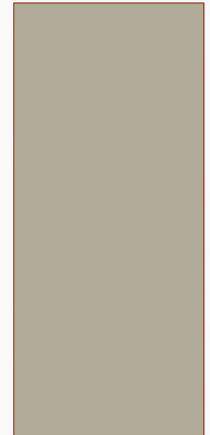


CUL-DE-SAC

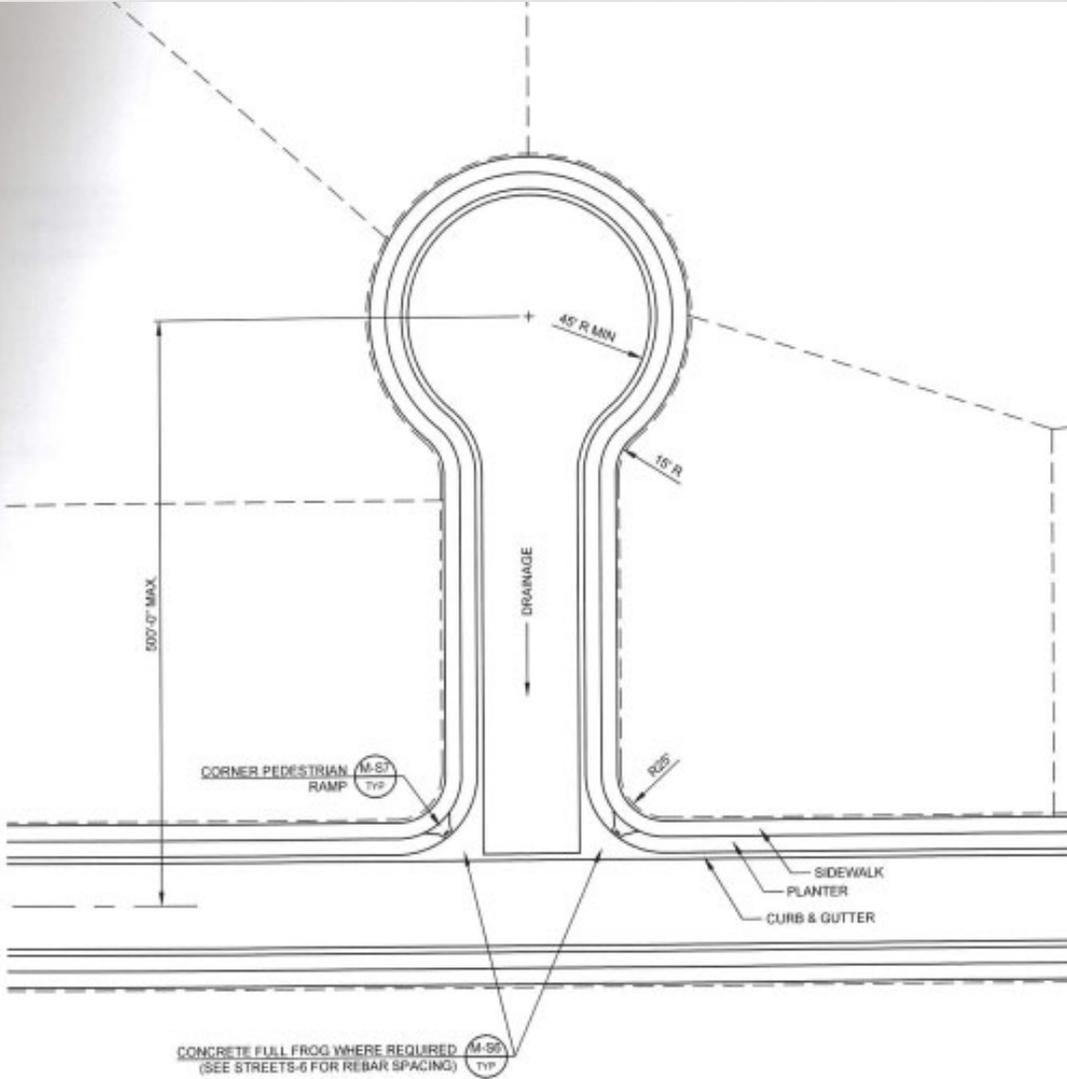
CODE TEXT AMENDMENT



PROPOSED CODE

- Addresses
 - Cul-de-sac length
 - Number of units, trips per day
 - Development along existing public roads with only one access

