

## CHAPTER 4

**DESIGN STANDARDS**

## SECTION:

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10-4-1: **COMPLIANCE WITH LAWS AND STANDARDS:** Subdivisions shall conform to the comprehensive plan, the zoning ordinance, the "Idaho Rules For Public Drinking Water Systems And Wastewater Treatment Facilities" (IDAPA 58.01.08 and 58.01.02), "DEQ Storm Water Best Management Practices For Idaho Cities And Counties", the "Manual For Uniform Traffic Control Devices (MUTCD)", the "City Of Driggs Public Works Standards And Technical Specifications", and other ordinances and regulations of the city. (Ord. 259-05, 10-4-2005)

10-4-2: **LAND UNSUITABLE FOR SUBDIVIDING:** Land which the commission determines to be unsuitable for subdivision because of periodic flooding, poor drainage, excessively steep slopes or other features likely to be harmful to the safety and general health and welfare of the future residents shall not be subdivided unless adequate methods are utilized to overcome these conditions. (Ord. 259-05, 10-4-2005)

10-4-3: **STREETS:**

- A. General Design Requirements: The arrangement, character, extent, width, grade and location of all streets shall conform to the intent of the adopted comprehensive plan and shall be constructed in relation to existing and planned streets, to topographical conditions, to public

convenience and safety, and in their relation to the proposed uses of the land to be served by such streets. Streets shall be aligned in such a manner as to provide through and efficient access from and to adjacent developments and properties and shall provide for the integration of the proposed streets with the existing pattern.

- B. **Frontage Streets:** Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway, the city may require frontage streets, or such other treatment for the appropriate use of the tract.
- C. **Half Street Dedications:** Half street dedications shall be discouraged; provided, however, the city may accept a partial street dedication when such street forms the boundary of the proposed subdivision and is deemed to be necessary for the orderly development of the neighborhood, and provided the city finds it will be appropriate to require the dedication of the remainder of the right of way when the adjoining property is developed. When a partial street exists adjoining a proposed subdivision, the remainder of the right of way shall be dedicated.
- D. **Right Of Way Widths:** Public right of way widths shall conform to the following:

Street Classification	Minimum Right Of Way
Principal arterial	120 feet minimum
Minor arterial	82.5 feet minimum
Collector	60 feet minimum
Local	60 feet minimum

- E. **Cul-De-Sac Streets:** Cul-de-sac streets shall terminate in a circular turnaround with a right of way radius of at least seventy five feet (75') and a roadbed of at least fifty feet (50') in radius. The city may approve an equally convenient form of turning space where extreme conditions justify. The maximum length shall be six hundred feet (600') from the intersection of the street centerlines to the center of the turnaround.
- F. **Dead End Streets:** Dead end streets will not be approved except in locations designated by the city as necessary to future extensions in development of adjacent lands. In any case, a dead end street

serving more than four (4) lots shall provide, by easement, a temporary turning circle with a fifty foot (50') radius or other acceptable design approved by the county fire marshal.

G. Loop Streets: Loop streets shall be limited to a maximum length of one thousand two hundred feet (1,200'), measured along the centerline of a street from centerline intersection to centerline intersection.

H. Street Intersections And Alignments:

1. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°). Streets intersecting an arterial street shall do so at not less than eighty five degrees (85°).

2. Where any street deflects at an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets and one hundred twenty five feet (125') for local streets.

3. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be avoided.

4. A tangent at least one hundred fifty feet (150') long shall be provided between reverse curves on arterial and collector streets.

5. Street intersections with more than four (4) legs and Y-type intersections where legs meet at acute angles shall be avoided.

I. Grades Of Streets: Street grades shall not exceed sixty five percent (65%) nor less than one-fourth of one percent (0.25%) on local and collector streets. The grades for all other streets shall be as approved based on individual conditions and safe engineering practices.

J. Street Names: The naming of streets shall conform to the following:

1. Street names shall not duplicate any existing street name, except where a new street is a continuation of an existing street. Street names that may be spelled differently but sound the same as existing streets shall not be used.

