



TO: Glen Rose City Council
FROM: Kyle Reeves, Building Official
RE: Squaw Valley Estates – Preliminary Plat
DATE: 07/07/2022

I am writing this MEMO to explain a few concerns and give a few recommendations.

CONCERN #1

Request for Variance to shorten the width of road from Thirty (30) ft to Twenty – Two (22) ft wide and NO curb with Three (3) ft of gravel on either side.

****Information for Council for Variance Request****

1. Appendix “D” of the 2018 International Fire Code, Table D103.4; Requirements for Dead -End Fire Apparatus Access Roads states that any Dead -End Access Road over 750 ft in length and Twenty-Six (26) ft in width requires a Special Approval. Proposed road is 1,962.53 ft in length.
2. Section D107 One-or-Two Family Residential Developments states that developments where the number of Dwellings exceeds 30 homes shall be provided with two (2) access roads. Exception #1 States that if all dwellings are equipped with Approved Automatic Sprinkler Systems, access from two directions shall not be required.
3. Chris Hays states “It’s hard to tell the lengths of this project due to the quality of the PDF for the preliminary plat included in the packet, but it appears that the proposed plan for the subdivision exceeds the intent of Subdivision Ordinance 10.02.034(a)(8) regarding allowable lengths of dead-end streets with cul-de-sacs. They may be trying to get by this with the intermediate cul-de-sacs, which appear smaller than the end cul-de-sac, but I believe they would also need a variance from that ordinance. Due to the land configuration, there are some constraints that may restrict them from meeting this ordinance, which I can understand. However, since they don’t meet the ordinance requirements for the length of cul-de-sac streets, I’d be hesitant to recommend approval for narrowing the street from standard width requirements. This would result in a narrower and longer street than standard. Since they are restricted on the length due to property constraints, my initial thought is that they should meet the minimum width



requirements to ease concern of accessibility for residents and emergency services vehicles.”

Recommendations to consider

Recommendation #1

- Approve variance with the following stipulations:
 1. Keep road width at 30 ft, but allow NO curbs, but with edge restraint.

Recommendation #2

- Approve variance with the following stipulations:
 1. Allow 26 ft road, as per Fire Code with NO curbs and with 3ft of concrete on either side instead of gravel.
 2. Require Residential structures to be equipped with approved automatic sprinkler systems in order to ease Fire Department concerns due to length of proposed road.

Recommendation #3

- Approve variance with the following stipulations:
 1. Allow 26 ft road, as per Fire Code with NO curbs and with 3ft of concrete on either side instead of gravel.
 2. Require Residential structures to be equipped with approved automatic sprinkler systems in order to ease Fire Department concerns due to length of proposed road.