

Chapter 16.12 – Design–Standards

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16.12.010 Generally.

In order that the subdivision of land within the jurisdiction of the City will contribute to the development of safe, convenient and attractive residential, commercial and other areas, and will advance the public welfare, the Commission and Council in reviewing and acting upon any subdivision plat shall insure that full consideration and weight is given to the following:

- A. The intent and design of the proposed plat shall be in accord with the provisions of the Comprehensive Plan.
- B. Street patterns in residential neighborhoods shall be designated to create areas that discourages through traffic but is readily accessible to adjacent arterial streets.
- C. In the subdivision of land along arterial and collector streets, the block length shall be increased to limit driveway or other vehicular access as much as possible and still be compatible with good design and reasonable use of the land.
- D. Street intersections in residential areas may be of a “T” rather than a “+” design wherever such design will not unduly restrict free movement of traffic.
- E. All natural drainage courses shall be left undisturbed or be improved in a manner that will improve the hydraulics and ease of maintenance of the channel.
- F. Reserve strips controlling access to public streets shall be permitted; provided, that the control and disposition of land comprising such strip is placed within the jurisdiction of the City under conditions specified by the Council and shown on the plat.
- G. The City reserves the right to require that sites for public improvements such as well locations or pump houses be dedicated within a subdivision.
- H. The City may require the dedication of land for open space or recreational purposes that directly benefits the residents of the subdivision.

16.12.020 Block requirements.

No block shall be longer than six hundred sixty feet (660’) nor less than two hundred fifty feet (250’) between street intersections (measured from centerline to centerline), and each block shall have

sufficient width to provide for two (2) tiers of lots except as provided in Section 16.12.030 or by a special exception approved by the Council.

16.12.030 Lot requirements.

- A. Lot area dimensions and minimum street frontage and minimum standards shall be established by the City Zoning Ordinance.
- B. For corner lots, a property return with a radius of not less than twenty feet (20') shall be provided; however, a larger radius may be required when, in the opinion of the City Engineer, such is necessary to serve an existing or future need or for efficient maintenance by the city..
- C. Flag or key lots shall be avoided whenever possible.
- D. Side lot lines shall be at approximate right angles or radial to the street line unless a variation from the rule will provide a more desirable street and lot plan.
- E. Double frontage lots are prohibited except that, where a showing is made that unusual topography or other conditions make it impossible to meet this requirement, an exception may be approved by the Council.

16.12.040 Street requirements.

- A. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan and all design standards and shall be considered in their relation to existing and planned streets, topographic conditions, public convenience and safety, and in their appropriate relation to the proposed uses of the land served.
- B. Where a subdivision abuts or contains an existing or proposed arterial street, the Council may require frontage streets, reverse frontage streets or similar treatment for the purpose of creating desirable neighborhood character and enhancing the movement of traffic.
- C. The Council may require a street along a railroad right of way suitable for the appropriate use of the intervening land.
- D. There shall be provided rights of way of such width in no case to be less than those defined in the Comprehensive Plan for the City provided, however, that the width of said rights of way shall in no case be less than the following:
 - a. Regional arterial route 100 ft. and up
 - b. Arterial street 66 ft. to 90 ft.
 - c. Collector street 60 ft. minimum
 - d. Minor street 56 ft.
- E. Street grades shall be such as to provide for the safe movement of traffic in all weather and for adequate drainage of both streets and abutting properties. Street grades, whenever feasible, shall not be less than three-tenths percent (.3%) and not more than six and one-half percent (6.5%) to ten percent (10%) based upon the City engineer's review.

