

## CHAPTER 5

**STANDARDS**

## SECTION:

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10-5-1: **RELATION TO ADJOINING STREET SYSTEM:** The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided), insofar as such may be deemed necessary by the planning and zoning commission for public requirements. The street arrangement shall not cause unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. Half streets along the boundary of land proposed for subdivision or within any part of a subdivision will not be permitted. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002)

10-5-2: **STREETS:**

- A. **Minimum Width:** The minimum right of way widths of proposed public streets shall be fifty feet (50'). Greater widths may be required by the board when deemed necessary. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002; 2003 Code)
- B. **Cul-De-Sacs:** Each cul-de-sac must be terminated by a turnaround of not less than seventy feet (70') in radius, with sixty feet (60') of such radius providing a driving surface. If surface water drains into the turnaround due to the grade of the street, necessary catch basins and drainage systems and easements shall be provided. All intersecting rights of way lines at cul-de-sac bulbs shall be connected by a curve having a minimum radius of thirty feet (30').

- C. Access Streets: Marginal access streets of not less than fifty feet (50') in width shall be required paralleling all limited access arterial streets, unless the subdivision is so designed that lots back or side onto such arterial streets.
- D. Intersections: The intersection of more than two (2) streets at one point shall be prohibited. All intersecting rights of way lines at road intersections shall be connected by a curve having a minimum radius of thirty feet (30').
- E. Standard Street Sections: All proposed public streets shall conform to the highway district standards as now or hereafter adopted by the applicable highway district.
- F. Street Grades: Street grades over a sustained length shall be approved by the applicable highway district.
- G. Street Names And Numbers: Names of new streets shall not duplicate existing or platted street names unless a new street is a continuation of or in alignment with the existing or platted street. House numbers shall be assigned in accordance with the rural addressing system now in effect in the county<sup>1</sup>. All new streets shall be numbered if in a general north-south or east-west direction. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002)

10-5-3: **BLOCKS:**

- A. Length: The maximum length of blocks shall be one thousand three hundred feet (1,300'), and the minimum length of blocks shall be three hundred feet (300').
- B. Width: The width of blocks shall be sufficient to allow at least two (2) tiers of lots, unless because of design, terrain, or other unusual conditions, the planning and zoning commission approves otherwise.
- C. Business Or Industrial Use: Blocks intended for business or industrial use shall be designed specifically for such purposes, taking into consideration zoning requirements for off street parking and loading<sup>2</sup>. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002)

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<sup>1</sup> See title 9, chapter 9A of this code.

<sup>2</sup> See title 9, chapter 15 of this code.

10-5-4:                   **LOTS:**

- A.    Arrangement And Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography, geologic hazards, existing and probable future utilities, rights of way, and other requirements.
- B.    Zoning Ordinance: All lots shown on the subdivision plat must conform to the minimum area and width requirements of the zoning ordinance for the zone in which the subdivision is located, unless:
  - 1. Variance: A variance is granted by the planning and zoning commission; or
  - 2. PUD: A planned unit development has been approved.
- C.    Street Frontage: Each lot shall have frontage on a public street dedicated by the subdivision plat, an existing publicly dedicated street, on a street which has become a public right of way by use, or on an approved private street.
- D.    Corner Lots: Corner lots shall have extra width sufficient for maintenance of required yards on both street frontages.
- E.    Side Lot Lines: Side lot lines shall be at approximately right angles to the street line, or radial to the street line. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002)

10-5-5:                   **EASEMENTS:** Easements for culinary water, sewer, power, irrigation water, storm water drainage, and other utilities shall be provided by the subdivider and designated on the plat as required to accommodate the utility systems in the subdivision. Where natural drainage channels, interceptor systems, or flood hazard zones cross the subdivision, the subdivider must obtain the necessary permits to modify such drainage facilities, and designate the channels, systems, or flood hazard zones, and any associated restrictions, on the plat. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002)

10-5-6: **PLANNED UNIT DEVELOPMENTS:** A planned unit development is intended to result in a development superior to conventional development in terms of benefits to future residents, surrounding residents and the general public.

A. Design Standards:

1. Zoning Ordinance: The design of the preliminary and final plats of the subdivision in relation to streets, blocks, lots, common open spaces, and other design factors shall be in harmony with the intent of the zoning ordinance.
2. Streets: Streets shall be so designed as to take advantage of open space vistas and create drives with a rural or open space character.

B. Provision For Common Open Space:

1. Submission Of Plans: The subdivider of a planned unit development shall submit plans of landscaping and improvements for the common open space.
2. Conditions: The planning and zoning commission may place whatever additional conditions or restrictions it may deem necessary to ensure development and maintenance of the desired residential character.

C. Guarantee Of Common Open Space Improvements: As assurance of completion of common open space improvements, the subdivider shall be required to file with the county planning and zoning department a surety or cash bond or other agreement equal to one hundred twenty five percent (125%) of the estimated costs of such improvements. The surety, cash bond or other agreement shall be in a form satisfactory to the county attorney and shall guarantee the completion of improvements within twenty four (24) months after such filing. Upon completion of the improvements for which a surety, cash bond or other agreement has been filed, the subdivider shall call for inspection by the enforcement officer. If the inspection shows that the improvements have been completed in compliance with the plan, the bond or surety therefor shall be released. If the bonds or surety is not released, the reasons therefor shall be given to the subdivider in writing, and the subdivider will be required to correct any problems which may be found with the development. (Ord. 93-6-2, 6-28-1993; as amended 6-24-2002)

**10-5-7: DIGITAL COPIES OF SURVEYS AND PLATS**

- A. **PURPOSE:** The purpose of this section is to establish the requirement to provide digital copies of surveys, subdivision final plats, conveyance final plats or planned unit development final plats filed within Cassia County. It is the intent of this section to apply only to subdivisions, planned unit developments, conveyance plats and surveys.
- B. **REGULATIONS:** Any surveyor, engineer, firm, company or individual filing a survey, subdivision final plat, conveyance final plat or planned unit development final plat, shall supply a digital copy to the Mapping Division of the Cassia County Administrative Office as part of fulfilling the standard requirements for filing.
- C. **SUBMISSION:** All digital files shall be accompanied by a transmittal letter or metadata text file, which shall comply with the requirements set forth by the Mapping Division of the Cassia County Administrative Office.

All digital files shall include descriptions of the data and layer schematics as required by the Mapping Division of the Cassia County Administrative Office. All line work should be topologically clean. Lines must be continuous and have bearings and distances that match the dimensions shown on the recorded document and boundaries must be geometrically closed. The digital file(s) shall comply with the requirements set forth by the Mapping Division of the Cassia County Administrative Office.

The digital files shall include any other data reasonably required by the Mapping Division.

- D. **COMPATIBILITY:** Submissions shall be on a compatible medium used by the Mapping Division of the Cassia County Administrative Office. The digital file(s) shall be in a format compatible with the latest version of software being used by the Cassia County Mapping Division.
- E. **VIOLATIONS AND ENFORCEMENT:** Violations of any of the provisions of this chapter or failure to comply with any of its requirements may result in the submission not being filed or recorded. (Ord. 2009-04-02, 4-14-2009).