

**ORDINANCE NO. 2021-12-64**

**AN ORDINANCE AMENDING SECTION 17.8.304 OF THE MUNICIPAL CODE OF AMERICAN FORK CITY, UTAH, RELATED TO PROJECT STREETS AND SIDEWALKS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, municipalities are authorized to enact ordinances, resolutions, rules and regulations within its jurisdictional limits and the enforcement of such ordinances, resolutions, rules and regulations; and

**WHEREAS**, the city has adopted regulations related to project streets and sidewalks in subdivisions; and

**WHEREAS**, the city finds and determines that it is in the best interest of the city to amend the code relating to project streets and sidewalks.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF AMERICAN FORK, UTAH:**

**SECTION 1.** Amending Section 17.5.304 of the American Fork City Code

Section 17.8.304 “Project Streets and Sidewalks” of the American Fork City Code is hereby amended as follows:

Section 17.8.304 Project Streets and Sidewalks

1. General requirement. All lots in the subdivision project shall be served by a street and sidewalk/pedestrian walkway system which provides safe and convenient access to each dwelling unit and adequate circulation within the project area and with adjacent projects and lands. To ensure continued adequacy and maintenance of the street and sidewalk system, title to all portions of the system shall have been previously conveyed to the city or proposed for dedication to the city as part of the plat.
2. Streets to conform to city standards—Exceptions. All streets within the subdivision project shall conform to city standards for right-of-way width and alignment and be improved to in accordance with city standards. Provided, however, the planning commission may recommend and the city council may approve an exception from the adopted standard in the instance of one of the following:
  1. Partial width streets. The city may approve a subdivision project having partial width streets along one or more of the project boundaries, subject to the following terms, conditions and findings:
    1. The partial width street is located at the boundary of the proposed residential subdivision project.

2. The partial width street will have a minimum width of right-of-way of thirty-five feet and will include the construction of all required street and utility improvements in accordance with city standards for partial width streets.
3. The adjacent parcel is undeveloped, but its reasonably capable of further development in a manner that will result in the remainder of the street being dedicated and improved.
4. The partial width street will be less than four hundred feet in length and will serve as the primary vehicular access route to not more than ten residential lots.
5. Title to the right-of-way for the partial width street will be conveyed to the city as part of a final plat dedication or other acceptable means of conveyance.

**SECTION 2. Severability.**

If any provision or clause of this Ordinance or its application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications which can be implemented without the invalid provision, clause or application. To this end, the provisions of this Ordinance are declared to be severable.

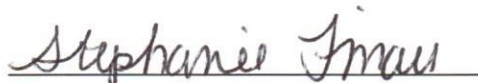
**SECTION 3. Effective Date.**

This ordinance shall take effect immediately upon its passage and posting as prescribed by law.

PASSED AND ADOPTED BY THE AMERICAN FORK CITY COUNCIL, STATE OF UTAH, ON THIS 14TH DAY OF DECEMBER 2021.

  
Bradley J. Frost, Mayor

ATTEST:

  
Stephanie Finau, Deputy Recorder

