

Street Cut Moratorium Road Modification Requests.

- Under VMC 11.80.100(B) and city standard plan T05-04A, street cuts are not allowed for five years following new construction / reconstruction /construction of an overlay. If the applicant finds it necessary to cut into the street to provide utility services and/or street improvements required for development and all options have been exhausted, a Road Modification Request application pursuant to VMC11.80.160 will be required. This application shall be submitted for review in order to deviate from the five year street cut moratorium and will be considered a Minor Modification.

A complete Road Modification application shall address the street frontage improvements and utility connections for the proposed development. The application must address all utilities available to the site (i.e., water, sewer, storm, power, cable, phone, gas, etc.) The information shall be included in the application narrative and shown on a civil plan view accompanying the application.

The plan view shall include:

- The location of all existing/proposed utilities adjacent to the subject parcel (above and below ground)
- Utility connections – show location and method of connection. The location of utilities that are not being connected to shall be shown on the plan and may be explained in the narrative as existing with no connection proposed.
- Location of all required street frontage and other street improvements – including acceleration/deceleration lanes, corner radius and pedestrian ramp improvements
- Location of existing and proposed roadway centerline
- Location of existing and proposed curb/edge of pavement – dimension from centerline

The full-width street cross section shall include:

- Location of existing and proposed roadway centerline
- Location of existing and proposed curb/edge of pavement – dimension from centerline
- Location and dimensions of existing and proposed travel lanes

A Road Modification Request application is not a guarantee of approval. Should the Road Modification be approved, the pavement restoration requirements will be outlined in the letter of approval.

If the request is approved, it shall be understood to be a one-time approval encompassing the utilities and improvements in the application. Once the pavement restoration has been satisfied, any additional utility connections to the development will be prohibited within the remainder of the moratorium period.

Road Modification submittal is a Fully Complete item.