

Annexation Preliminary Impact Evaluation

for

COLORADO GULCH PRESERVE

A Development proposed for annexation into

HAILEY, IDAHO

Prepared by:

GALENA ENGINEERING, INC.

Submitted to the City of Hailey on
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INTRODUCTION

This narrative addresses requests from the City of Hailey, as outlined in the City of Hailey's Annexation Ordinance. This narrative, along with the other requested documents identified in the annexation ordinance, comprises the annexation application to the City of Hailey for the Colorado Gulch Preserve project. This narrative regards the preliminary assessment of physical impacts to the City of Hailey as a result of this project.

POPULATION IMPACTS

"City-Data.com" reports an average City of Hailey household size of 2.6 persons. As submitted, the Colorado Gulch Preserve project proposes up to 99 single-family residential units, or approximately a total increase in population to the City of Hailey of 258 people.

GENERAL SERVICE IMPACTS

A general assumption of planning professionals reviewing Wood River valley development is that new residential development typically does not generate adequate tax revenue to fund essential public services such as police, fire, street, parks and recreation, and government administration. City of Hailey sewer and water facilities are funded by individual hookup and monthly user fees separate from property tax revenue. The applicant assumes the City of Hailey's current property tax revenue is similarly not adequate to completely fund public services outside of sewer and water, and that the City of Hailey will appropriately assess the cost to offset providing these public services to this annexation.

PUBLIC SCHOOLS

Data for calculating the number of school age children expected within the development is as follows:

- The 2000 US Census Data for Blaine County shows 2.4 people per household, 25% of which are between 5 and 18 years old. This equates to approximately 0.6 school age children per household, and
- The Ketchum/Blaine County Housing Needs Assessment study dated January 1997 on page 12 states there are 0.62 children per household in Blaine County, and
- The Blaine County Subdivision Ordinance calculation assumes 1.65 children per household.

Assuming the Blaine County Subdivision Ordinance is an anomaly, but allowing for some household composition changes since 1997, this evaluation assumes 0.75 school age children per household. This proposed project then equates to an increase of up to approximately 74 school age children. If houses within the proposed development are second homes, this value decreases.

Tax revenues from the individual lots will provide funds for the Blaine County School District. In this location, the 2003 School District tax assessment is 0.003899310 for the general fund and an additional 0.000279588 for the current school bond. Using average projected land values of \$75,000 to \$150,000 and housing values of \$150,000 to \$250,000, the combined assessment rate of 0.004178898 will generate approximately \$950 to \$1670 dollars per household annually.

DOMESTIC AND IRRIGATION WATER IMPACTS

Domestic water usage of approximately 125 gallons per person per day may be assumed. For this project, this assumption equates to a peak hourly water demand of approximately 135 gallons per minute. Fire suppression water demand requirements will be between 1,000 to 1,500 gallons per minute based on the residential units proposed.

Previous water models of the City's water system indicate the existing City domestic water supply system is adequate for providing service to the proposed annexations (see water model summary report provided by Galena Engineering, Inc. included as part of a previous annexation proposal submitted in 2004). Since that submittal, the City of Hailey has made significant improvements to the City water systems, including installation of an additional 1-million gallon storage tank and service metering. Proposed improvements to the City's water system as part of this proposed annexation include the developer extending the distribution system to provide residential services to individual units. These improvements will be constructed prior to final plat recordation or appropriate bonds will be in place. Public utility easements will be dedicated as appropriate throughout the development to allow for the operation and maintenance of the domestic water infrastructure.

The City Engineer has indicated that Carollo Engineering is in the process of updating the City's water system model. Upon completion of this study, the City Engineer has requested that the applicant submit for review a revised water model report for the proposed annexation. Such a revised model is likely to indicate that the existing City water system has capacity for, and capable of supplying, potable water to the proposed annexation.

Preliminary reviews by Brockway Engineering of the water rights associated with the parcel proposed for annexation indicate that adequate water rights exist to provide irrigation of both private and public open spaces proposed by this development. Since adequate irrigation water is available, the project proposes private irrigation systems completely separate from the proposed extension of the City's water system. This irrigation system will be operated and maintained by a homeowner association within the project.

Final engineering reports and construction drawings will be approved through normal State of Idaho and City of Hailey requirements, and provided to the City of Hailey upon their completion.