EXISTING CODE





500'

N Center St

Meadow Ln

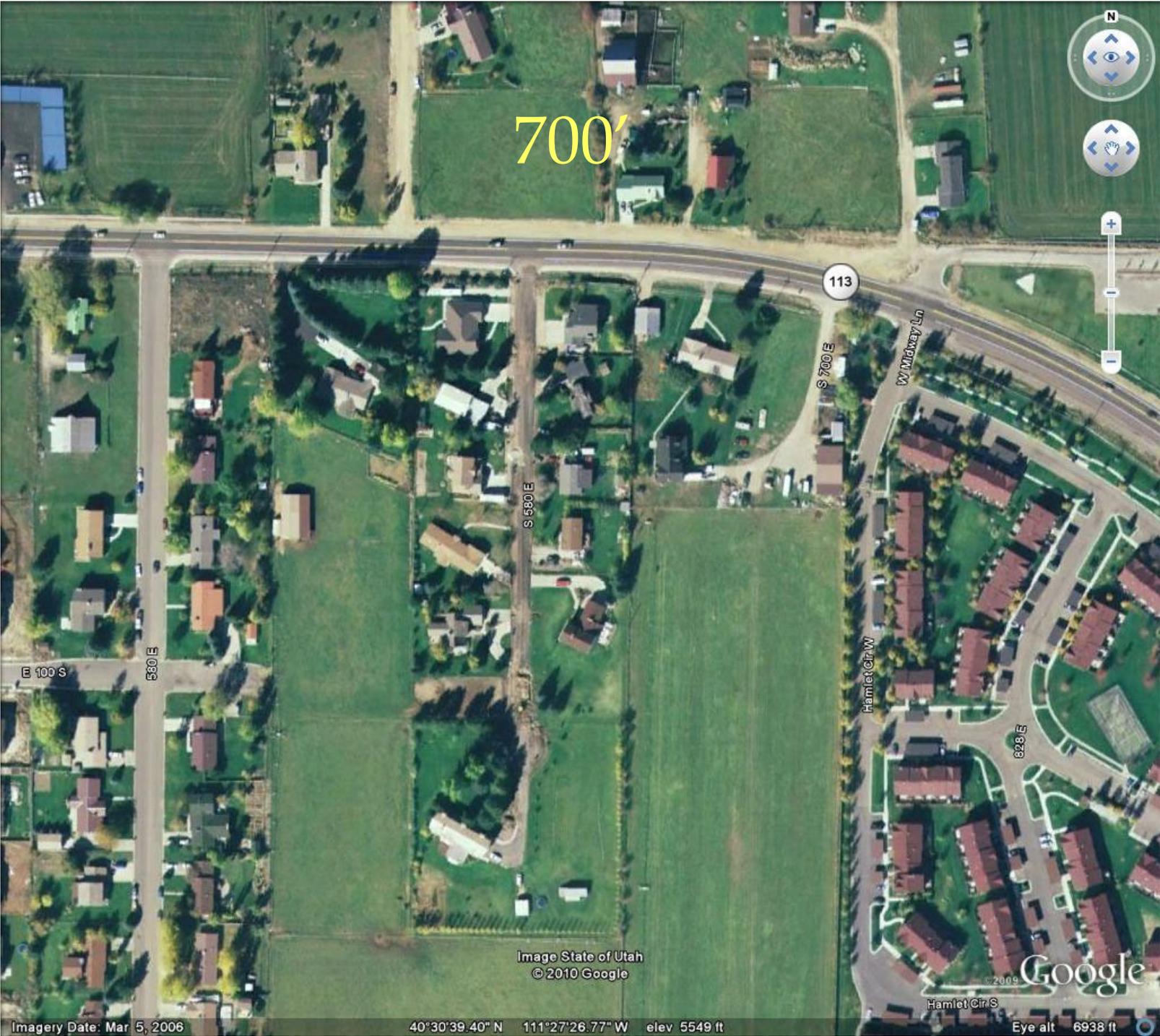
Image State of Utah
© 2010 Google

© 2009 Google

Imagery Date: Mar 5, 2006

40°31'09.75" N 111°28'15.73" W elev 5629 ft

Eye alt 6779 ft



700'

