


STAFF REPORT

TO: Hailey Hearing Examiner
FROM: Beth Robrahn, Planning Director 
RE: Design Review – ARCH Community Housing Trust Walnut and Fifth Residences
HEARING: March 19, 2010

Applicant: ARCH Community Housing Trust
Location: Lots 2AA & 3AA, Block 104, Hailey Townsite (221 Fifth Avenue South & 411 Walnut Street East)
Zoning: Limited Residential (LR) and Townsite Overlay

Note: The Design Review Guidelines are in bold type and staff analysis is in lighter type. The issues that should be discussed between the Hearing Examiner and applicant are highlighted.

Notice

Notice for the public hearing was published in the Idaho Mountain Express and mailed to property owners within 300 feet on February 24, 2010.

Application

ARCH Community Housing Trust has submitted a Design Review application for two new single family residences located on Lots 2AA & 3AA, Block 104, Hailey Townsite (221 Fifth Avenue South & 411 Walnut Street East) within the Limited Residential-1 (LR-1) district and Townsite Overlay (TO)

The residences will be income deed restricted to maintain affordability and sold to households that have incomes below 80% of Average Median Income (AMI) (Housing Authority Categories 1, 2 and 3.

Procedure

Pursuant to Section 6A.3, the projects within the Townsite Overlay shall receive a public hearing with the Hearing Examiner. The Hearing Examiner may approve, conditionally approve or deny an application at the public hearing or can defer decision for further review. The findings of fact, conclusions of law and decision by the Hearing Examiner shall be signed and filed with the administrator and shall be available to the applicant and the public no more than forty-five (45) days after the close of the hearing.

The Hearing Examiner previously held hearing on this project on January 19 and January 26, 2010.

Department Comments

Building: none

Water/Sewer: none

Engineer: none

Standards of Evaluation

4.13.6 Bulk requirements:

Maximum height in the General Residential and Townsite Overlay District is 30 feet.

The proposed height of each residence is 19 ft, 11 inches.

Height of Building is defined as: The greatest vertical distance measured from the lowest point of record grade within any portion of the building footprint to the highest point of the roof surface thereof, exclusive of cupolas, chimneys up to ten (10) feet above the highest point of the roof surface, steeples, and spires.

The applicant is hereby advised that height of building is from record (natural) grade, not from finished grade or finished floor.

Minimum Setbacks in LR, GR, TN, and LB Districts:

Setback from any street right-of-way – twelve (12) feet. The following exceptions apply:

- a. **Unenclosed features of a residence (e.g. front porches, stoops, and decks without walls) shall be no closer than five (5) feet to the lot line. Such features do not include carports.**
- b. **No garage door shall be within twenty (20) feet of any street right-of-way, as measured from the garage door to the street providing access to the garage.**

Proposed setbacks are:

Lot 3AA (corner)

12 feet from Walnut St

12 feet from Fifth Ave (5 ft to front porch)

Lot 2AA

12 feet from Fifth Ave (5 ft to front porch)

Setback from any alley right-of-way – six (6) feet.

Proposed setbacks are:

Lot 3AA (corner) – 10 ft, 11 in

Lot 2AA – 10 ft, 10 in

Setback from any Idaho Transportation Department/Wood River Trail right-of-way – five (5) feet.

Proposed setbacks are:

Lot 3AA (corner) – 12 feet from Fifth Ave (5 ft to front porch)

Lot 2AA – 12 feet from Fifth Ave (5 ft to front porch)

Setback from property lines abutting other private property --

- a. **Base setback – fifteen percent (15%) of lot width, or 10 feet, whichever is less. However, no such setback shall be less than six (6) feet.**

The required setback for both residences is 10 feet.

Proposed setbacks are:

Lot 3AA (corner) – 26 ft, 1 in (from Lot 2AA)

Lot 2AA – 10 ft, 6 in (from Lot 3AA)

28 ft 2 in (from Lot 1AA)

Maximum Lot Coverage:
General Residential, Limited Residential-1 districts:

Building Height	Maximum Lot Coverage
Less than 2 stories above grade, with garage	40%

Proposed lot coverage is.