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- F. In general partial street dedications shall not be permitted; provided, however, that the Council may accept a partial street dedication when such street forms the boundary of the property being subdivided and, in addition, is shown on the Comprehensive Plan, or is designated by the Council as an arterial or collector street, or is otherwise officially designated as of major importance as a present or future trafficway, or when such other conditions or restrictions exist or are imposed by the Council so that the eventual completion of such street to its full required right of way is assured. When a dedicated partial street exists adjacent to the property to be subdivided, the other portion may be platted within such subdivision.
- G. A cul-de-sac, court or similar type street may be permitted; provided, that the maximum length for a cul-de-sac shall be four hundred feet (400') as measured from the entrance to the center turnaround, and all cul-de-sacs shall be provided with a turnaround having a minimum radius of fifty feet (50') at the property line and not less than forty five feet (45') at the curb line.
- H. Dead-end streets shall not be permitted with the exception that such streets terminating at the boundary of a subdivision may be approved when such a street and its extension is shown on the Comprehensive Plan or when, in the opinion of the Council, the future extension of such a street is feasible and necessary to the proper development of the City street pattern. A temporary cul-de-sac shall be constructed at the end of a dead-end street.
- I. The maximum length of a loop street shall be one thousand feet (1,000') and a loop street over this length, though otherwise meeting the definition of a loop street, shall be required to conform to the standards of a minor street in its subdivision type; provided, however, that a loop street of up to twelve hundred feet (1,200') in length containing frontage of no more than twenty four (24) building lots may be permitted.
- J. Streets shall be designated and laid out in order to intersect as nearly as possible at right angles, and no street shall intersect any other street at less than seventy degrees (70).
- K. Where any street deflects an angle of ten degrees (10) or more, a connecting curve having a minimum radius of three hundred feet (300') for arterial and collector streets and one hundred fifty feet (150') for minor streets may be required by Commission.
- L. Proposed streets which are a continuation of an existing street shall be given the same name as the existing street. New streets which are not a continuation of an existing street shall not be given names that are the same or similar, either in spelling or pronunciation, to existing streets within the City or within the adjacent County area. The developer shall obtain all street names within the proposed subdivision from the Planning Commission before submitting same to the Council for final approval.
- M. Street trees, where provided, shall be of the variety, size and location approved by the Council.

16.12.050 Alley requirements.

- A. Alleys may be required at the rear of all business lots and shall be at least twenty feet (20') wide. Alleys, when provided in residential blocks, shall be not less than twenty feet (20') in width.
- B. At the intersection of two (2) alleys, the corners of the abutting property shall be provided with a property line return having a minimum radius of twenty feet (20').

- C. Except under unusual circumstances, alleys shall not terminate in a dead end and in no case shall a dead-end alley be accepted unless turnaround facilities are provided to the satisfaction of the Council.

16.12.060 Easements.

Easements shall be provided for drainage, utilities or other public service as follows: front yard, ten feet (10'), side yard six feet (6') and rear yard ten feet (10'). Rear yard easements may be omitted if an alley of sufficient width to accommodate a utility easement exists in the rear of the lot.

16.12.070 Street signs.

The purchase and installation of all street signs and posts for traffic-control, informational purposes and notification to the traveling public, shall be the responsibility of the developer. This requirement includes stop signs, street name signs and all other signs required by and in accordance with the standards of the Idaho Department of Transportation. Street signs and posts shall be approved by the City prior to installation.

16.12.080 Street lights and poles.

The purchase and installation of street lights and poles shall be the responsibility of the developer as a part of any development or subdivision. The street lights and poles shall conform to City standards and the Utah Power Company standards. The positioning and placement of the lights shall be determined by the standards set by the City and shall be subject to the approval of the City. The cost of placement of all lights and poles shall be the developers responsibility and shall be installed and operational before acceptance of these streets by the City. All residents in the subdivision may be subject to a Street Light monthly fee.

16.12.090 Street lights.

Except for those developments located in areas with special decorative lighting, all street light poles shall be of a metal manufacture and shall meet the requirements of ASTM Standard Specifications for structural supports for highway signs, luminaries, and traffic signals as published in 1985 by the American Society for Testing & Materials for loading, wind shear and strength utilizing 100 Watt High Pressure Sodium General Electric Cobra Heads and lamps. The mounting height shall be 25' with a minimum burial depth of 5', making the pole length 30 feet in total. All steel or aluminum seamless poles shall meet or exceed the specifications for both pole and accompanying concrete, steel reinforced base as specified in standard drawing #1. This design allows for a 6' mast arm and cobra type fixture for residential street intersections. Those developments located within an areas with special decorative lighting standards shall follow those standards as set forth by the City. The developer shall obtain an electrical permit from the State of Idaho and pay all inspection fees. The developer shall indemnify and save harmless the City of Arco from any and all defects that may occur in the materials furnished and the workmanship performed for a period of one year after the date of acceptance of the work by the City.