E 100 S

S 500 E

S 500 E

113

S 700 E

W Midway Ln

Hamlet Cir W

S 828 E

Image State of Utah
© 2010 Google

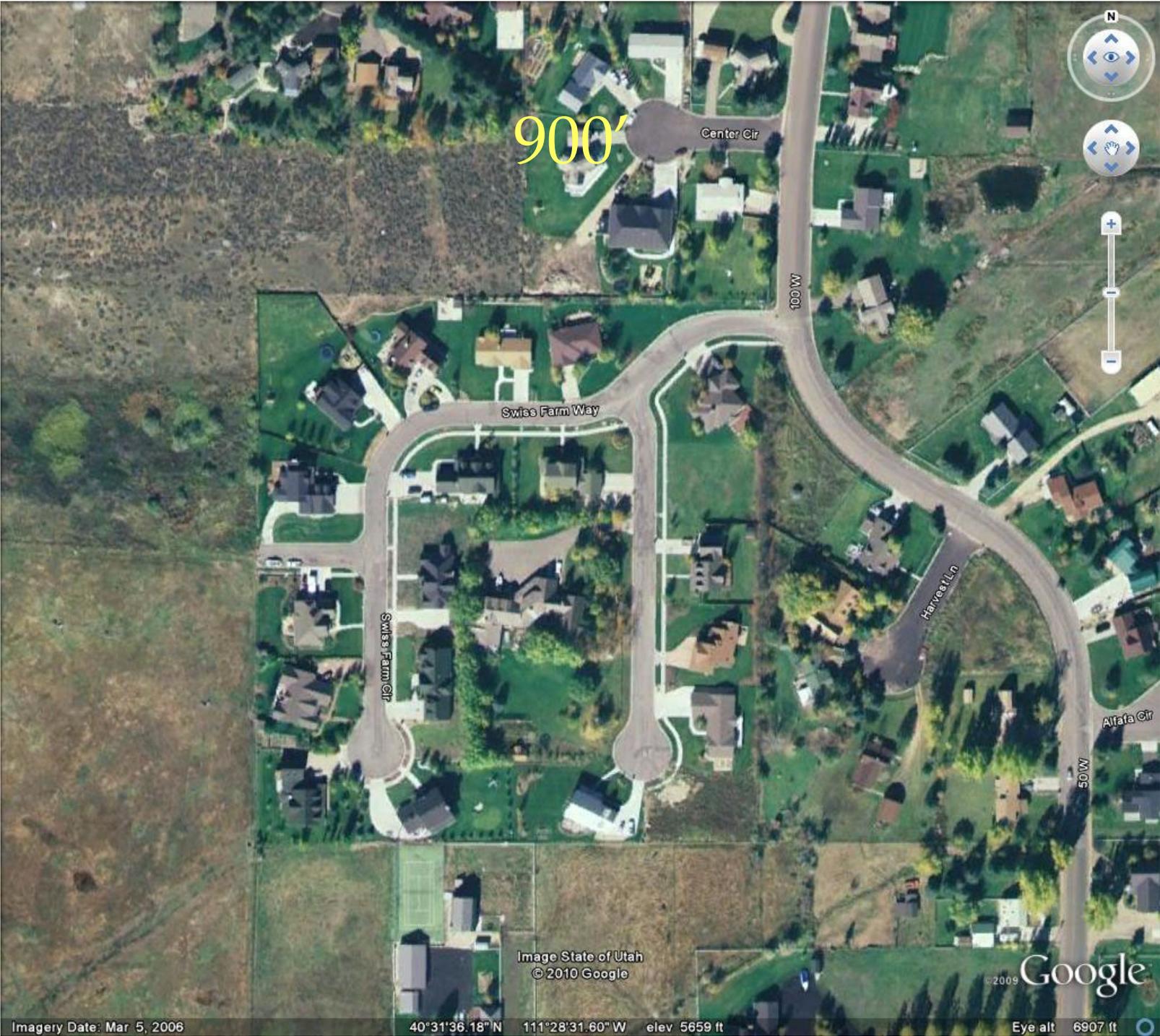
© 2009 Google

Hamlet Cir S

Imagery Date: Mar 5, 2006

40°30'39.40" N 111°27'26.77" W elev 5549 ft

Eye alt 6938 ft



900'