	Lot 3AA (corner)	Lot 2AA
Lot Size:	6,058 sq ft	6,062 sq ft
Building footprint:	1,528 sq ft	1,528 sq ft
Proposed lot coverage:	25.2%	25.2%

4.13.7 Non-Conforming Buildings

NA

4.13.8. Lot Line Vacations

NA

6A.7.1.1 Sidewalk, Curb, and Gutter.

Sidewalks, curb and gutter shall be required improvements for projects requiring Design Review approval in the B, LB, TI, A and SCI zoning districts. At a minimum, sidewalks and curb and gutter, where required, shall comply with the City Standards. Sidewalks shall be at least six feet (6') wide or as wide as adjacent sidewalks on the same block, whichever is greater. Sidewalks shall be constructed along the entire length of a property adjacent to any public or private street in all zones, as well as in locations that provide safe pedestrian access to and around a building. New sidewalks shall be planned to provide pedestrian connections to any existing sidewalks adjacent to the site. Sites located adjacent to public or private streets that are not currently thru-streets, regardless of whether the street may provide a connection to future streets, shall provide sidewalks to facilitate future pedestrian connections. Sidewalks and drainage improvements shall also be required in other districts, except as otherwise provided herein. The requirement for sidewalk may be waived if the cost of the proposed project construction is less than twenty thousand dollars (\$20,000). For Single Family Dwelling and Duplex projects in the Townsite Overlay District, the requirement for sidewalk shall be waived for any remodel or addition; sidewalks shall be required for new primary dwellings.

The City may approve and accept voluntary cash contributions in-lieu of the above described improvements, 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 issues a certificate of occupancy. In-lieu contributions for sidewalks shall not be accepted in B, LB,

TI and SCI districts.

A sidewalk is required to be installed adjacent to Walnut Street, along the frontage of Lot 3AA as a condition of subdivision approval of Lots 1AA, 2AA and 3AA, Block 104, Hailey Townsite. A sidewalk should also be installed along the Fifth Avenue property line of both lots. A condition for sidewalks along Walnut and Fifth will be added as a condition of Design Review approval.

6A.7.1.2 Water Line Improvements.

In the Townsite Overlay District, any proposal for new construction or addition of a garage accessing from the alley, 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.

The following two items are conditions of subdivision approval of Lots 1AA, 2AA and 3AA, Block 104, Hailey Townsite:

- 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.
- Prior to recording the final plat sewer and water service shall be installed to Lot 3AA or the applicant can provide security.

6A.7.2 Area Development Plan.

NA

8.2 Signs.

The applicant is hereby advised that a sign permit is required for any signage exceeding four square feet in sign area. Approval of signage areas or signage plan in Design Review does not constitute approval of a sign permit.

9.4 Parking Space Requirements.

9.4.1 Residential: No parking space, or portion thereof, shall be located in any right-of-way or public thoroughfare, unless otherwise provided herein. Parking spaces within any garage, carport or similar structure shall be credited at 1 space per nine (9) feet of floor width and 21 feet of floor length.

- a. Single family residences: 2 per residence minimum, 6 per residence maximum. The City will allow the use of 100' right-of-ways within the Hailey Original Townsite for licensed passenger vehicle parking for single family dwellings. Parking for accessory dwelling units must be provided on site.**

Each residence has a one-car garage accessed off the alley and space for one additional vehicle next to the garage.

8B.4. Outdoor Lighting Standards.

8B.4.1 General Standards

- a. All exterior lighting shall be designed, located and lamped in order to prevent:**
 - 1. Overlighting;**

2. **Energy waste;**
 3. **Glare;**
 4. **Light Trespass;**
 5. **Skyglow.**
- b. **All non-essential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.**
 - c. **Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.**
 - d. **Area lights. All area lights are encouraged to be eighty-five (85) degree full cut-off type luminaires.**
 - e. **Idaho Power shall not install any luminaires after the effective date of this Article that lights the public right of way without first receiving approval for any such application by the Lighting Administrator.**

The exterior light fixtures proposed meet the Outdoor Lighting requirements; compliance with the standards is a suggested condition of approval.

6A.7.2.4. Design Review Guidelines for Residential and Non-Residential Buildings in the Townsite Overlay District:

C. Specific Guidelines

1. Site Planning

Guideline: The pattern created by the Old Hailey town grid should be respected in all site planning decisions.

