameter in order for large vehicles and emergency equipment to negotiate the turnaround. In no case shall an exception be granted for a turnaround smaller than the 120 foot minimum diameter.
- D. Pedestrian Access: All cul-de-sacs shall provide pedestrian connectivity to open space areas, public facilities, trails, or adjacent subdivisions.

**SECTION II. Codification, Inclusion in the Code, and Scrivener's Errors.** It is the intent of the City Council that the provisions of this ordinance be made part of the City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filling a corrected or re-codified copy of the same with the City Recorder.

**SECTION III. Severability.** If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION II. Posting.** A copy of this Ordinance shall be deposited in the office of the Elk Ridge City Recorder, and on \_\_\_\_\_, 2016, the Elk Ridge City Recorder shall certify that this Ordinance has been posted in three public places within the municipality on that date, as provided in Utah State Code Annotated § 10-3-711(1).

**SECTION III. EFFECTIVE DATE.** This ordinance shall become effective immediately upon passage.

Passed and duly adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
HAL SHELLEY, MAYOR

Councilmember Nelson Abbott	Voted _____
Councilmember Brian <del>Burke</del> TyEllis	Voted _____
Councilmember Paul <del>Squires</del> Tricia Thomas	Voted _____
Councilmember Dale Bigler	Voted _____
Councilmember Britney <del>Thompson</del>	Voted _____

ATTEST:

\_\_\_\_\_  
Royce Swensen  
Elk Ridge City ~~Deputy~~ Recorder

STATE OF UTAH        )

) ss.

COUNTY OF UTAH     )

I, ROYCE SWENSEN, City Deputy Recorder of the City of Elk Ridge, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of

Ordinance # 16-2, passed by the City Council of the City of Elk Ridge, Utah, on the

24 day of May, 2016, entitled

**“AN ORDINANCE AMENDING THE CITY OF ELK RIDGE DEVELOPMENT CODE REGARDING CUL-DE-SACS, CODIFICATION, INCLUSION IN THE CODE, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Elk Ridge City Utah this      day of     , 2016.

\_\_\_\_\_  
ROYCE SWENSEN

Elk Ridge City Deputy Recorder

AFFIDAVIT OF POSTING

STATE OF UTAH )

) ss.

COUNTY OF UTAH )

I, ROYCE SWENSEN , City Recorder of the City of Elk Ridge, Utah, do hereby certify and declare that I posted in three (3) public places Ordinance # 16-2, which is attached hereto on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

The three places are as follows:

1. The Elk Ridge City Office, 80 E Park Drive
2. The pole located at Elk Ridge Drive and Goosenest Drive
3. The pole on Goosenest Drive, east of 817 West Goosenest Drive

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

\_\_\_\_\_

ROYCE SWENSEN

Elk Ridge City ~~Deputy~~ Recorder

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by ROYCE SWENSEN.

My Commission Expires:

\_\_\_\_\_

Notary Public

Residing at: Utah County