

CHAPTER 23 – STREETS, SIDEWALKS AND PUBLIC IMPROVEMENTS

Sec. 23-14.Streets; dedication and improvement requirements; initial analysis.

Notwithstanding the provisions of section 23-13, the Engineering Director or his designee may require an initial analysis of any parcel of land to determine if the city should require additional right of way dedications and street improvements.

(a) The initial analysis shall consist of the following:

(1) A trip generation study performed by a registered engineer in this state acceptable to the Engineering Director or his designee at applicant's expense, taking into account existing capacity of roadway and impacts of the proposed project on access, visibility, traffic load and turning movements, or such other study that is acceptable to the Engineering Director or his designee.

(b) Based on the initial analysis, the Engineering Director or his designee may impose the following additional requirements.

(1) Additional right of way dedication up to the maximum provided under the city's comprehensive plan.

(2) Additional building restricted areas for vision corridors.

(3) Additional walls and building restricted areas for truck traffic mitigation.

(4) Deceleration lanes and dedicated turn lanes.

(5) Bus bays and bus shelter's

(6) Additional paving and paving repairs

(7) Traffic signals

(8) Additional street lighting on major and minor arterial roadways.

(9) Restrictions on access to roadway and/or traffic medians to restrict left hand turning movements.

(10) Drainage facilities for street drainage

(11) Any other requirement that the Engineering Director or his designee determines necessary to provide for traffic safety, pedestrian and vehicular access and to mitigate impacts on street capacity and maintenance.

(c) The Public Works Director or his designee shall base the initial analysis on the following factors:

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- (1) The connection between the city requirements and the impact resulting from the development, and
 - (2) Whether the nature of the city required action is proportional to the development impact.
- (Ord. No. 97-38, 7/15/97, enacted)
(Ord. No. 02-41, 6/7/02, amended) SUPP 2002-2