- **A rectangular lot shape is preferred to a square one, as the rectangular lot pattern is more in keeping with Old Hailey, and most often results in more useable and visible open spaces.**

Both lots are rectangular

Guideline: Site planning for new development and redevelopment shall address the following:

- **scale and massing of new buildings consistent with the surrounding neighborhood;**
The residences are modest one story houses.
- **building orientation that respects the established grid pattern of Old Hailey;**
Both residences face Fifth Ave in keeping with the building orientation typical in Old Hailey.
- **clearly visible front entrances;**
Each front entrance faces the street and has a front porch.
- **use of alleys as the preferred access for secondary uses and automobile access;**
Both garages are proposed to be accessed off the alley
- **adequate storage for recreational vehicles;**
A 12 ft x 30 ft space is designated off the alley for RV parking.
- **yards and open spaces;**

Yards and open spaces are provided.

- **solar access on the site and on adjacent properties where feasible, and where such decisions do not conflict with other Design Guidelines;**

The landscape plan attempts to maximize solar access.

- **snow storage appropriate for the property;**

The site plan maintains adequate area for snow storage.

- **underground utilities for new dwelling units.**

All utilities from the public right-of-way to the residences will be installed underground.

Guideline: The use of energy-conserving designs that are compatible with the character of Old Hailey are encouraged. The visual impacts of passive and active solar designs should be balanced with other visual concerns outlined in these Design Guidelines.

- **Glass areas should reflect the composition, layout and window-to-wall ratio of windows seen traditionally in Old Hailey versus large continuous surfaces of glass.**

The window fenestration and orientation reflects what is typically found on older homes in Hailey.

- **Solar energy collection devices should be integrated into the overall building design.**

NA

- **Designers should be aware of the solar exposures of neighboring properties, and should, where possible, avoid blocking these exposures with buildings or solar collectors.**

NA

- **Roof-mounted solar collection panels shall not extend above the ridge line of the roof. They should be integrated into the structure, and as close to the roof angle as feasible.**

NA

- **Free-standing solar collection panels should be subordinate in size and placement to the structure they serve, and should generally not be located in areas visible from the street.**

NA

2. Bulk Requirements (Mass and Scale, Height, Setbacks)

Guideline: The perceived mass of larger buildings shall be diminished by the design.

- **The height of taller buildings should be stepped down on the streetside elevation.**
- **Buildings with greater mass should be broken into smaller modules.**
- **Changes in wall planes and building materials should be used to reduce the visual impacts of taller buildings.**

Both residences are one story. The roof length is broken by the gable roof above the porch. Both garages are offset from the main portion of the house to reduce the length of the side wall plane.

3. Architectural Character

a. General

Guideline: New buildings should be respectful of the past, but may offer new

interpretations of old styles, such that they are seen as reflecting the era in which they are built.

- **The Design Guidelines are not intended to dictate a particular style or era for new buildings.**
- **Exact replication of old buildings is not the intent of these Design Guidelines, so that historic buildings can be appreciated for their own uniqueness. Designers may draw on the past, without necessarily replicating the design of old buildings. The use of traditional building forms, scale and broad design elements is encouraged.**

The character of the residences is consistent with other modest homes located in the neighborhood. Both residences have front porches, gabled roofs, window dimensions and trim details consistent with traditional design.

b. Building Orientation

Guideline: The front entry of the primary structure shall be clearly identified such that it is visible and inviting from the street.

- **The use of walkways, porches, smaller roof forms and other design elements is encouraged to emphasize the location of the front entry.**

The front entrances of both residences are identified by front porches.

Guideline: Buildings shall be oriented to respect the existing grid pattern. Aligning the front wall plane to the street is generally the preferred building orientation.

- **In some cases, the front door to a building may be positioned such that it is perpendicular or at an angle to the street. If so, other design elements such as the front wall plane, porch element or walkway elements should be used to help define the front door location, and to respect the overall building orientation pattern in the neighborhood.**

The houses are oriented to the street. The front doors face the street. Porches and walkways from the street define the location of the front door.

c. Building Form

Guideline: The use of building forms traditionally found in Old Hailey is encouraged. Forms that help to reduce the perceived scale of buildings shall be incorporated into the design.

