Chapter 16.150
Street Standards

16.150.000 Purpose

A. To provide for safe efficient, and convenient multi-modal movement in the City of North Plains.

B. To provide adequate access to all proposed developments in the City of North Plains.

C. To provide adequate area in all public rights-of-way for sidewalks, sanitary sewers, storm sewers, waterlines, natural gas lines, power lines and other utilities commonly and appropriately placed in such rights-of-way.

16.150.005 Scope

The provisions of this Subsection shall be applicable to:

A. The construction, dedication or creation of all new public or private streets in all subdivisions, partitions or other developments in the City of North Plains.

B. The extension or widening of existing public or private street rights-of-way, easements, or street improvements, including those which may be proposed by an individual or the City, or which may be required by the City in association with other development approvals.

C. The construction or modification of any utilities or sidewalks in public rights-of-way or private street easements.

16.150.010 General Provisions

The following general provisions shall apply to the dedication, construction, improvement or other development of all public streets in the City of North Plains:

A. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets.

B. Development proposals shall provide for the continuation of existing principal streets where necessary to promote appropriate traffic circulation in the vicinity of the development. All new developments may be required to provide for joint-use access to all adjacent undeveloped or underdeveloped parcels.

C. Reserve strips Reserve strips controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of the land composing such strips shall be placed within the
jurisdiction of the City under conditions approved by the Planning Commission.

D. **Alignment**: Road alignment shall conform to the City of North Plains Public Works Design Standards.

E. **Future extension of streets**: Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of a tract being developed and the resulting dead-end streets may be approved without turnarounds. Reserve strips may be required to preserve the objectives of street extensions.

F. **Intersection angles**: Streets shall be laid out to intersect at angles as near to right angles as practical. Intersection design shall conform to the City of North Plains Public Works Design Standards.

G. **Existing streets**: Whenever existing public streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of subdivision or development.

H. **Cul-de-sacs**: Cul-de-sacs shall be used only when exceptional topographical constraints, existing development patterns, or compliance with other standards in this code preclude a street extension and circulation. A cul-de-sac shall not be more than four hundred (400) feet in length and shall not provide access to more than 20 dwelling units.

All cul-de-sacs shall terminate with a turnaround in accordance with the specifications in the Public Works Design Standards. The radius of circular turnarounds may be larger when they contain a landscaped island, parking bay in their center, Tualatin Valley Fire and Rescue submits a written request, or an industrial use requires a larger turnaround for truck access.

Public easements, tracts, or right-of-way shall provide paved pedestrian and bicycle access ways at least 6 feet wide where a cul-de-sac or dead-end street is planned, to connect the ends of the streets together, connect to other streets, or connect to other existing or planned developments in accordance with the standards of this Chapter, the TSP, Public Works Design Standards or other provisions identified in this Code.

I. **Street names**: No street names shall be used which will duplicate or be confused with the names of existing streets, except for extensions of existing streets. Street names and number shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.

J. **Grades and curves**: Grades and curves shall conform to the City of North Plains Public Works Design Standards. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable sites, the City Engineer may accept steeper grades and sharper curves.
K. **Alleys**: Alleys shall be provided in commercial and industrial districts unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the City Engineer. Alleys shall be constructed consistent with the North Plains Public Works Design Standards.

L. **Sidewalks**: shall conform to the City of North Plains Public Works Design Standards. Curbs and sidewalks shall be required along both sides of all public streets. All new development upon lots, tracts or parcels of land adjacent to a public street will be required to construct curbs and sidewalks.

M. **Bike Lanes**: shall be provided where required by the City's Transportation System Plan and shall be designed and constructed in compliance with the City's Public Works Design Standards.

N. **Street trees**: shall be provided and shall be a species identified on the Washington County Approved Street Trees list.

O. **Access Spacing Standards**: shall comply with Washington County’s standards on County roads and the City of North Plains Transportation System Plan and Public Works Design Standards on City roads.

**16.150.015 General Right-of-Way and Improvement Widths**

Construction specifications for all street and right-of-way improvement widths shall comply with the criteria of the North Plains Transportation System Plan. These standards shall be the minimum requirements for all streets, except where modifications are permitted under this chapter or the Street Standard adopted by the City Council of North Plains, whichever is less restrictive. Refer to Street Design Standards in the Transportation System Plan for detailed diagrams depicting street right-of-way, improvements, and roadway width requirements. Washington County roads are subject to County roadway standards.

**16.150.020 Modification of Right-of-Way and Improvement Width**

The Planning Commission may allow modification to the public street standards of this chapter when both of the following criteria are satisfied.

A. The modification is necessary to provide design flexibility in instances where:

1. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or

2. Parcel shape or configuration precludes accessing a proposed development with a street which meets the full standards of the City of North Plains; or

3. A modification is necessary to preserve trees or other natural features determined by the Planning Commission to be significant to the aesthetic character of the area; or
4. A Planned Unit Development is proposed and the modification of street standards is necessary to provide greater privacy or aesthetic quality to the development.

B. Modification of the Street Standards of his chapter shall only be approved if the Planning Commission finds that the specific design proposed provides adequate vehicular access based on anticipated traffic volumes. If there is insufficient area of on-street parking, the Planning Commission may require additional off-street parking and require that the street be posted to prohibit parking along one or both sides of the street.

16.150.025 Construction Specifications

Construction specifications for all public improvements shall comply with the criteria of the most recently adopted City of North Plains Transportation System Plan and Public Works Design Standards.