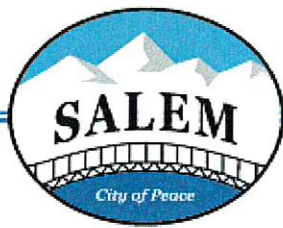


Mayor
Kurt L Christensen



Salem City Corporation

"City of Peace"

City Council
Tim De Graw
Kelly Peterson
Cristy Simons
Delys Snyder
Seth Sorensen

PUBLIC HEARING

Notice of Public Hearing on May 18, 2022 at 7:00 p.m. to be held at the Salem City Office, located at 30 West 100 South, Salem, to consider a Zone Change Request.

TO ALL CITIZENS OF SALEM CITY, UTAH COUNTY, UTAH

You and each of you are hereby notified that the City Council of Salem City has appointed the time of 7:00 p.m. on Wednesday, May 18, 2022 for the purpose of a public hearing to consider a request to update the construction standards for dead end streets and intersection spacing (see attached documents). All members of the public are invited to attend this hearing and be heard in regards to the proposed zone change.

Jeffrey Nielson, City Recorder



Salem City Subdivision, Development, and General Construction Standards Manual

Amendments

~~January 20, 2016~~ May 2022

1. Proof Roll – APWA Specification: Section 32 05 10: Backfilling Roadways

- a. A Proof roll is required, in addition to compaction testing, for all subgrade materials beneath roadway and curb & gutter.

2. Side Walk Compaction prior to forming

- a. The 4" or 6" compacted road base under all sidewalks shall extend a minimum of 6 inches greater than the width of the sidewalk on each side. 95% compaction required.

3. Sidewalk, Curb & Gutter Joint Spacing

- a. All Sidewalk Curb and Gutter shall have joints spaced at 10 feet.
- b. Joints in Sidewalk and Curb & Gutter shall be aligned.

4. 3 Inch Asphalt with 1 year Mastic Seal/High Density Mineral Bond

- a. All new subdivisions shall be required to install a 3-inch asphalt section in all roadways.
- b. The developer shall pay in cash at the time of bonding, to the city, monies sufficient for the City to have installed an approved mastic seal, or equal, over all new roadways (Private & Public).

5. Sewer Main/Lateral Ownership & Responsibility

- a. Salem City is responsible for all mainline sewers.
- b. Property/Homeowners are responsible for their sewer lateral(s) from the main sewer line all the way to their homes and inside their homes. This includes all settlement, blockages, breaks, etc.

6. Dead End Streets

- a. A maximum of 35 units shall be allowed with a permanent, fully-developed, single access street up to a maximum of 3000 feet.
- b. A maximum of 50 units shall be allowed with a permanent, fully-developed, single access street up to a maximum of 3000 feet and a stub for a future secondary access street.
- c. Fifty-one (51) or more units require a minimum of 2 permanent, fully-developed access streets. At the City's sole discretion, the City may allow a temporary 24' wide asphalt ribbon road in place of one of the permanent accesses so long as the ribbon road is within the project's boundaries. The ribbon road must be a fully developed right-of-way in the project.
- d. Temporary turn-arounds are required on any subdivision dead end street more than one lot deep and shall be 80 foot diameter with 2.5 inches of asphalt on 6 inches of Page 2

of 2 compacted road base. Hammer heads are acceptable with the same surfacing requirements and shall be a minimum of 20 foot wide and 30 foot deep.

- ~~a. A maximum of 24 units or maximum of 1500 feet, whichever comes first, shall be allowed before an additional access is required. The second can be a temporary access but shall be a minimum of 20 feet wide and shall be a hard "plow-able" surface.~~
- ~~b. A maximum of 50 units or 3000 feet, whichever comes first, shall be allowed before a second permanent dedicated roadway shall be constructed.~~
- ~~c. Temporary turn-arounds are required on any subdivision dead end street more than one lot deep and shall be 80 foot diameter with 2.5 inches of asphalt on 6 inches of Page 2 of 2 compacted road base. Hammer heads are acceptable with the same surfacing requirements and shall be a minimum of 20 foot wide and 30 foot deep.~~

7. Dead End Utilities

- a. Drinking Water – No dead end lines will be allowed if required fire flows are not met.

8. New Residential Street Cross-section Standard

- a. See New Standard Drawings

9. Standard Utility Lateral Locations

- ~~a. See New Standard Drawings~~

10. No Trees shall be allowed in planter strips with R-Tanks that are less than 10 feet wide.

11. Standard Location of Street Light and Fire Hydrants (In Planter)

- a. See New Standard Drawings

12. New R-Tank Standard Details

- a. See New Standard Drawings.

13. New Pressurized Irrigation (PI) Box Standard (Green Box)

- a. New PI Box will be slightly bigger in preparation for PI Metering
- b. See Standard Drawings

14. Adopt latest version of APWA Utah Chapter Standard Specifications and Drawings

- a. In the event of a discrepancy the more stringent standard will apply.

15. Intersection Spacing

- a. When connecting to an existing road, or planning a future road connection, the Street Access Table minimum spacing requirements shall apply. The table specifies the distance required between intersections and driveways along each functional street classification.
- b. More spacing between intersections and driveways may be required based on findings in a project specific, Traffic Impact Study.
- c. An intersection in a permanent street, which connects to an arterial or collector road, including but not limited to Woodland Hills Drive, Elk Ridge Drive, Loafer Mountain Parkway, SR-198, SR-164, Arrowhead Trail, 11200 South, and other future proposed

collectors and arterials, must be located at least 200 feet from the intersection with the collector or arterial road described herein.

Street Access Table

<u>Functional Classification</u>	<u>Minimum Spacing (ft)</u>	
	<u>Intersections</u>	<u>Driveways</u>
<u>Arterial</u>	<u>1000</u>	<u>N/A*</u>
<u>Major Collector</u>	<u>660</u>	<u>N/A*</u>
<u>Minor Collector</u>	<u>300</u>	<u>150</u>
<u>Local Commercial</u>	<u>200</u>	<u>125</u>
<u>Local Residential</u>	<u>200</u>	<u>-</u>
<u>Notes:</u> <u>1. UDOT and County may impose more stringent requirements on their streets.</u> <u>2. Spacing shall be measured centerline to centerline.</u> <u>3. As determined by the City Engineer, engineering judgment shall override the requirements in this table if warranted by specific traffic conditions.</u> <u>5. Existing driveways on arterials and major collectors shall be maintained.</u> <u>6. Adjustments in usage of existing driveways on arterials and major collectors require approval by City Engineer.</u> <u>* Driveways are not allowed under normal circumstances. Driveways may be allowed for unique or unusual conditions with special approval from Salem City Engineering Dept.</u>		