Center Cir

100 W

Swiss Farm Way

Swiss Farm Cir

Harvett Ln

Alfa Cir

50 W

Image State of Utah
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Imagery Date: Mar 5, 2006

40°31'36.18" N 111°28'31.60" W elev 5659 ft

Eye alt 6907 ft

1100'

300 N

River Rd

Image State of Utah
© 2010 Google

2009 Google

Imagery Date: Mar 5, 2006

40°31'02.89" N 111°27'53.73" W elev 5819 ft

Eye alt 7243 ft



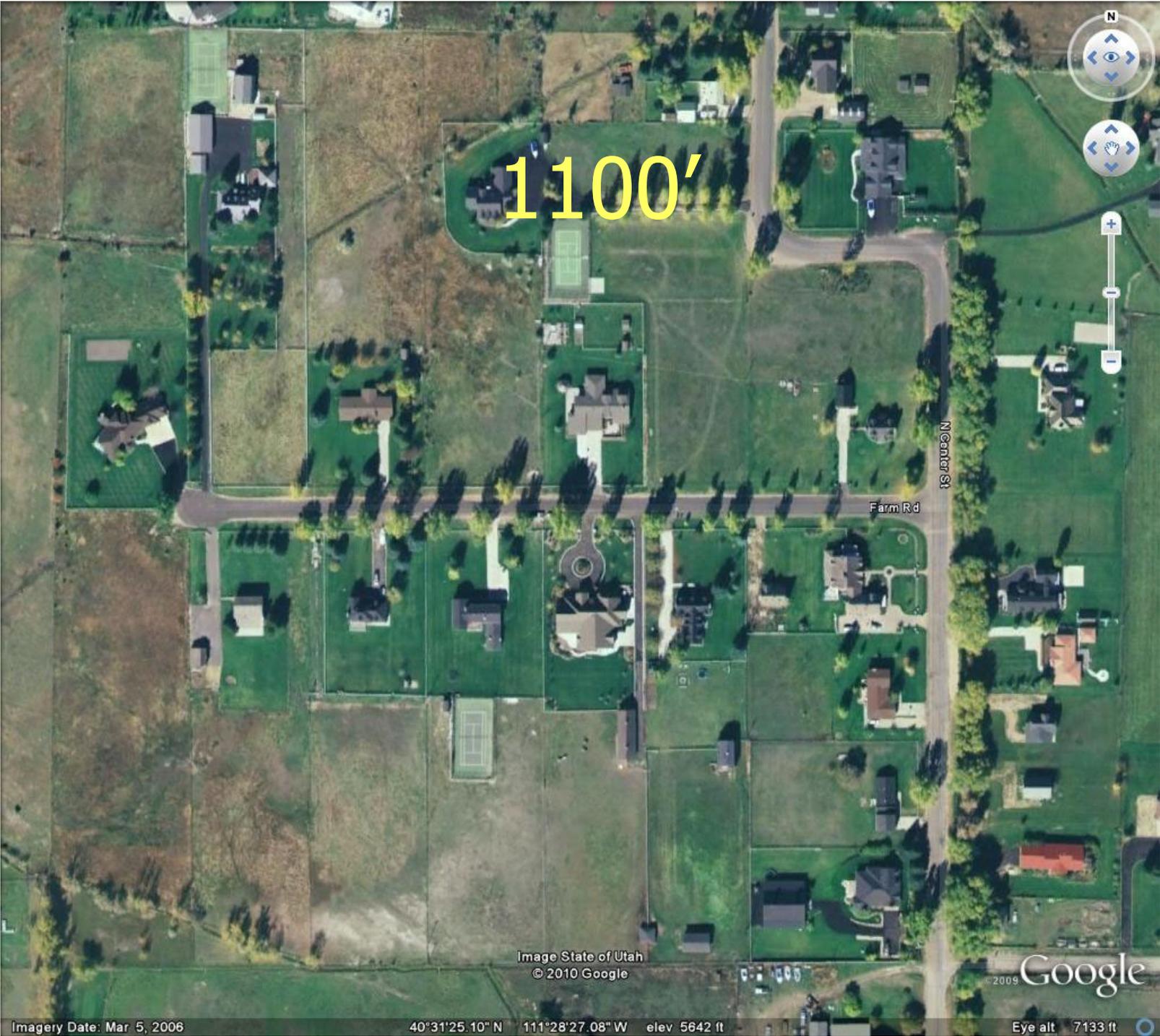


Image State of Utah
© 2010 Google

© 2009 Google

Imagery Date: Mar 5, 2006

40°31'25.10" N 111°28'27.08" W elev 5642 ft

