


STAFF REPORT

TO: Hailey Hearing Examiner
FROM: Mariel Platt, City Planner 
RE: Preliminary Plat – ARCH Community Housing
HEARING: July 13, 2009

Location: Lots 1A and 2A, Block 104, Hailey Townsite (410 Cory Street East and 411 Walnut Street East)

Zoning: Limited Residential-1 (LR-1) and Townsite Overlay Districts

Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on June 24, 2009.

Application

ARCH Community Housing, represented by Galena Engineering, Inc., has submitted an application for Preliminary Plat approval of Lots 1AA, 2AA, 3AA, Block 104, Townsite Overlay. The current legal description of the property is Lots 1A & 2A, Block 104, Townsite Overlay, located at 410 Croy St. East and 411 Walnut St. East. The plat would subdivide Lot 2A to create 2 lots and adjust the southern lot line of Lot 1A. The total land area of the subdivision is 22, 015 square feet. Lot sizes range from 6,058 square feet to 9,895 square feet.

Blaine County is currently the owner of Lot 2A and is allowing ARCH to develop community housing on the property. Lot 2A is not large enough to subdivide and meet the minimum lot size requirement. The owner of the lot currently known as Lot 1A has agreed to deed 15 feet of the southern portion of Lot 1A to Blaine County to provide for the minimum lot area for a two lot subdivision.

Section 3.4.1 of the Subdivision Ordinance allows for applications for platting four or fewer residential building parcels to be reviewed through the short plat procedure. In this procedure, the Hearing Examiner or Commission reviews the preliminary plat only. Upon approval, the applicant submits a final plat for Council approval.

Department Comments

Life/safety: Due to proposed Lot 2AA having access only via the alley (the land east of the proposed lot is an Idaho Transportation Department right-of-way

and is not a public street), the addressing of this parcel is in question.

Water and Sewer: The water meter for proposed Lot 1AA is located on proposed Lot 2AA. An easement is needed on Lot 2AA, to benefit Lot 1AA.

Engineering: Freeze protection for the water services in the alley should be provided.

Standards of Evaluation

SECTION 4 – DEVELOPMENT STANDARDS

4.0 The configuration and development of proposed subdivisions shall be subject to and meet the provisions and standards found in this Ordinance, the Zoning Ordinance and any other applicable Ordinance or policy of the City of Hailey, and shall be in accordance with general provisions of the Comprehensive Plan. Applicable standards of the Subdivision Ordinance are reviewed below. Certain standards of the Zoning Ordinance are also referenced in various sections below.

4.1 Streets. Streets shall be provided in all subdivisions where necessary to provide access and shall meet all standards below.

The location of the subdivision is within the Hailey Townsite and are accessed from Walnut Street and the alley within Block 104; no new streets are proposed. Standards 4.1.1 – 4.1.10 and 4.1.12 - 4.1.13 are not applicable.

4.1.11 Driveways may provide access to not more than two (2) residential dwelling units. Where a parcel to be subdivided will have one lot fronting on a street, not more than one additional single family lot accessed by a driveway may be created in the rear of the parcel. In such a subdivision, where feasible (e.g. no driveway already exists), both lots shall share access via a single driveway. Driveways shall not be named.

One lot fronts Walnut Street and one lot fronts the alley within Block 104.

4.1.11.1 Driveways shall be constructed with an all weather surface and shall have the following minimum roadway widths:

Accessing one residential unit:	12 feet
Accessing two residential units:	16 feet

No portion of the required fire lane width of any driveway may be utilized for parking, above ground utility structures, dumpsters or other service areas, snow storage or any other obstructions.

Complying with this standard is a recommended condition of approval.

4.1.11.2 Driveways longer than 150 feet must have a turnaround area approved by the Fire Department. Fire lane signage must be provided as approved by the Fire Department.