WASTEWATER IMPACTS

For planning purposes, standard engineering practice assumes an acceptable average daily wastewater contribution to a municipal collection and treatment systems is 100 gallons per person per day. Based on this assumption, this project will contribute approximately 25,800 gallons per day to the City of Hailey's treatment facilities.

A preliminary design of the sewer collection system show that the project will be serviced by a lift station bringing the collected sewage into the existing City collection system located in public rights-of-way within the Airport West Subdivision. Final design and construction of these improvements will be phased according to the projects' proposed phasing. All utilities will be extended to individual lots by the developer, and these utilities will be constructed prior to final plat

recordation or appropriate bonds will be in place. Public utility easements will be dedicated as appropriate throughout the development to allow for the operation and maintenance of the sewer infrastructure by the City.

Final engineering reports and construction drawings will be approved through normal State of Idaho and City of Hailey requirements, and provided to the City of Hailey upon their completion.

TRANSPORTATION IMPACTS

Preliminary analysis for this project initially focused on vehicle trip generation and trip distribution assumptions at full build-out. Basic assumptions include: using standard ITE Trip Generation Manual rates according to the proposed land uses, unless more local specific information is available. A standard traffic impact assessment, to be completed by Galena Engineering, Inc., will be provided to the City of Hailey upon completion.

This preliminary analysis indicates that this project development will generate approximately 62 new trips in the a.m. peak hours and approximately 81 new trips in the p.m. peak hours. The development is projected to generate 808 average daily trips. This development proposes to contribute proportionally, based on direct assessed impacts as approved in the final impact study report, to improvements being considered by the City of Hailey along Broadford Road, and at the intersection of Broadford Road and Cedar Street.

AVALANCHE HAZARD AREA IMPACT STUDY

No existing avalanche hazard areas are located on the proposed annexation site. (see Avalanche Mapping and Hazard Analysis, Justus Ranch, Blaine County, Idaho prepared by Arthur I. Mears, P.E., Inc., Gunnison, Colorado, May 2003, included as part of previous annexation proposal submitted in 2004).

FLOODWAY, FLOODPLAIN, AND WETLAND IMPACT STUDY

Existing water courses, floodways, and floodplains have been identified and delineated on an attached submittal exhibit completed as part of this annexation application under FEMA guidelines by a combined effort of Galena Engineering and Brockway Engineering. FEMA flood studies and mapping encompass the proposed parcel, and indicate that only man-made ditches are located on the subject parcel. A portion of the subject parcel is located within a FEMA delineated floodplain. However, all building envelopes are proposed outside of this existing floodplain. Any flooding that does occur is likely to be sheet flooding within this designated floodplain, and at shallow depths (i.e. less than one foot). Damage risks from such flooding are minimal.

Surface water runoff from the internal site roadways and hardscapes within the development and each of the individual lots will be captured and routed to drywells or other infiltration techniques. Minor grading will be performed as part of site development. This grading is primarily composed of internal roadway construction and minor lot improvements. No roads will be constructed with grades in excess of 7%.

No existing wetlands are located on the proposed annexation site, and none will be created as part of this development.

WILDLIFE IMPACTS

Preliminary reviews indicate the development area is currently used for farming and other agricultural uses limiting substantial wildlife populations on a year round basis. However, fringe habitat along the canals or agricultural limits could contain small wildlife populations. Installation of landscape features by the developer and individual landowners will replace or expand some of this fringe habitat resulting in an insignificant change in the overall habitat availability.

SNOW STORAGE/REMOVAL

The project will incorporate adequate on-site snow storage as part of the development. Namely, open-space areas will be utilized for storage of snow removed from roadways and other proposed hardscape areas. In addition, the proposed roadway sections utilized by the proposed development will incorporate snow storage areas. Snow removal and storage will be accomplished under the direction of the proposed homeowner's association.

PROTECTION OF HAILEY'S ESTABLISHED OR PROPOSED WELLHEAD PROTECTION ZONES

The City of Hailey Engineer indicated that the area to be annexed is downstream of Hailey's established or proposed wellhead protection zones. There will therefore be no impact on these zones.

MAINTENANCE OF STREETS, PARKS AND UTILITIES

All Streets, Parks and Utilities will be maintained and funded through the Homeowner's Association.