Eye alt 7133 ft

4200'



Image State of Utah
© 2010 Google

Imagery Date: Mar 5, 2006

40°31'46.89" N 111°29'39.48" W elev 5894 ft

Eye alt 9783 ft

4900'



Imagery Date: Mar 5, 2006

40°31'11.40" N 111°29'39.66" W elev 5838 ft

Eye alt 10240 ft

CUL-DE-SAC LENGTH CONSIDERATIONS

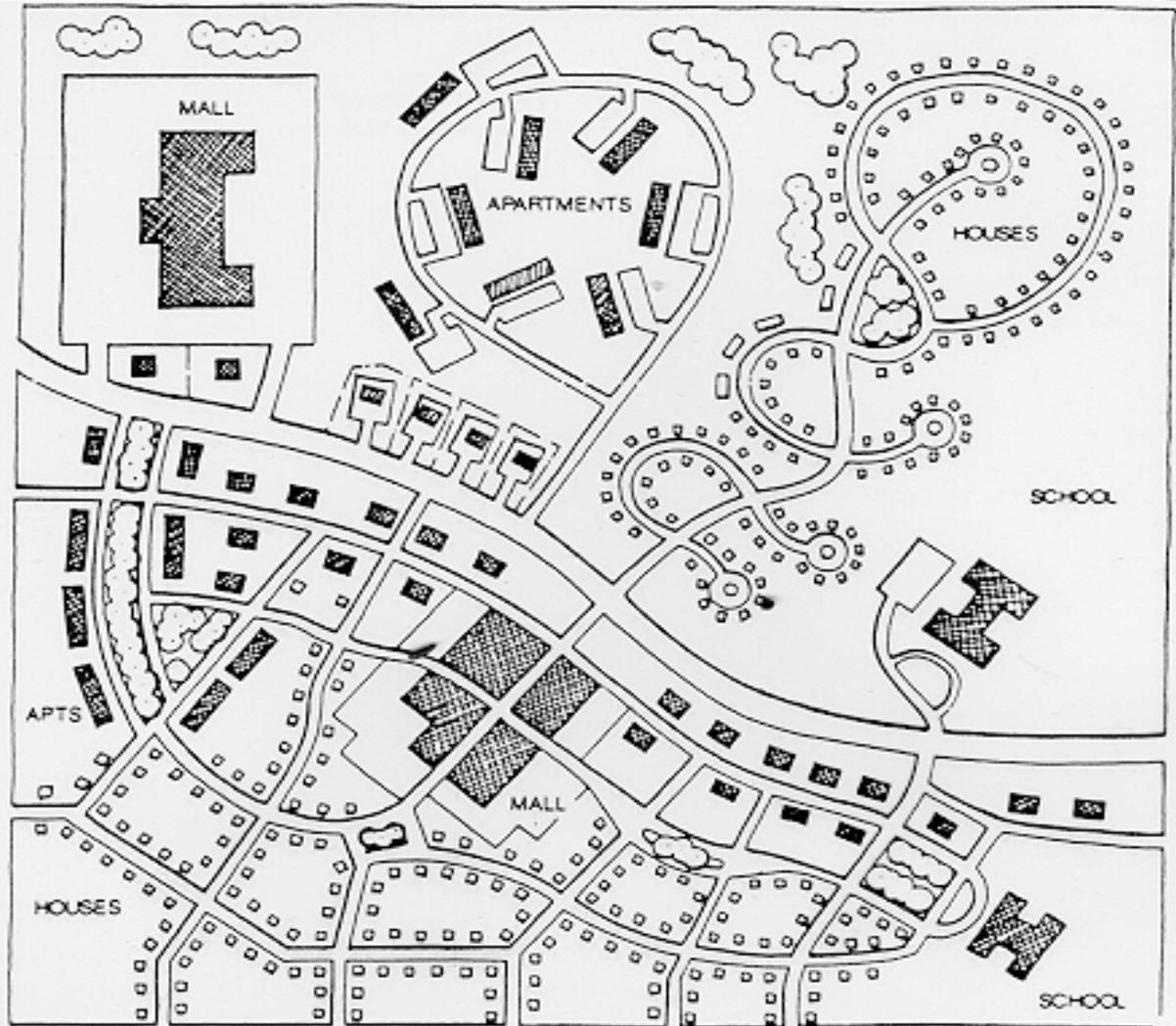
- Number of units
 - Nationally 21-28 is the average maximum
 - International Fire Code allows up to 30
- Traffic circulation
 - Longer cul-de-sacs may result in less through roads
- Number of traffic count trips per day