- 4.1.11.3 **Driveways accessing more than one residential dwelling unit shall be maintained by an owner's association, or in accordance with a plat note.**
- 4.1.11.4 **The area designated for a driveway serving more than one dwelling unit shall be platted as a separate unbuildable parcel, or as a dedicated driveway easement. Easements and parcels shall clearly indicate the beneficiary of the easement or parcel and that the property is unbuildable except for ingress/egress, utilities or as otherwise specified on the plat. A building envelope may be required in order to provide for adequate building setback.**
- 4.1.11.5 **No driveway shall interfere with maintenance of existing infrastructure and shall be located to have the least adverse impact on residential dwelling units, existing or to be constructed, on the lot the easement encumbers and on adjacent lots.**

4.2 Sidewalks and Pathways.

- 4.2.1 **Sidewalks. Sidewalks adjacent to public streets shall be constructed on both sides of a public street, shall be a minimum of six feet (6') in width and shall be constructed of concrete installed to City Standards or of a superior material as approved by the Council, following a recommendation by the Commission. Sidewalks adjacent to private streets within and adjacent to all subdivisions in the Business, Limited Business, Service Commercial Industrial and Light Industrial districts shall be constructed on at least one side of the street, shall be a minimum of five (5') in width and shall be constructed of concrete installed to City Standards or of a superior material as approved by the Council, following a recommendation by the Commission. Sidewalks with curb and gutter shall be provided in Business, Limited Business, Technological Industry, Service Commercial Industrial, and Light Industrial Districts. Sidewalks shall accommodate anticipated pedestrian traffic, and shall include street trees (with irrigation) and other pedestrian amenities where required by the Council upon recommendation by the Commission, and shall be in accordance with established City standards and sidewalk master plan, if available.**

A minimum 6 foot wide sidewalk, adjacent to all public streets, is required in this district. To the east of the subject property is an Idaho Transportation Department (ITD) right-of-way, not a public street. Because the owners of proposed Lot 1AA (currently Lot 1A) are undergoing a lot line adjustment to allow for a portion of their property to be deeded to ARCH, a sidewalk is not required adjacent to Croy Street. It is a recommended condition of approval that a sidewalk be provided adjacent to Walnut Street, along the frontage of proposed Lot 3AA.

4.2.2 Pathways. The Developer shall install all non-vehicular pathways, to City Standards, in all areas within or adjacent to the property to be developed where Pathways are depicted upon the Master Plan.

No Pathways are depicted upon the Master Plan that are within or adjacent to the subject property.

4.2.3 The Developer may, at Developer's option, propose alternatives to either the standard sidewalk configuration required in Section 4.2.1, or the planned non-vehicular pathway required in Section 4.2.2. The Commission and Council shall ensure that the alternative configuration shall not reduce the level of service or convenience to either residents of the development or the public at large.

The applicant has not proposed an alternative.

4.2.4 After receiving a recommendation by the Commission, the Council may in its discretion approve and accept voluntary cash contributions in-lieu of the improvements described in this Section 4.2, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110% of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in-lieu contribution shall be paid before the City signs the final plat. In-lieu contributions for sidewalks shall not be accepted in Business, Limited Business, Neighborhood Business Technological Industry and Service Commercial Industrial districts.

The applicant has not volunteered a cash contribution in-lieu of the applicable improvements.

4.3 Alleys and Easements.

There is an existing alley platted for Block 104.

4.3.1 Alleys shall be provided in all Business District and Limited Business District developments where feasible.

Not applicable; the subject property is zoned LR-1.

4.3.2 The minimum width of an alley shall be 26 feet.

There is currently a platted alley adjacent to the subject property. No additional alleyways are proposed.

4.3.3 All alleys shall be dedicated to the public or provide for public access.

The alley is public.

4.3.4 All infrastructure to be installed underground shall, where possible, be installed in the alleys platted.

Infrastructure exists to service the lots; utilities to residences constructed on the new lots will be required to be underground.

4.3.5 Alleys in commercial areas shall be improved with drainage as appropriate and which the design meets the approval of the City Engineer. The Developer shall provide storm sewers and/or drainage areas of adequate size and number to contain any runoff within the streets in the subdivision upon the property in conformance with the latest applicable Federal, State and local regulations. The developer shall provide copies of state permits for shallow injection wells (drywells). Drainage plans shall be reviewed by City Staff and shall meet the approval of the City Engineer.

Not applicable. The subject property is not in a commercial area.

4.3.6 Dead-end alleys shall not be allowed.

The existing alley is not a dead-end alley.

