

SECTION 3

DESIGN STANDARDS

- A. Minimum Standards Required. All plats submitted pursuant to the provisions of this title, and all subdivisions, improvements and facilities done, constructed or made in accordance with said provisions shall comply with the minimum design standards set forth in this section; provided, however, that any higher standards adopted by Bonneville County, the City of Swan Valley, the Idaho transportation department or health agency shall prevail over those set forth herein.
- B. Streets and Alleys - Location
Street and road location shall conform to the following standards:
1. Street Location and Arrangements: When an official street plan or comprehensive development plan has been adopted, subdivision streets shall conform to such plans.
 2. Minor Streets: Minor streets shall be so arranged as to discourage their use by through traffic.
 3. Stub Streets: Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas, and shall have a cul-de-sac or temporary cul-de-sac. A reserve street may be required and held in public ownership.
 4. Relation to Topography: Streets shall be arranged in proper relation to topography so as to result in usable lots, safe streets and acceptable gradients.
 5. Public Alleys: Public alleys shall be provided in multiple dwelling or commercial subdivisions unless other provisions are made for service access and off street loading and parking. Dead end public alleys shall be prohibited in all cases.
 6. Frontage Roads: Where a subdivision abuts or contains an arterial street, it shall be required that there be frontage roads approximately parallel to and on each side of such arterial street; or, such other treatment as is necessary for the adequate protection of residential properties and to separate through traffic from local traffic.
 7. Cul-De-Sac Streets: Cul-de-sac streets shall not be more than five hundred feet (500') in length and shall terminate with an adequate circular turnaround having a minimum radius of sixty feet (60') of right of way with the following exceptions:
 - a. Alternative types of turnarounds for cul-de-sacs which will provide access to less than thirteen (13) dwelling units may be permitted by the City if approved by the fire department and the road and bridge department having jurisdiction.
 - b. In zoning districts which prohibit densities greater than one dwelling unit per two and one half (2 ½) acres, cul-de-sac streets up to a maximum of one thousand five hundred feet (1,500') in length may be permitted by the City if approved by the fire department and the road and bridge department having jurisdiction. No more than twenty (20) dwelling units shall be permitted on said cul-de-sac.
 - c. In zoning districts which prohibit densities greater than one dwelling unit per five (5) acres, cul-de-sac streets up to a maximum of two thousand eight hundred feet (2,800') in length may be permitted by the City if approved by the fire department and the road and bridge department having jurisdiction. No more than twenty (20) dwelling units shall be permitted on said cul-de-sac.
 8. Half Streets: Half streets shall be prohibited except where unusual circumstances make such necessary to the reasonable development of a tract in conformance with this title and where

satisfactory assurance for dedication of the remaining part of the street is provided.

Whenever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be dedicated within such tract.

9. Private Streets: Private Streets shall be prohibited to developments of more than three lots.
10. Driveways: Driveways providing access to no more than two (2) dwelling units shall be allowed within any subdivision.

C. Street Widths

1. Width of Pavement:

- a. All streets unless already existing and paved shall be paved to a width of not less than twenty four feet (24'). Said paving shall be completed to each lot before it is sold unless a surety bond has been filed with the Planning and Zoning Administrator, and shall at least meet minimum Bonneville County standards for the quality and type of paving.
- b. Access from a frontage road onto an arterial street shall meet the requirements of the Idaho Transportation Department.

D. Intersections

Intersections shall conform to the following standards:

1. Angle Of Intersection: Angles of street and driveway intersections shall be approved by the City Engineer.
2. Sight Triangles: Minimum clear sight distance at all street and driveway intersections shall be approved by the City Engineer.
3. Number Of Streets: No more than two (2) streets shall cross at any one intersection.
4. Existing Streets: Proposed new intersections along one side of an existing street shall, whenever practicable, coincide with any existing intersections on the opposite side of such street. Street jogs with center-line offsets of less than 150 feet shall not be permitted, except where the intersected street has separated dual drives without median breaks at either intersection. Where street intersect major streets, their alignment shall be continuous. Intersection of major streets shall be at least eight hundred (800) feet apart.

E. Street Names. A street name shall not duplicate any existing street name within the City 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 street names shall not be used.

F. Private Streets. The City Council reserves the right to allow private streets.

G. Blocks. Every block shall be so designed as to provide two (2) tiers of lots, except where lots back onto an arterial street, natural feature or subdivision boundary.

H. Easements

1. Unobstructed utility easements shall be provided along front lot lines, rear lot lines and side lot lines when deemed necessary. Total easement width shall not be less than twelve feet (12').
2. Unobstructed drainageway easements shall be provided as required by the City Council.

