



Date:
9/15/21

Applicant:
Mapleton City

Location:
N/A

Prepared By:
Sean Conroy, Community
Development Director

Public Hearing:
Yes

Attachments:
1. Proposed ordinance.
2. Street light examples.

REQUEST

Consideration of an ordinance adopting amendments to Mapleton City Code Title 17 regarding subdivision requirements.

BACKGROUND/DESCRIPTION

On July 7, 2021 the City Council approved several amendments to the subdivision ordinance. There are a few additional amendments that staff is proposing that were not included in the ordinance presented in July. These include the following (actual changes shown in strikeout and underline in the attached ordinance):

- Where street design standards are not specified in the subdivision ordinance, the city shall use the American Association of State Highway and Transportation Officials (AASHTO) standards.
- Where a new development is completing a partially completed road, the applicant will be responsible to install new pavement to the proposed centerline of the road.
- Currently with residential development, the developer pays a street light fee to the City and the City has ordered street lights through Rocky Mountain Power (RMP). The proposed amendment would require the applicant to purchase and install the street lights, rather than using RMP. This will result in a cost savings for the City as well as ensure quicker installation of street lights. The spacing requirements for street lights is also specified.

As part of the discussion, staff would like some guidance from the Council regarding the style of residential street lights to be used. Staff has included two examples in attachment "2" and will have physical examples at the meeting.

RECOMMENDATION

Adopt the attached ordinance.

ORDINANCE NO. 2021-

**AN ORDINANCE ADOPTING AMENDMENTS TO MAPLETON CITY CODE TITLE 17
REGARDING SUBDIVISION REQUIREMENTS.**

WHEREAS, MCC Title 17 contains the City’s subdivision ordinance; and

WHEREAS, the proposed amendments are intended to bring the subdivision ordinance more in line with current practice and to more fully implement the intent of the subdivision ordinance and the General Plan; and

WHEREAS, the Planning Commission recommended approval of the proposed amendments on September 9, 2021.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend Mapleton City Code Title 17 as described in Exhibit “A”.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 15th Day of September, 2021.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Changes shown in strikeout and underline

17.12.050: STREETS AND ROADS; DESIGN STANDARDS:

M. Where street design standards are not specified in the Mapleton City Municipal Code, street design shall conform to the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) "A Policy on Geometric Design of Highways and Streets." Other published professional standards, i.e. ITE, ASCE, may be considered at the sole discretion of the City Engineer.

**17.16.025: STREETS TO BE DEDICATED; PARTIAL WIDTH STREETS;
RETAINER STRIPS NOT PERMITTED:**

B. That the width of right-of-way of the proposed partial street shall be not less than one-half (1/2) of the total width for the class of road, plus an additional seven feet (7') of width or twenty feet (20'), whichever is greater. Where a new development is completing a partially completed road, the applicant will be responsible to install new pavement to the proposed centerline of the road. This may be achieved by reconstructing the paved surface using Mapleton City Standards or with a 2" grind and overlay.

17.16.085: STREET LIGHTING:

A. Prior to plat recording, the applicant shall pay a streetlight fee based on the adopted fee schedule to allow for the installation of streetlights within the subdivision. The city will coordinate the purchase and installation of the streetlights with the applicable power company. The developer shall be responsible to install street lights within the subdivision based on the city's adopted specifications.

~~B. Streetlights will typically be installed at the entrances to the subdivision, at street intersections, at mid block, within a cul-de-sac and other locations deemed appropriate by the city engineer and the power company.~~ The number and location of residential street lights shall be determined by the city engineer but will typically be required as follows:

- 1) At entrances to subdivision and at intersections;
- 2) One light every three hundred feet (300') on collector roads;
- 3) One light every six hundred feet (600') on major and minor residential roads;
- and
- 4) No lights are required on a country lane.

Attachment "2"



This is the Town and Country style light. This is the light we are currently using in our residential neighborhoods





This is an acorn style light. These are a little more decorative and cost a little bit more to purchase and maintain.