4.3.7 Where alleys are not provided, easements of not less than ten (10) feet in width may be required on each side of all rear and/or side lot lines (total width = 20 feet) where necessary for wires, conduits, storm or sanitary sewers, gas and water lines. Easements of greater width may be required along lines, across lots, or along boundaries, where necessary for surface drainage or for the extension of utilities.

Not applicable.

4.3.8 Easements. Easements, defined as the use of land not having all the rights of ownership and limited to the purposes designated on the plat, shall be placed on the plat as appropriate. Plats shall show the entity to which the easement has been granted. Easements shall be provided for the following purposes:

4.3.8.1 To provide access through or to any property for the purpose of providing utilities, emergency services, public access, private access, recreation, deliveries, or such other purpose. Any subdivision that borders on the Big Wood River shall dedicate a 20-foot wide fisherman's access easement, measured from the mean high water mark, which shall provide for non-motorized public access. Additionally, in appropriate areas, an easement providing non-motorized public access through the subdivision to the river shall be required as a sportsman's access.

It is a recommended condition of approval that an easement for Lot 1AA's water meter be provided on proposed Lot 2AA, to benefit Lot 1AA, and shown on the final plat.

4.3.8.2 To provide protection from or buffering for any natural resource, riparian area, hazardous area, or other limitation or amenity on, under, or over the land. Any subdivision that borders on the Big Wood River shall dedicate a one hundred (100) foot wide riparian easement, measured from the mean high water mark, upon which no permanent structure

shall be built, in order to protect the natural vegetation and wildlife along the river bank and to protect structures from damage or loss due to river bank erosion. A twenty-five (25) foot wide riparian setback easement shall be dedicated adjacent to tributaries of the Big Wood River. Removal and maintenance of live or dead vegetation within the riparian setback easement is controlled by the applicable bulk requirement of the Flood Hazard Overlay District. The riparian setback easement shall be fenced off during any construction on the property.

Not applicable.

4.3.8.3 To provide for the storage of snow, drainage areas or the conduct of irrigation waters. Snow storage areas shall be not less than twenty-five percent (25%) of parking, sidewalk, and other circulation areas.

4.4 Blocks.

Block 104 is already platted.

4.5 Lots.

4.5.1 All lots shown on the subdivision plat must conform to the minimum standards for lots in the District in which the subdivision is planned. The City will generally not approve single-family residential lots larger than one-half acre (21,780 square feet). In the event a single-family residential lot greater than one-half acre is platted, irrigation shall be restricted to not more than one-half acre, pursuant to Idaho Code 42-111, and such restriction shall be included as a plat note. District regulations are found in the Zoning Ordinance.

The lot sizes are 6,058 square feet, 6062 square feet, and 9,895 square feet.

4.5.1.1 If lots are more than double the minimum size required for the zoning district, the Developer may be required to arrange lots in anticipation of future resubdivision and provide for future streets where necessary to serve potential lots, unless the plat restricts further subdivision.

The minimum lot size in the LR-1 and Townsite Overlay Districts is 6,000 square feet. Each of these lots meets and does not double the minimum size requirement.

4.5.2 Double frontage lots shall be prohibited except where unusual topography, a more integrated street plan, or other conditions make it undesirable to meet this requirement. Double frontage lots are those created by either public or private streets, but not by driveways or alleys. Subdivisions providing a platted parcel of 25 feet or more between any street right-of-way and any single row of lots shall not be considered to have platted double frontage lots. The 25-foot wide parcel provided must be landscaped to provide a buffer between the street and the lot(s).

- 4.5.3 No unbuildable lots shall be platted. Platted areas that are not buildable shall be noted as such and designated as “parcels” on the plat. Green space shall be clearly designated as such on the plat.**

Not applicable; all subject lots are buildable.

- 4.5.4 A single flag lot may be permitted at the sole discretion of the Commission and Council, in which the “flagpole” projection is serving as a driveway as provided herein, providing connection to and frontage on a public or a private street. Once established, a flag lot may not be further subdivided, but a lot line adjustment of a flag lot is not considered a further subdivision. The “flagpole” portion of the lot shall be included in lot area, but shall not be considered in determining minimum lot width. The “flagpole” shall be of adequate width to accommodate a driveway as required by this ordinance, fire and other applicable codes. Flag lots within the Townsite Overlay District are not allowed, except where parcels do not have street access, such as parcels adjacent to the ITD right-of-way.**

The subject property does not involve a flag lot.

