

Date:
9/21/22

Applicant:
Mapleton City

Location:
N/A

Prepared By:
Sean Conroy, Community
Development Director

Public Hearing:
Yes

Attachments:

1. Proposed ordinance.
2. Examples of cul-de-sacs in excess of 500' in Mapleton.

REQUEST

Consideration of an ordinance amending Mapleton City Code (MCC) section 17.12.050.G eliminating the maximum length requirement of 500 feet for cul-de-sacs.

BACKGROUND/DESCRIPTION

Mapleton City Code (MCC) Section 17.12.050.G establishes the requirements for cul-de-sacs. Cul-de-sacs are generally discouraged unless it is not necessary to extend a road to an adjacent property for future development or to improve overall circulation. The code also limits the length of a cul-de-sac to no more than 500 feet.

From time to time, there are requests for cul-de-sacs that are longer than 500 feet. Staff is recommending that the 500 foot maximum length requirement be eliminated (see attached ordinance).

EVALUATION

Staff looked at cul-de-sac length standards for cities throughout the state and found that they vary significantly. There is no consistent length requirement, although 500 feet was fairly common. When codes include a justification for the maximum length requirement, it is usually tied to fire protection.

Historically, cul-de-sac length standards were established because fire hydrants were typically placed at the entrance of a cul-de-sacs and a fire hose needed to be able to reach from the hydrant to the end of the cul-de-sac. Therefore, communities had limitations such as 500 or 600 feet based on how long of a hose they had available to work with. In Mapleton, we require fire hydrants every 500 feet whether the road is a through street or a cul-de-sac, so the historical reasons for limiting cul-de-sac length no longer apply.

Staff discussed the cul-de-sac length issue with the Fire Department and the County Fire Marshall. Their position is that they are not concerned with how long a cul-de-sac is as long as the road is wide enough for emergency vehicles and that there is a proper turnaround at the end.

Since it appears that the maximum length of 500 feet is somewhat arbitrary, and is not a requirement that the Fire Department is requesting, staff is recommending eliminating the length requirement.

There are other subdivision standards that could impact cul-de-sac length. These include the following:

- The subdivision ordinance limits that maximum number of lots on any dead end road to 30.
- The City requires all new subdivisions to have a water model analysis. The water model looks at water pressure as well as overall water quality. The longer the deadend road, the harder to maintain adequate water pressure as well as high water quality. Therefore, cul-de-sac lengths could be limited based on the water model analysis.

Staff also notes that there are several cul-de-sacs in town that exceed the 500 foot requirement, that seem to function well and have not created negative impacts.

RECOMMENDATION

Approve the proposed ordinance.

ORDINANCE NO. 2022-

AN ORDINANCE AMENDING MAPLETON CITY CODE SECTION 17.12.050.G
ELIMINATING THE MAXIMUM LENGTH REQUIREMENT OF 500 FEET FOR CUL-DE-
SACS

WHEREAS, MCC Section 17 contains the City's subdivision ordinance; and

WHEREAS, section 17.12.050.G identifies standards for cul-de-sacs; and

WHEREAS, the proposed ordinance would eliminate the 500 feet length
requirement for cul-de-sacs; and

WHEREAS, the Planning Commission recommended approval of the
proposed amendments on September 8, 2022.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton,
Utah, to adopt the proposed amendments as described in Exhibit "A".

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

This 21st Day of September, 2022.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"

Changes Shown in strikeout

G. Cul-De-Sacs: Cul-de-sacs shall be discouraged. Cul-de-sacs may be appropriate in cases where the possibility of future adjacent development does not exist due to topography or existing development, where an additional through street would be unnecessary, or other special circumstances as determined appropriate by the final decision making body. When permitted, permanent cul-de-sacs shall be designed in accordance with adopted standard drawings, each cul-de-sac stem shall meet the standard street requirement including right of way, pavement width, gutter, curb, and sidewalk within residential subdivisions. The minimum back of curb diameter in a cul-de-sac shall be ninety-eight feet (98'). Cul-de-sac returns shall have a minimum back of curb radius of twenty six feet (26'). ~~The maximum length of a cul-de-sac street shall be four hundred feet (400') from the center of the cul-de-sac to the centerline of the intersecting street. The planning commission may allow a five hundred foot (500') maximum cul-de-sac length if the applicant of such can demonstrate one or both of the following requirements:~~

- ~~— 1. That a road cannot be extended through the property to connect to another street elsewhere.~~
- ~~— 2. That development has occurred on at least three (3) sides of the surrounding property.~~

The decision making body may require a sidewalk connection through a cul-de-sac to allow for pedestrian connectivity to existing or future adjacent development and/or public streets.

Attachment "2"

Cul-de-Sac Examples



Vineyard
Approx. 400 N 1400 E



Eagle Rock
Approx. 1500 E Eagle Ct

Nemelka Lane
Approx. 1500 E 900 S



Hillcrest
Approx. 2000 S Hillcrest Cir



Twin Hollow
Approx. 100 E
Hidden Ridge Lan