I. Landscaping /Planting Strips and Reserve Strips

1. Planting strips and reserve strips shall conform to the following standards:

- a. Planting Strips/Buffer Areas: Landscape/Planting strips/buffer areas shall be required to be placed next to incompatible features such as highways, commercial or industrial uses to screen the view from residential properties and to provide noise mitigation for those residents. Such planting strips/buffer areas shall be a minimum of ten feet (10') wide unless a greater width is required within this section of the code.
- b. Prohibited Materials And Landscaping:
 - 1) No required landscape areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.
 - 2) Clear vision triangle shall be observed in regard to all vegetation. All shade trees planted within vision triangles shall be pruned to a minimum seven feet (7') above the adjacent sidewalk and fourteen feet (14') above the adjacent roadway surface. Shrubs and ground covers planted within the vision triangle shall not exceed three feet (3') height at maturity. The boundaries of the vision triangle are defined by measuring from the intersection of the edges of two (2) adjacent roadways forty feet (40') along each roadway and connecting the two (2) points with a straight line. The sight distance obstruction is also applicable to railroad-highway grade crossings with the vision triangle defined by measuring forty feet (40') along the railroad property line. In all cases, ITD and Bonneville County Road and Bridge standards shall apply also.
 - 3) When the City determines that a sight obstruction exists, it shall notify the owner of the property upon which the obstruction is located and order that the obstruction be removed within fifteen (15) days. The failure of the owner to remove the obstruction shall constitute a misdemeanor, punishable by a maximum of one thousand dollars (\$1000.00) and/or six (6) months in jail, and every day the owner fails to remove the obstruction shall be a separate and distinct offense.

2. Installation And Minimum Standards:

- a. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.
- b. Soil and slope stabilization must result after landscape installation.
- c. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving.

3. Buffer Areas/Common Lots:

- a. Definition: A transition zone or buffer area consists of horizontal space (land) and vertical elements (plants, berms, fences, or walls). The purpose of such buffer space is to physically separate and visually screen adjacent land uses which are not fully compatible due to differing facilities, activities, or different intensities of use
- b. Minimum Requirements:
 - 1) When a commercial or industrial use abuts a residential use, a ten foot (10') wide by six foot (6') high landscaped buffer is required.
 - 2) When a parking lot abuts a residential activity, a five foot (5') wide by six foot (6') high landscaped buffer is required.
 - 3) To conceal outdoor storage areas, trash receptacles, exposed equipment associated with any commercial or industrial activity, and off street loading when adjacent to or

in view from a residential activity or public street right of way, a five foot (5') wide by six foot (6') high landscaped buffer is required.

c. Materials:

- 1) All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, and ground cover or vegetation consisting of native species.
- 2) Height requirements shall be accomplished with plant material with a fence or decorative wall.
- 3) The required buffer area shall result in an effective barrier within three (3) years and be maintained.

4. Parking Lot Landscaping:

- a. Visual Impact: Landscaping shall be provided to minimize the visual impact of off street parking:
- b. Parking should be located to the side and rear of buildings and shall be screened so that it does not dominate the streetscape. Fences, hedges, berms, and landscaping may be used to screen parking areas (chainlink fencing shall not be permitted). In the design of large parking areas, arrange bays of parking spaces to be separated by landscaping. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above natural grade.
- c. Parking Lot Landscape Strip: A landscape strip shall be provided when a parking lot is located adjacent to a public right of way. The landscaped strip shall serve to shield views of parked cars to passing motorists and pedestrians, and to establish coordination among architecturally diverse buildings, which creates a pleasing, harmonious appearance along the roadway.

Four (4) options are provided for fulfilling this requirement:

- 1) Provide a ten foot (10') wide landscaped strip between the right of way and the parking lot, and plant with a minimum of one shade tree and ten (10) shrubs per thirty five (35) linear feet of frontage, excluding driveway openings.
- 2) Provide an earth berm of thirty inches (30") minimum height (do not exceed 3:1 slope) within a ten foot (10') wide landscaped strip between the right of way and the parking lot, and plant with a minimum of one shade tree and five (5) shrubs per thirty five (35) linear feet of frontage, excluding driveway openings.
- 3) Provide a six foot (6') landscaped strip with a minimum thirty inch (30") grade drop from the right of way to the parking lot, and plant with a minimum of one shade tree and five (5) shrubs per thirty five (35) linear feet of frontage, excluding driveway openings.
- 4) Provide a three foot (3') high fence of wood, brick, stone, or decorative block or concrete along with a four foot (4') wide landscaped strip between the right of way and the parking lot, and plant a minimum of one shade tree and five (5) shrubs per thirty five (35) linear feet of frontage, excluding driveway openings.
The Council may waive the requirement for a wood, brick, stone, decorative block or concrete fence if the Council finds the following:

- a) The applicant must design, document, and obtain City approval representing that the overall planting design, at the time of planting, results in an effective barrier

such that the landscape strip shields the view of parked cars from passing pedestrians and motorists; and