- 4.5.5 All lots shall have frontage on a public or private street. No frontage width shall be less than the required width of a driveway as provided under Sections 4.1.11.1 and 4.5.4 of this Ordinance.**

Proposed lot 2AA would typically have frontage to the east; however, there is no public street to the east of Block 104. There is an unimproved access area, which is currently used to access Croy and Walnut Street. This informal access route is actually Idaho Transportation Department’s right-of-way. Lot 2AA could be accessed from the alley; however, addressing from the alley is considered an issue.

- 4.5.6 In the Townsite Overlay District, original Townsite lots shall be subdivided such that the new platted lots are oriented the same as the original lots, i.e. lots shall be subdivided in such a way as to maintain frontage on both the street and alley. Exceptions may be made for corner properties with historic structures.**

Proposed lot 2AA would typically have frontage to the east; however, there is no public street to the east of Block 104. There is an unimproved access area, which is currently used to access Croy and Walnut Street. This informal access route is actually Idaho Transportation Department’s (ITD) right-of-way. The orientation of proposed Lot 2AA is consistent with this standard; however, addressing from the alley is considered an issue. The issue of addressing can be dealt with during the development of this lot; during the Design Review process. Potential solutions may include the following: naming the alley and providing frontage adjacent to the alley or receiving approval from ITD for vacation of their right-of-way to create a formal public street (i.e. Fifth Street).

- 4.6 Orderly Development.**

4.6.1 Development of subdivisions shall be phased to avoid the extension of City services, roads and utilities through undeveloped land.

No phasing of the development is proposed. The subject property is located in an area where city services exist.

4.6.2 Developers requesting phased subdivisions shall enter into a phasing agreement with the City. Any phasing agreement shall be approved and executed by the Council and the Developer on or before the preliminary plat approval by the Council.

No phasing of the development is proposed. The subject property is located in an area where city services exist.

4.6.3 No subdivision shall be approved which affects the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional public costs upon current residents, unless the Developer provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to the following:

- Provision of on-site or off-site street or intersection improvements.
- Provision of other off-site improvements.
- Dedications and/or public improvements on property frontages.
- Dedication or provision of parks or green space.
- Provision of public service facilities.
- Construction of flood control canals or devices.
- Provisions for ongoing maintenance.

Such affects are not anticipated with this proposal.

4.6.4 When the Developer of Contiguous Parcels proposes to subdivide any portion of the Contiguous Parcels, an Area Development Plan shall be submitted and approved. The Commission and Council shall evaluate the following basic site criteria and make appropriate findings of fact:

- a) Streets, whether public or private, shall provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic.
- b) Non-vehicular circulation routes shall provide safe pedestrian and bicycle ways and provide an interconnected system to streets, parks and green space, public lands, or other destinations.
- c) Water main lines and sewer main lines shall be designed in the most effective layout feasible.
- d) Other utilities including power, telephone, cable, and gas shall be designed in the most effective layout feasible.
- e) Park land shall be most appropriately located on the Contiguous Parcels.

- f) **Grading and drainage shall be appropriate to the Contiguous Parcels.**
- g) **Development shall avoid easements and hazardous or sensitive natural resource areas.**

The Commission and Council may require that any or all Contiguous Parcels be included in the subdivision.

This standard is not applicable because Blaine County does not own parcels contiguous to the subject property.

4.7 Perimeter Walls, Gates and Berms.

The City of Hailey shall not approve any residential subdivision application that includes any type of perimeter wall or gate that restricts access to the subdivision. This regulation does not prohibit fences on or around individual lots. The City shall also not allow any perimeter landscape berm more than 3' higher than the previously existing (original) grade.

Not applicable.

4.8 Cuts, Fills, and Grading.

No site alterations are proposed to subdivide a parcel into two lots; standards 4.8.1 - 4.8.2.5 are not applicable.

