

## **Chapter 12.5**

### **Street Master Plan**

12.5.1 Preparation of Street Master Plan and Map

12.5.2 Permits to Conform with Street Master Plan

12.5.3 Relationship to Subdivision Plat Approval

#### **12.5.1 Preparation of Street Master Plan and Map**

The Planning Commission shall prepare, with assistance from the City Engineer, a Street Master Plan for the City indicating the proposed location of all arterial and collector streets, along with any other street deemed necessary or appropriate by the City Council. The City Council shall review and approve the Street Master Plan and construction of any streets shall be in conformance with the Street Master Plan to the extent allowed by law.

#### **12.5.2 Permits to Conform with Street Master Plan**

Permits for any building or structure, or any part thereof shall not be issued on any land located within the proposed street right-of-way shown on the Street Master Plan unless each of the following can be shown:

1. The applicant will be denied a substantial property right observed by other property owners within the same district.
2. The applicant can show an alternative street pattern that will satisfy, in every way, the original intent of the Street Master Plan including, but not limited to, circulation, safety, service provision, and access to adjacent properties.
3. The interests of the property owner outweigh the need of the City and the citizens at large to have the road constructed in the planned location.

#### **12.5.3 Relationship to Subdivision Plat Approval**

A subdivision plat may not be filed with the City nor recorded in the office of the County Recorder until it has been submitted and reviewed by appropriate staff and, if deemed necessary by the City Council, for consistency with the Street Master Plan.

All subdivisions shall be able to show how traffic from the proposed subdivision will circulate into the traffic pattern of the City. The City may require, at the applicant's expense, a detailed traffic analysis in order to justify any assumptions made by an applicant for subdivision approval.