2. All new streets shall generally be named as follows: Streets having a predominantly north-south direction shall be named "street"

or "highway"; streets having a predominantly east-west direction shall be named "road" or "avenue"; meandering streets shall be named "driveway", "lane", "path" or "trail", and cul-de-sacs shall be named "circle", "court", "way", or "place". (Ord. 259-05, 10-4-2005)

10-4-4: **BLOCKS:**

A. Length And Design:

1. Block lengths shall not exceed one thousand two hundred feet (1,200') as measured along the street centerline from centerline intersection to centerline intersection.

2. Block design shall provide for two (2) tiers of lots, except under special conditions where this is not feasible or practical.

B. Pedestrianways: Pedestrianways with right of way widths of eight feet (8') or greater may be required where essential for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. (Ord. 259-05, 10-4-2005)

10-4-5: **LOTS:**

A. General Design Requirements:

1. The lot size, width, depth, shape and orientation and minimum setback lines shall comply with the minimum requirements of the zoning ordinance.

2. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment may be justified.

B. Double Frontage Lots: Double frontage lots shall not be allowed unless specifically allowed by the council. (Ord. 259-05, 10-4-2005)

10-4-6: **PARKS, OTHER OPEN SPACE AND NATURAL FEATURES:**

A. Parks:

1. Contribution: The developer of each residential subdivision, or any part thereof, creating ten (10) or more lots or dwelling units, shall

mitigate its impact on the city park system by setting aside or acquiring land area within, adjacent to, or in the general vicinity of the subdivision for parks. A park may be privately owned by a homeowners' association or, if it is five (5) acres or more in area, dedicated to the city. All park land shall count toward any open space required by the zoning ordinance or PUD regulations. Parks shall be set aside in accordance with the following formula:

$$P = x \text{ multiplied by } 0.028$$

Where:

"P" is the parks contribution in acres.

"x" is the number of single-family lots, townhouse sublots, or condominium units contained within the plat.

Where multi-family lots are being platted with no fixed number of units, "x" is the maximum number of residential units possible within the subdivision based on current zoning regulations. And 0.028 is a minimum standard ratio of one acre of park per one hundred (100) residents, assuming a household average of 2.8 persons.

2. Required Improvements: Improvements for parks shall be based on size and use and be considered either a minipark (between  $\frac{1}{4}$  acre and 1 acre), a neighborhood park (between 1 and 10 acres) or a trail.

a. Minipark:

(1) Minimum improvements include finished grading and ground cover, trees and shrubs, automatic irrigation system, picnic table(s), trash container(s), and park bench(es).

(2) All parks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of four inch (4") caliper or greater. Planted trees shall include a mixture of deciduous and evergreen species, not to exceed seventy five percent (75%) of either type.

b. Neighborhood park:

(1) Minimum improvements include finished grading and ground cover, large grassy areas, trees and shrubs, automatic

irrigation system, sheltered picnic table(s), trash container(s), park bench(es), parking as required by the zoning ordinance, and one or more of the following: play structure, restrooms, athletic field, trails, hard surface multiple use court (tennis or basketball courts).

(2) All parks shall provide an average of fifteen (15) trees per acre, of which at least fifteen percent (15%) shall be of four inch (4") caliper or greater. Planted trees shall include a mixture of deciduous and evergreen species, not to exceed seventy five percent (75%) of either type.

c. Trail: Minimum improvements include grading and surfacing. The type of surface material applied shall be approved by the city council.