CUL-DE-SAC LENGTH CONSIDERATIONS

- Emergency services access
- Safety
- Connectivity
- Road maintenance
 - Snow removal
- Addressing and the ability of finding an address

SPRAWL: A SCHEMATIC

Suburban
Development



Traditional
Neighborhood



PROPOSED CODE

- B. **Cul-de-sac unit density.** Cul-de-sacs longer than 500' may provide access up to a maximum of 11 buildable lots. Cul-de-sacs 500' or less shall be allowed density in accordance with the frontage requirements of the applicable zone. Lots on cul-de-sacs greater than 500' in length must be deed restricted and noted on the plat so they can never be further subdivided. If the cul-de-sac ever becomes a through road the deed restrictions prohibiting further subdivision and the plat note may (at the discretion of the City Council) be removed through the plat amendment process.

PROPOSED CODE

- **C. Existing public roads exceeding 500' in length and lacking a second point of access.** Midway City currently has several roads that lead into areas with only one point of ingress and egress (i.e. Lime Canyon, Swiss Alpine Road, and 500 S.) For safety purposes, proposed development along any of the above mentioned roads shall be limited to existing frontage, and may only be further subdivided as long as the proposal complies with the frontage requirements of the applicable zoning code. If a property owner desires to increase density by installing new city or private roads internal to a development within any of the areas accessed by the above mentioned roads, the following will be required: 1) a secondary access/exit out of the area; 2) built to City standards; and 3) constructed and paid for by the land owner. This section shall not apply to Rural Preservation Subdivisions located within the areas accessed by the above mentioned roads.

FIRE DISTRICT

- Chief Giles and myself have reviewed to proposed ordinance change regarding the unlimited length of cul-de-sacs, in review there are a couple items of concern. We feel that there should be some sort of a limit to the length with wording that allows for an extension in the length if approved by the Fire District and Midway City. Having this wording would allow for review of any proposed extension and provide an opportunity to address any unforeseen issues that may arise that are not obvious at this point. With that said, we would propose the limit be set for continuity, which would be the 1300 feet that is in place through most the county. We would also prefer to see it specified that the cul-de-sac ordinance be specifically limited to Single Family Dwelling and explicitly prohibit commercial/industrial and limit on renting homes on a short term basis as this has potential to drastically increase the occupancy load in a subdivision and would unofficially make the home a commercial business and create a life safety risk for the occupants that they may not be aware of since they are unfamiliar with the area. Please feel free to call or email me if any clarification may be needed. Thanks again for your help.