4.9 Overlay Districts.

4.9.1 Flood Hazard Overlay District

The subject property is not within the Flood Hazard Overlay District.

4.9.2 Hillside Overlay District

The subject property is not within the Hillside Overlay District.

4.10 Parks, Pathways and Other Green Spaces.

4.10.1 Parks and Pathways. Unless otherwise provided, every subdivision shall set aside a Park and/or Pathway(s) in accordance with standards set forth herein.

4.10.1.1 Parks. The Developer of any subdivision, or any part thereof, consisting of three (3) or more residential lots, including residential townhouse sub-lots and residential condominium units, without regard to the number of phases within the subdivision, shall set aside or acquire land area within, adjacent to or in the general vicinity of the subdivision for Parks. Parks shall be developed within the City of Hailey and set aside in accordance with the following formula:

Staff doesn't believe this standard is applicable because the application only creates one additional lot.

- 4.10.1.2 Pathways.** The Developer of any subdivision, or any part thereof, shall provide Pathways for all trails and paths identified in the Master Plan that are located on the property to be subdivided or on City property adjacent to the property to be subdivided, and sidewalks required by this ordinance.

No pathways are depicted on the master plan, which are located on or adjacent to the property.

4.11 Inclusionary Community Housing.

These standards apply to subdivisions resulting in five (5) or more lots or units; this application involves three (3) lots; however, only one lot is being created. One lot is undergoing a lot line adjustment to reduce the area of the lot to allow for the lot adjacent to it to be subdivided into two lots.

SECTION 5 - IMPROVEMENTS REQUIRED.

- 5.1** It shall be a requirement of the Developer to construct the minimum improvements set forth herein and any required improvements for the subdivision, all to City Standards.
- 5.1.1** Six (6) copies of all improvement plans shall be filed with the City Engineer and made available to each department head. Upon final approval two (2) sets of revised plans shall be returned to the Developer at the pre-construction conference with the City Engineer's written approval thereon. One set of final plans shall be on-site at all times for inspection purposes and to note all field changes upon.
- 5.1.2** Prior to the start of any construction, it shall be required that a pre-construction meeting be conducted with the Developer or his authorized representative/engineer, the contractor, the City Engineer and appropriate City departments. An approved set of plans shall be provided to the Developer and contractor at or shortly after this meeting.
- 5.1.3** The Developer shall guarantee all improvements pursuant to this Section for no less than one year from the date of final acceptance by the City, except that parks shall be guaranteed and maintained by the Developer for a period of two years.
- 5.2** The Developer shall construct all streets, alleys, curb and gutter, lighting, sidewalks, street trees and landscaping, and irrigation systems to meet City Standards, the requirements of this ordinance, the approval of the Council, and to the finished grades which have been officially approved by the City Engineer as shown upon approved plans and profiles. The Developer shall pave all streets and alleys with an asphalt plant-mix, and shall chip-seal streets and alleys within one year of construction.

- 5.2.1 Street cuts made for the installation of services under any existing improved public street shall be repaired in a manner which shall satisfy the Street Superintendent, shall have been approved by the Hailey City Engineer or his authorized representative, and shall meet City Standards. Repair may include patching, skim coats of asphalt or, if the total area of asphalt removed exceeds 25% of the street area, the complete removal and replacement of all paving adjacent to the development. Street cut repairs shall also be guaranteed for no less than one year.
- 5.2.2 Street name signs and traffic control signs shall be erected by the Developer in accordance with City Standards, and the street name signs and traffic control signs shall thereafter be maintained by the City.
- 5.2.3 Street lights in the Recreational Green Belt, Limited Residential, General Residential, and Transitional zoning districts are not required improvements. Where proposed, street lighting in all zoning districts shall meet all requirements of Chapter VIII B of the Hailey Zoning Ordinance.
- 5.3 The Developer shall construct a municipal sanitary sewer connection for each and every developable lot within the development. The Developer shall provide sewer mains of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such mains shall provide wastewater flow throughout the development. All sewer plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
- 5.4 The developer shall construct a municipal potable water connection, water meter and water meter vault in accordance with City Standards, or other equipment as may be approved by the City Engineer, for each and every developable lot within the development. The Developer shall provide water mains and services of adequate size and configuration in accordance with City Standards, and all federal, state, and local regulations. Such water connection shall provide all necessary appurtenances for fire protection, including fire hydrants, which shall be located in accordance with the IFC and under the approval of the Hailey Fire Chief. All water plans shall be submitted to the City Engineer for review and approval. At the City Engineer's discretion, plans may be required to be submitted to the Idaho Department of Environmental Quality (DEQ) for review and comments.
- 5.4.1 Within the Townsite Overlay District, where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating

material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street, as recommended by the City Engineer.