3. Required Standards: Land proposed to be dedicated for recreation purposes shall meet identified needs and standards contained within any future parks and recreation master plan adopted by the city. All parks, green space, and trails shall meet the following criteria for development, location and size (unless unusual conditions exist that prohibit meeting 1 or more of the criteria):

a. Shall provide safe and convenient access, including ADA standards.

b. Shall not be gated so as to restrict access.

c. Shall not be configured in such a manner that will create a perception of intruding on private space.

d. Shall be configured in size, shape, topography and improvements to be functional for the intended users.

e. Shall not create undue negative impact on adjacent properties and shall be buffered from conflicting land uses.

f. Shall not create undue demands on city services.

g. Shall require low maintenance or provide for maintenance or a maintenance endowment.

h. Shall not conflict with the use or planned use depicted in any future parks and recreation master plan adopted by the city.

i. Shall adhere to any applicable construction specifications adopted by the city.

j. Shall be connected in a useful manner to other recreation opportunities. Preserved green space within proposed developments shall be designed to be contiguous and interconnecting with adjacent green space (both existing and potential future space). The following criteria for connections shall be met:

(1) The developer shall define a meaningful pedestrian circulation system for each development, which connects to the major trail system, parks, schools, shopping areas and community assets.

(2) The city may permit easements to be granted by developers for trail corridors, thereby allowing the developer to include the land area in the determination of setbacks and building density on the site. In such cases, park area credit will not be given, however easements will count towards overall open space requirements.

4. Dedication And Maintenance: All park land to be dedicated to the city shall be guaranteed and maintained by the developer for a period of two (2) years. Any privately owned and maintained park or recreation space (by the future residents or business owners of the subdivision) must meet the following:

a. Land area shall not be occupied by nonrecreational buildings and shall be available for the use of all the residents or employees of the proposed subdivision.

b. The use of the private green space shall be restricted for park, playground, trail, green space or recreational purposes by recorded covenants which run with the land in favor of the future owners of the property within the tract and which cannot be modified without the consent of the council.

c. The proposed private green space shall be reasonably adaptable for use for such purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private green space land.

d. The facilities proposed for such purposes are in accordance with the provisions of the recreational element of the comprehensive plan.

e. The private ownership and maintenance of the green space shall be adequately provided for by written agreement.

f. Public and private green space for park or recreation purposes shall be complementary to one another, and the use of private facilities should not be exclusive to the homeowners, residents, or employees of the development only.

5. In Lieu Contributions: After receiving a recommendation by the commission, the council may, at their discretion, approve and accept voluntary cash contributions in lieu of park land dedication/park improvements, which contributions must be segregated by the city and not used for any other purpose other than the acquisition of park land and/or park improvements. The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application. The appraisal shall be submitted by a mutually agreed upon appraiser and paid for by the applicant. The fee structure for park improvements, including all costs of acquisition, construction and all related costs, shall be based upon the estimated costs of an approved improvement provided by a qualified contractor and/or vendor.

B. Other (Nonpark) Open Space:

1. Nonpark Areas Described:

a. Nonpark open space may include areas which:

- (1) Protect creeks, wetlands or native vegetation;
- (2) Preserve historic sites;
- (3) Preserve or enhance visual or scenic quality along road corridors or within a development; or
- (4) Are used for agricultural purposes.

b. Nonpark open space shall not contain private lawns, driveways, parking areas, or road easements.

2. Dedication Of Open Space: The developer may propose either of three (3) options for the open space:

a. Common Owned Open Space: Each lot owner will be granted a deed to a proportional share of the common space. The deeds will

be restricted permanently to prohibit development including fencing and will transfer with the deeds to the individual lot. The open space cannot be sold or encumbered. The homeowners' association will own and manage the common open space in accordance with subsection 10-6A-8A of this title.

b. Separate Lot: The open space can be retained as a separate lot by the developer who may elect to keep or sell it. The lot will be deed restricted against further development, but it can be used for agricultural purposes as approved by the council.

c. Transfer By Deed Or Conservation Easement: The developer may deed the open space to a public agency or charitable organization by deed or by conservation easement with approval of the agency or organization and the council.

- C. Existing Natural Features: Existing natural features which add value to residential development and enhance the attractiveness of the community such as watercourses, historic spots, and similar irreplaceable assets shall be preserved, insofar as possible, in the design of the subdivision. (Ord. 259-05, 10-4-2005)