- b) Any such proposed design alternative is compatible with the overall site design of the entire project and is compatible with the surrounding area.
- d. Parking Lot Perimeter Landscaping: Perimeter landscaping requirements define parking areas and prevent two (2) adjacent lots from becoming one large expanse of paving. This requirement does not hinder the ability to provide vehicular access between lots.
 - 1) Provide a minimum five foot (5') wide perimeter landscaped strip between the property lines and the parking lot, and plant with a minimum of one shade tree and five (5) shrubs per thirty five (35) linear feet of perimeter.

e. Parking Lot Interior Landscaping:

- 1) Calculated Amount: Interior parking lot landscaping shall be required on any parking lot with ten (10) spaces and above. The required amount of landscaping is based on a sliding scale, as follows:

Total Number of Spaces	Percent of Total Area of a Lot that Must be an Interior Landscaped Area
10-20	5 percent
21-50	8 percent
51 +	10 percent

- 2) Additional Requirements:

- a) No interior planter shall be less than five feet (5') in any dimension.
- b) No parking space shall be more than sixty feet (60') from an interior landscaped area.
- c) Parking islands are to be as evenly spaced as feasible throughout the lot to consistently reduce the visual impact of long rows of parked cars.
- d) Deciduous shade trees and ground covers or low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous shade trees are to be clear branched to a height of six feet (6').
- e) A terminal island for a single row of parking spaces shall be landscaped with at least one tree and shrubs, ground cover, or grass. A terminal island for a double row of parking spaces shall contain not less than two (2) trees and shrubs, ground cover, or grass.

f. Landscaped Commercial Strips:

- 1) Landscaped strips shall be provided between all building development and public rights of way to lend continuity among different architectural styles, screen unsightly views, establish a pleasing view for motorists, and create a safe and pleasant corridor for pedestrians.
- 2) The landscaped strip shall be ten feet (10') wide minimum and planted with one shade tree and ten (10) shrubs for every thirty five feet (35') of street frontage. Two (2) ornamental or two (2) evergreen trees may be substituted for one shade tree.

g. Alternative Methods Of Compliance:

1) Project Conditions: It is not the intent of these landscape requirements to inhibit creative solutions to land use problems. Under certain site conditions, a strict interpretation of requirements may be either physically impossible or impractical. Alternative compliance is a procedure that allows certain modifications to existing regulations within this section. Requests for use of alternative landscaping schemes are justified only when one or more of the following conditions apply:

- a) The sites involve space limitations or unusually shaped parcels;
- b) Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;
- c) Due to a change of use of an existing site, the required buffer yard is larger than can be provided; and
- d) Safety considerations are involved.

2) Request For Alternative Method Of Compliance: The applicant must provide the City with a written request if an alternative method of compliance is proposed. The request shall state which requirement as set forth within this section is to be modified and how the proposed alternative equals or exceeds said requirements.

J. Public Sites and Open Spaces. Public sites and open spaces shall conform to the following standards:

- 1. Public Uses: Where it is determined that a proposed park, playground, school or other public use as shown on the future growth map, as authorized in section 67-6517, Idaho Code, is located in whole or in part within a proposed subdivision, the City Council 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 subdivision for sixty (60) days, after that time, the City Council shall resume consideration of the subdivision.
- 2. Natural Features: Existing natural features which add value to residential development and enhance the attractiveness of the community (such as trees, watercourses, historic spots and similar irreplaceable assets) shall be preserved in the design of the subdivision.
- 3. Special Development: In the case of Master Planned Community and large scale developments, the City Council may require sufficient public and/or private park or open space facilities of acceptable size, location and site characteristics that may be suitable for the proposed development.
- 4. Open Spaces: The minimum percentage of the gross area that must be set aside for open spaces in new subdivisions shall be fifteen percent of the divided land, with the following exceptions:
 - a. Not to exceed ten acres. The land may consist of parks, playgrounds, pathways, open area and recreation areas. The City Council may require the developer to use the alternative procedure in areas that the parks or other are not needed.
 - b. The Council may require that the recreation area be located at a suitable place on the edge of the subdivision so that additional land may be added at such time as the adjacent land is subdivided. In no case shall an area of less than two (2) acres be reserved for

recreation purposes if it will be impractical or impossible to secure additional lands in order to increase it area.

5. Recreation Sites. Land reserved for recreation purposes may be of a character and location suitable for use as a playground, playfield, or for other recreation purposes, and may be relatively level and dry; and shall be improved by the developer to the standards required by the City Council, which improvements shall be included in the subdivision improvement or development agreement and security. A recreation site shall have a total frontage on one (1) or more streets of at least two hundred (200) feet
6. Walkways/Greenbelts. When the natural features of the development are conducive to walkways and/or greenbelts to provide for connectivity they are encouraged to be placed as a part of the development.