- **Simple rectangles or a combination of rectangles is encouraged.**
- **Examples of forms that help to reduce the perceived scale include the use of smaller forms combined together and the use of a smaller building form along the street.**
- **Less traditional forms should be very carefully planned to respond to the scale and character of the neighborhood.**

Combinations of simple rectangular building forms are used for each residence.

d. Roof Form

Guideline: Roof forms shall define the entry to the building, breaking up the perceived mass of larger buildings, and to diminish garages where applicable.

- **Garages are preferred to be located off of alleys, as outlined in Sections B.5 and B.6. Where the alley option does not exist or is not feasible, garages on the front of buildings should be diminished by integrating them into the primary roof form, by off-setting them back from the primary structure, or by detaching them.**
- **Offsets in eave and ridge lines may be helpful in breaking up building mass.**

Gable roof forms are used.

Guideline: Roof pitch and style shall be designed to meet snow storage needs for the site.

- **Roof pitch materials and style shall retain snow on the roof, or allow snow to shed safely onto the property, and away from pedestrian travel areas.**
- **Designs should avoid locating drip lines over key pedestrian routes.**
- **Where setbacks are less than ten feet, special attention shall be given to the roof form to ensure that snow does not shed onto adjacent properties.**

The entrances of both residences address protection from sliding snow by the roof pitch or snow clips.

Guideline: The use of roof forms, roof pitch, ridge length and roof materials that are similar to those traditionally found in the neighborhood are encouraged.

- **Sloping roof forms, including gable and hip roofs, are encouraged.**
- **Dormers and other roof details that do not detract from the primary roof form are encouraged, but should be used in moderation.**
- **Dormers should stay below the roof line and shall not extend above the roof line of the building.**
- **Shed roofs, flat roofs and roof pitches under 5:12 may be appropriate in certain locations.**
- **Ridge lengths should appear similar in scale to those seen in the neighborhood. A break in the roof line can be used to diminish the impact of longer ridge lengths.**

Gable roof forms are used. The roof pitch and lengths proposed appear to be compatible with the neighborhood.

Guideline: The roof pitch of a new building should be compatible with those found traditionally in the surrounding neighborhood.

- **Gable roof pitches in the 8:12 to 12:12 range are encouraged.**

8:12 pitch is used for the gables on both residences. The roof pitch and lengths proposed appear to be compatible with the neighborhood.

e. Wall Planes

Guideline: Primary wall planes should be parallel to the front lot line.

- **These guidelines consider the front wall plane to be the primary wall plane.**

The front wall plane of each residence is parallel to the front lot line.

Guideline: Wall planes shall be proportional to the site, and shall respect the scale of the surrounding neighborhood.

- **A preference is given towards front wall planes that match the scale of traditional buildings (25-30 feet in width).**

- **If front wall planes exceed the traditional width, a setback or jog in wall plane should be used to break up the perceived mass.**
- **In general, one-story wall planes may be longer than two story wall planes, while still appearing proportional to the site.**

The front wall plane of each residence is approximately 45 feet in length; approximately 55% of the front lot line. The front porches are intended to help break up the perceived mass.

Guideline: The use of pop-outs to break up longer wall planes is encouraged.

- **Side wall planes are typically longer than front wall planes: pop-outs such as bay windows, chimneys and other architectural elements can be used to break up these longer wall planes.**

The front porches are intended to help break up the perceived mass of the front wall plane. The cross gable of the garage and house help break the south and north elevations.

f. Windows

Guideline: Windows facing streets are encouraged to be of a traditional size, scale and proportion.

- **Consider the position, area and arrangement of windows when designing street side facades.**
- **Consider the ratio of window opening area to solid wall area when designing building elevations such that neither dominates.**
- **Multi-paned windows of a vertical^h orientation are encouraged. As a general guideline, windows facing streets are encouraged to have a height that is twice the dimension of the width.**

Both residences have window dimensions and proportions consistent with the neighborhood and traditionally designed homes in Old Hailey. On the front of the residences matching pairs of sash windows are used rather than large horizontally oriented windows with a continuous pane of glass.

Guideline: Windows on side lot lines adjacent to other buildings should be carefully planned to respect the privacy of neighbors.

