

CHAPTER 11

ARTICLE 6

SUBDIVISION STANDARDS

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9-11-06-1: GENERAL

- A. Subdivisions shall conform to the standards of the comprehensive plan, the zoning ordinance and other ordinances and regulations of the city.
- B. Land 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.

9-11-06-2: STREETS

- A. Street 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. Local residential streets shall be so designed to discourage their use by through traffic.
 - 1. 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.
 - 2. 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.
 - 3. Rights-of-way Width: There shall be provided rights-of-way of such width as provided for in the adopted comprehensive plan; provided however, that the width of said rights-of-way shall in no case be less than the following:

Street Classification	Minimum width from back of curb to back of curb	Minimum right-of-way width
Major Arterial	100' – 180'	120' – 210'
Minor Arterial	70'	95'
Major Collector	55'	80'
Minor Collector	42'	60'
Local Street	38' - 42'	60'
Village Street	30'	50'
Alley	20'	20'

4. A village street is only allowed by special condition of a development agreement.
 - a. No on street parking shall be allowed.
 - b. It is the responsibility of the developer to show that adequate off-street parking is available.
5. Cul-de-sac streets shall terminate in a circular turnaround with a right-of-way radius of at least fifty (50) feet. The city may approve an equally convenient form of turning space where extreme conditions justify. The maximum length shall be six hundred (600) feet from the intersection of the street centerlines to the center of the turn around.
6. 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 (50) foot radius or other acceptable design to accomplish adequate access.
7. Loop Streets shall be limited to a maximum length of twelve hundred (1200) feet measured along the centerline of a street from centerline intersection to centerline intersection.

B. 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 (70) degrees. Streets intersecting an arterial street shall do so at not less than eighty-five (85) degrees.
2. Where any street deflects at an angle of ten (10) degrees or more, a connecting curve shall be required having a minimum center line radius of three hundred (300) feet for arterial and collector streets and one hundred twenty-five (125) feet for local streets.
3. Streets with center line offsets of less than one hundred twenty-five (125) feet shall be avoided.
4. A tangent at least one hundred fifty (150) to two hundred (200) feet 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.

- C. Street Grades: Street grades shall not exceed nine (9) percent or less than one quarter (0.25) of one percent on local and collector streets. The grades for all other streets shall be as approved based on individual conditions and safe engineering practices.
- D. 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 comply with Teton County GIS street classification.
- E. Bicycle Lane: A bicycle lane shall be provided along minor and major collectors as recommended by the commission and approved by city council. See the City of Teton Public Works Standard Specifications and Drawings.

9-11-06-3: BLOCK REQUIREMENTS

- A. Block Lengths and Design:
 - 1. Block lengths should not exceed four hundred (400') feet 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.

9-11-06-4: LOT REQUIREMENTS

- A. Lot Design:
 - 1. The lot size, width, depth, shape and orientation and minimum setback lines shall comply with the minimum requirements of the zoning ordinance. The city shall have the authority to require a lot size larger than the minimum requirement to provide for harmonious development.
 - 2. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment may be justified.
 - 3. Double frontage lots shall be avoided wherever possible.

9-11-06-5: PUBLIC SITES AND NATURAL FEATURES

- A. Where it is determined that a proposed park, playground, school or other public use as shown on future acquisition map, as authorized in Idaho Code, is located in whole or in part within a proposed subdivision the Commission shall notify the appropriate public agency concerning the land proposed to be acquired. Within thirty (30) days of the date of notice, the public agency may request the governing body to suspend consideration on the proposed subdivision for sixty (60) days. If an agreement is not reached within sixty (60) days, the commission shall resume consideration of the subdivision/
- B. Existing natural features which add value to residential development and enhance the attractiveness of the community such as streets, watercourses,

historic spots, and similar irreplaceable assets shall be preserved, insofar as possible, in design of the subdivision. (Ord. 22, 5-1981; Ord. 2008-6)

9-11-06-6: OPEN SPACE REQUIREMENTS

A. Open Space: A development shall provide land for open space.

B. Open Space Schedule:

<i>Type of Development</i>	<i>Minimum required</i>
Single Family Residential	10% of the gross land area
Multifamily Residential (apartments, townhouses and condominiums)	600 sq feet per each 4 units or 7% of the gross land area, whichever is greater
Planned Unit Development	25% of the gross land area

C. Types of Open Space Allowed: Open space is a significant tract of land not under residential, commercial or manufacturing use. Open space may include the following:

1. Agriculture;
2. Recreational amenities such as parks, greenbelt areas, pathways, golf courses or equestrian areas;
 - a. Playground Structures such as swings and jungle-gym equipment for preschool to early grade school children. Two acres or smaller shall be adequate with a five minute walking time by patrons.
 - b. Neighborhood A combination of active and passive recreation for varying age groups. Centrally located within a neighborhood, picnic areas, shade trees, walking paths and play areas should be provided. Two to five acres within ½ mile walking distance of patrons.
 - c. Community Developed with good auto access and parking. Playing fields, playground equipment and picnic areas may be incorporated. Five to ten acres within ½ to three miles maximum walking distance of patrons.
 - d. Specialty Unique and specific in the type of use or recreational opportunity such as a golf course, historic site or swimming pool.
 - e. Linear Corridors of land providing public access for recreational or transportation purposes. Improvements can include walking, hiking or bicycling paths and horse trails.
3. Sensitive environmental areas such as wetlands, riparian areas, flood plains, steep hillsides and wildlife corridors; and,
4. Common area associated with residential buildings may be included if such area is held and managed in common by all project residents under an association and recommended by planning and zoning and approved by city council.

- D. Deeding or Dedication of Open Space: The land designated as open space within a subdivision must be committed to open space by one or more recorded instruments.
1. Types of instruments:
 - a. The seller may retain the deed with a deed restriction to maintain open space;
 - b. Private easement.
 - c. A formal dedication of conservation easement (or a fee interest) to an appropriate governmental entity, charitable organization or homeowner's association; and/or,
 - d. Open space may be platted as one or more large privately held lots with specified building envelopes. Planning and zoning, in consultation with the developer and the project engineer, shall determine the number, size and locations of building envelopes when a privately owned lot is used as open space within a subdivision so as to protect the integrity of the open space and protect health, safety and general welfare of the city and county.
- E. Open Space Management Plan: In all cases, a management plan for open space shall be provided as part of the development agreement for the subdivision. The plan shall contain funding proposals and sufficient guarantees that the land can be maintained in open space under a viable management plan and not become a burden to the city or county, or negatively impact the public health, safety and general welfare of the city or county.
1. Management of Agricultural Land: Where the designated open space is to be farmed, a provision for irrigation water shall be required, provided a water right existed on the land prior to development and provided the owner of the water right is willing to sell it.
 2. Management of Recreation Facilities: If the open space is a recreation facility, satisfactory assurances of financial and functional viability must be described and provided for in the management plan.
- F. Maintenance: Maintenance of open space areas shall be by agreement between the applicant and the city. The city is not required to maintain open space unless specified by the city council in a development agreement.
- G. Open space shall not be used by the developer for sewer or water facilities, which may be required for development approval.