Complying with this standard is a recommended condition of approval.

5.5 The Developer shall provide drainage areas of adequate size and number to meet the approval of the Street Superintendent and the City Engineer or his authorized representative.

5.6 The Developer shall construct each and every individual service connection and all necessary trunk lines, and/or conduits for those improvements, for natural gas, electricity, telephone, and cable television to the property line before placing base gravel for the street or alley.

5.7 The Developer shall improve all parks and Green Space areas as presented to and approved by the Commission and Council.

Not applicable. The proposal does not require parks or green space to be provided.

5.8 All improvements are to be installed under the specifications and inspection of the City Engineer or his authorized representative. The minimum construction requirements shall meet City Standards or the Department of Environmental Quality (DEQ) standards, whichever is the more stringent.

5.9 Installation of all infrastructure improvements must be completed by the Developer, and inspected and accepted by the City prior to signature of the plat by City representatives, or according to a phasing agreement. A post-construction conference shall be requested by the Developer and/or contractor and conducted with the developer and/or contractor, the City Engineer, and appropriate City departments to determine a punch list of items for final acceptance.

5.9.1 The Developer may, in lieu of actual construction, provide to the City security pursuant to Section 3.3.7, for all infrastructure improvements to be completed by Developer after the final plat has been signed by City representatives.

5.10 Prior to the acceptance by the City of any improvements installed by the Developer, three (3) sets of “as-built plans and specifications” certified by the Developer’s engineer shall be filed with the City Engineer.

Summary and Suggested Conditions

The Hearing Examiner shall review the proposed plat and continue the public hearing, approve, conditionally approve, or deny the preliminary plat. If approved, the plat application will be forwarded to the Council.

The following conditions are suggested to be placed on any approval of this application:

- a) All Fire Department and Building Department requirements shall be met and shall be completed applicant's sole expense.
- b) All City infrastructure requirements shall be met as outlined in Section 5 of the Hailey Subdivision Ordinance. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted for Department Head approval and shall meet City Standards where required. Infrastructure to be completed at the applicant's sole expense include, but will not be limited to, the following requirements and improvements:
 - A sidewalk shall be installed adjacent to Walnut Street, along the frontage of proposed Lot 3AA.
 - Where water main lines within the alley are less than six (6) feet deep, the developer shall install insulating material (blue board insulation or similar material) for each and every individual water service line and main line between and including the subject property and the nearest public street.
- c) The final plat shall not include plat notes 1 through 5, as stated on the approved preliminary plat (plat notes 1-5 shall be removed). The following plat note shall be added:
 - A utility easement for the operation, maintenance, and reconstruction of a water meter to benefit the City of Hailey and a utility easement for the installation, operation, maintenance, and reconstruction of a water service line on Lot 2AA, to benefit Lot 1AA.
- d) Issuance of permits for the construction of buildings within the proposed subdivision shall be subject to Section 2.9 of the Subdivision Ordinance.
- e) All improvements and other requirements shall be completed and accepted, or surety provided pursuant to Sections 3.3.7 and 5.9.1 of the Subdivision Ordinance, prior to recordation of the final plat.
- f) An easement for Lot 1AA's water meter shall be provided on proposed Lot 2AA, to benefit Lot 1AA, and shall be shown on the final plat.
- g) The final plat must be submitted within one (1) calendar year from the date of approval of the preliminary plat, unless otherwise allowed for within a phasing agreement.
- h) Any subdivision inspection fees due shall be paid prior to recording the final plat.

- i) Any application development impact fees shall be paid prior to recording the final plat.
- j) Driveways shall be constructed with an all weather surface and shall have a minimum width of 12 feet.