- **In general, new windows on side lot lines should be located such that they are not directly opposite windows on neighboring properties.**

The south elevation of the Lot 2AA residence which faces the north elevation of the Lot 3AA (corner) residence and the windows appear to align in such a way to maximize privacy; the landscaping proposed along the common lot line also helps to address privacy.

g. Decks and Balconies

No decks or balconies are proposed.

h. Building Materials and Finishes

Guideline: Materials and colors shall be selected to avoid the look of large, flat walls. The use of texture and detailing to reduce the perceived scale of large walls is encouraged.

- **A change of materials should be used appropriately on the building to help**

“ground” the building and to provide a distinction between foundations and walls. For example, a heavier material such as stone would be appropriate around the base of a building.

Different material and color is used for the exterior walls, window trim, doors and posts and rails of the porches of each residence. The gable ends of each residence also have a different material and color than the other portions of the exterior walls.

Guideline: Large wall planes shall incorporate more than one material or color to break up the mass of the wall plane.

- **Building materials that contribute to a human sense of scale are encouraged. Examples of materials that convey a human sense of scale include wood siding, shake siding, brick and stone.**
- **Scoring joints, changes in surface, and the use of trim are other ways to break up the perceived scale of large walls.**
- **A change of building materials may not be necessary if other design elements such as bay windows or pop-outs are used to break up wall planes.**

Horizontal siding, batt and board and shake shingles are the materials proposed. Different material and color is used for the exterior walls, window trim, doors and posts and rails of the porches. The gable ends of each residence also have a different material and color than the other portions of the exterior walls.

i. Ornamentation and Architectural Detailing

Guideline: Architectural detailing shall be incorporated into the front wall plane of buildings.

- **While ornamentation is encouraged, the use of highly ornamental details not traditionally found in Old Hailey is not.**

The detailing is in keeping with the Craftsman style common in Old Hailey.

Guideline: The use of porches, windows, stoops, shutters, trim detailing and other ornamentation that is reminiscent of the historic nature of Old Hailey is encouraged.

- **Front porches are particularly encouraged. In general, they should be substantial in size, such that they function as more than just a landing, and should be covered by a roof.**
- **If front porches must be enclosed to provide a cold entry, the use of windows and a higher ratio of window-to-wall surface is encouraged to retain the image of the old front porch.**

Porches, sash windows, and simple trim are used. Both residences have front porches covered by a roof.

Guideline: Architectural details and ornamentation on buildings should be compatible with the scale and pattern of the neighborhood.

- **Buildings that draw on historic details without exact copying are preferred.**

The detailing is in keeping with the Craftsman style common in Old Hailey.

4. Circulation and Parking

Guideline: Safety for pedestrians shall be given high priority in site planning, particularly with respect to parking, vehicular circulation and snow storage issues.

- **Parking areas should be planned with adequate sight distances from sidewalks.**

Parking is off of the alley and a walkway leads the front door to the street.

Guideline: The visual impacts of on-site parking visible from the street shall be minimized.

- **Parking is encouraged to be screened from view with landscaping, fences or low walls.**

Garages and parking are provided off of the alley.

Guideline: As a general rule, garages and parking should be accessed from the alley side of the property and not the street side.

Garages and parking are provided off of the alley.

Guideline: Detached garages accessed from alleys are strongly encouraged.

Attached garages accessed from the alley are proposed.

Guideline: When garages must be planned on the street side, garage doors shall be set back and remain subordinate to the front wall plane.

- **See also Roof Form in these guidelines for discussion on the use of roofs to diminish the impact of garages.**

The garages are offset from the main portion of the houses.

Guideline: When garages and/or parking must be planned on the street side, parking areas are preferred to be one car in width. When curb cuts must be planned, they should be shared or minimized.

Garages and parking are provided off of the alley.

Guideline: Off-street parking space for recreational vehicles should be developed as part of the overall site planning.

- **Storage areas for recreational vehicles should be screened from view with landscaping, fencing or other building walls.**

A 12 ft x 30 ft space is designated off the alley for RV parking.

5. Alleys

Guideline: Alleys shall be retained in site planning. Lot lines generally shall not be modified in ways that eliminate alley access to properties.

Both lots remain accessible from the alley.

Guideline: Alleys are the preferred location for utilities, vehicular access to garages, storage areas (including recreational vehicles) and accessory buildings. Design and placement of accessory buildings that access off of alleys is encouraged.

