

Laketown, Utah
ORDINANCE 2021-23

AN ORDINANCE OF LAKETOWN AMENDING THE SUBDIVISION REGULATIONS OF LAKETOWN TOWN CODE TITLE 11 CHAPTER 5 IMPROVEMENTS SECTION 1 PARAGRAPH D2 STANDARDS FOR ROAD AND STREET IMPROVEMENTS

WHEREAS; The town is committed to provide for the health, safety, morals, convenience, order, prosperity and welfare, of present and future residents; and

WHEREAS; The town has subdivision regulations; and

WHEREAS; The town desires to establish street regulations and asphalt pavement minimum depth for consistency in quality of streets in subdivisions;

WHEREAS; The town desires to add standards for road and street improvements in subdivision regulations; and

WHEREAS; The planning and zoning commission recommends this amendment and the town council conducted a public hearing on the amendment.

NOW THEREFORE, BE IT ORDAINED by the Laketown Town Council that the Laketown town code subdivision regulations 11-5-1-D2 is amended adding Standards for Road and Street Improvements.

SECTION 1: Language to be deleted.

11-5-1-D2. Grades of streets shall not be in excess of eight percent (8%) on major arterial streets nor in excess of ten percent (10%) on other streets unless special conditions warrant grades in excess of these standards for short segments of the street system within a subdivision. ~~If the grades of proposed streets exceed the above stated standards, approval of said streets must be based on the recommendation of a certified engineer.~~

3. All streets within a subdivision shall be improved to an overall width in accordance with the standards, rules and regulations adopted by ~~the town in which the subdivision is located~~. Town road regulations shall be sixty feet (60'), ~~twenty-six feet (26')~~ wide road base, a minimum twelve-inch (12") deep road base and ~~twenty-two feet (22')~~ pavement.

a. When a cul-de-sac is included within a subdivision, the proposed lots must have at least 50-foot (50') frontage off the pavement of the street. (Ordinance 2019-17 3/4/2020)

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4. Pavements where required shall be constructed in accordance with the requirements of the standards, rules and regulations adopted by the town in which the subdivision is located. ~~Town asphalt pavement shall be a minimum of three inches (3") in depth.~~

SECTION 1: Language to be added.

11-5-1-D2 Standards for Road and Street Improvements

2. All roads and streets shall comply with the latest version of the AASHTO Design Manual and the APWA specifications and standards. Standards for roads and streets shall include:

Grades of streets shall not be in excess of eight percent (8%) on major arterial streets nor in excess of ten percent (10%) on other streets unless special conditions warrant grades in excess of these standards for short segments of the street system within a subdivision and approved by the town council. At intersections the grade shall not exceed four percent (4%) through the intersection and one hundred feet (100') on either side of the intersection.

3. All streets within a subdivision shall be improved to an overall width in accordance with the standards, rules and regulations adopted by Laketown. Town road right of way regulations shall be sixty feet (60') for local streets and sixty-six feet (66') for collector streets, thirty feet (30') wide road base, a minimum twelve-inch (12") deep road base and twenty-six feet wide (26') pavement. a. When a cul-de-sac is included within a subdivision, the proposed lots must have at least 50-foot (50') frontage off the pavement of the street and the required frontage at the setback line.

4. Pavements where required shall be constructed in accordance with the requirements of the standards, rules and regulations adopted by Laketown. The roadways shall be constructed with a minimum of three and a half inches (3.5") compacted to three inches (3") of asphalt, six inches (6") of base coarse, and twelve inches (12") of subbase material compacted. Asphalt will meet APWA 15-30% RAP. There are many areas within the town where problematic soils exist. Where these soils exist within a proposed development, the soil's bearing capacities shall be determined by an approved geotechnical engineer. The foundations for all facilities to be constructed on these soils shall be designed by the geotechnical engineer to support the facilities as required. These facilities shall include utility lines, roadways, structures and appurtenant items.

SECTION 3: This ordinance shall take effect upon adoption.

PASSED and ADOPTED THIS 2nd day of February 2022.

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Town of Laketown:

Burdette W. Weston
Laketown Mayor

TOWN COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Clark:	_____	_____
Council Member Robinson:	_____	_____
Council Member Wight:	_____	_____
Council Member Willis:	_____	_____
Mayor Burdette W. Weston	_____	_____

ATTEST:

Amber Droesbeke
Clerk