

Mapleton City Council Staff Report

Meeting Date: February 18, 2014

Applicant: Mapleton City

Location: N/A

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: N/A

REQUEST

Consideration of a Resolution amending Mapleton City's addendum to the APWA Standard Drawings and Specifications to include a rural-residential street cross section.

BACKGROUND AND PROJECT DESCRIPTION

As part of the City's Transportation Master Plan, the City has adopted standard drawings and specifications to be used as development occurs. This addendum includes adopted street cross sections outlining street widths, the use of curb, gutter and sidewalk, etc. for various street types (arterial, collector, local).

Staff is recommending adoption of a new rural street cross section that could be used for developments with densities of one unit per acre or lower. The cross section includes 30 feet of asphalt with no raised curb and gutter. A one foot concrete curb is proposed on both sides of the street to hold the asphalt in place, but the curb is flush with the asphalt. An 11-foot grassy swale that will include some drain rock is proposed, along with a five foot sidewalk behind the swale on both sides of the street (see attached cross section).

EVALUATION

General Plan: The Mapleton City Vision Statement begins with the comment: "*We are a unique community retaining a peaceful, country atmosphere through rural master planning.*" The General Plan includes several references to maintaining a country, rural atmosphere. Street design can play a significant role in the character of a community. Requiring excessively wide streets with a formal curb and gutter, particularly for larger lot developments (1 acre or more), can detract from the rural atmosphere and create a more suburban appearance.

Policy E of the General Plan states, "*Retain rural features by way of open area, **alternatives to curb, gutter, and sidewalk**, planting strips, rail or log fences, trees, shrubs, etc.*" (emphasis added). The proposed cross section implements this policy by providing an alternative to the use of curb and gutter and promotes a more rural appearance.

Low Impact Development (LID): Storm water runoff can be a significant source of pollution to local and regional waterways. Traditional storm water management approaches have sought to channel runoff to large retention areas before dumping the water into local water ways. This approach has led to significant erosion and pollution problems as well as to high infrastructure and development costs.

LID is a sustainable approach to land development that works with nature to manage stormwater as close to its source as possible. LID promotes the use of natural systems for infiltration and evapotranspiration, attempts to replicate preconstruction conditions and provides many simple, cost effective approaches to storm water management. One LID approach includes the elimination of curbs and gutters and the use of swales, as recommended in the proposed street cross section. Rather than stormwater being channeled along a curb and gutter to a large retention basin or sump, stormwater flows off of the street and into the swale, which then allows the water to either infiltrate the soil or be evaporated into the atmosphere.

In summary, staff is recommending the proposed rural street cross section as it will assist in maintaining a country, rural atmosphere and as it offers a superior approach to stormwater management.

STAFF RECOMMENDATION

Adopt a Resolution amending Mapleton City’s addendum to APWA Standard Drawings and Specifications to include a rural-residential street cross section.

ATTACHMENTS

1. Proposed cross section.
2. Photo examples from other communities.

RESOLUTION NO. 2014-

CONSIDERATION OF A RESOLUTION AMENDING MAPLETON CITY'S ADDENDUM TO THE APWA STANDARD DRAWINGS AND SPECIFICATIONS TO INCLUDE A RURAL-RESIDENTIAL STREET CROSS SECTION

WHEREAS, Mapleton City has adopted an addendum to the APWA Standard Drawings and Specifications to guide the development of new roads in the City; and

WHEREAS, the General Plan includes a goal to consider alternatives to curb and gutter to maintain a country, rural atmosphere; and

WHEREAS, Low Impact Development (LID) is an approach to stormwater management that attempts to handle stormwater as close to the source as possible; and

WHEREAS, the proposed rural street cross section implements the General Plan goal of developing alternatives to standard curb and gutter and also implements LID stormwater management principles; and

WHEREAS, the proposed cross section will only be used for densities of 1-unit per acre or less.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend the City's addendum to the APWA Standard Drawings and Specifications to include the attached rural-residential street cross section.

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

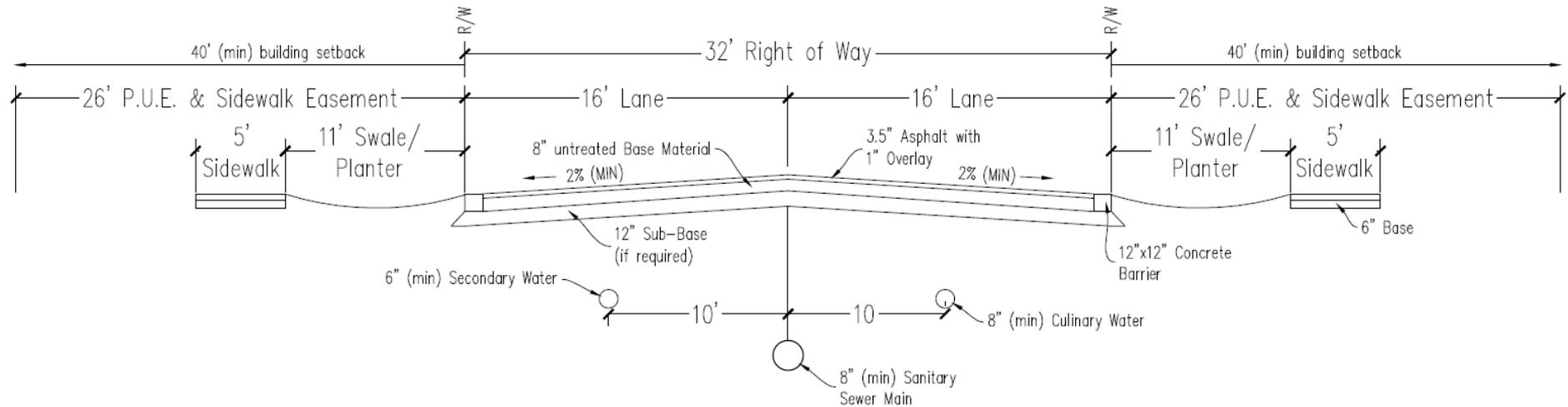
This 18th Day of February, 2014.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

PROPOSED RURAL STREET CROSS SECTION



32' Rural Street Cross Section for densities of 1-unit per acre or lower

Examples of Rural Cross Section