- **Buildings located off of alleys can be quirkiest and more unique, reflecting the eclectic nature of alley buildings in Old Hailey.**

The utilities will originate from the alley. Space for RV storage is accessed from the alley is accounted for.

Guideline: Generally, the driving surface of alleys within Limited Residential and General Residential may remain a dust-free gravel surface, but should be paved within Business, Limited Business, and Transitional. The remainder of the City alley should be managed for noxious weed control, particularly after construction activity.

- **State law requires that noxious weeds be controlled.**

Gravel should be applied to the alley adjacent to the two lots and is shown on the plans. It is a condition of approval that noxious weeds be controlled.

Guideline: Landscaping and other design elements adjacent to alleys should be kept simple, and respect the functional nature of the area and the pedestrian activity that occurs.

- **Leave enough space between new landscaping and the alley property line to allow trees to grow to maturity without encroaching into the public alley right-of-way.**

No landscaping adjacent to the alley is proposed.

6. Accessory Structures

NA

7. Snow Storage

Guideline: All projects shall be required to provide 25% snow storage on the site.

- **For new construction and additions, snow is not permitted to slide onto the property of others.**
- **Snow storage areas shall be 25% of on-site parking and circulation areas.**

There is adequate space of snow storage on each of the lots.

Guideline: A snow storage plan shall be developed for every project showing:

- **Where snow is stored, key pedestrian routes and clear vision triangles.**
- **Consideration given to the impacts on adjacent properties when planning snow storage areas.**

The main snow storage area is shown on the both landscape plans

8. Existing Mature Trees and Landscaping

Guideline: Existing mature trees shall be shown on the site plan, with notations regarding retention, removal or relocation. Unless shown to be infeasible, a site shall be carefully planned to incorporate existing mature trees on private property into the final design plan.

There are no existing mature trees or other landscaping on the lots.

Guideline: Attention shall be given to other significant landscape features which may be present on the site. Mature shrubs, flower beds and other significant landscape features shall be shown on the site plan and be incorporated into the site plan where feasible.

- **Mature shrubs such as lilacs should not be overlooked in site planning.**

- **The use of plant materials that are appropriate for the Hailey climate and growing season are encouraged.**
- **Drought-resistant lawn areas that resemble the traditional lawns of Old Hailey are encouraged.**
- **Xeriscape plantings in other yard areas are good alternatives for retaining landscaping while lowering water use.**
- **Berms in front yards are generally discouraged.**

There are no existing mature trees or other landscaping on the lots.

Guideline: Noxious weeds shall be controlled according to State Law.

It is a condition of approval that noxious weeds be controlled.

9. Fences and Walls

NA

10. Non-residential and Multi-family Uses

NA

11. Historic Structures

NA

Summary

The Hearing Examiner shall hold a public hearing and approve, conditionally approve, or deny the design review application.

Suggested Conditions

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

- a) The project shall be constructed in accordance with the application or as modified by these Findings of Fact, Conclusions of Law and Decision.
- b) Except as otherwise provided, all required improvements shall be constructed and completed, or sufficient security provided as approved by the City Attorney, before a Certificate of Occupancy can be issued.
- c) All Fire Department and Building Department requirements shall be met and completed at the applicant's sole expense. Any change in use or occupancy type from that approved at time of issuance of Building Permit may require additional improvements, parking and/or approvals.
- d) All City infrastructure requirements shall be met. Detailed plans for all infrastructure to be installed or improved at or adjacent to the site shall be submitted to the City for 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:
 - i. A sidewalk is required to be installed adjacent to Walnut Street and Fifth Avenue.
 - ii. 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.
- e) Prior to recording the final plat sewer and water service shall be installed to Lot 3AA or the applicant can provide security.
- f) No auxiliary apparatus (e.g. utility meters, fire suppression equipment) may extend into any public right-of-way.
- g) All utilities from the public right-of-way to the residences shall be installed underground.
- h) Noxious weeds are required to be controlled on the lots and in the alley during and after construction.
- i) All new exterior lighting shall comply with the Outdoor Lighting Ordinance.
- j) This project is subject to Development Impact Fees in the amount of \$2,629 per residence, pursuant to Municipal Code Chapter 15.16, due at the time a building is issued.