

## Beth Robrahn

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**From:** Roger Parker  
**Sent:** Tuesday, July 21, 2009 9:39 AM  
**To:** Beth Robrahn  
**Cc:** Tom Hellen; Steve Holyoak  
**Subject:** RE: Colorado Gulch Annexation

Sorry this is late, but felt it was important to make some comments...

It has been the City's Wastewater department policy to try to keep the number of Liftstations in the city to a minimum due to ongoing costs and maintenance. I'm not familiar with the grade in that area but is it possible to gravity sewer into Airport West Liftstation or existing Airport West collection system? If a Liftstation has to be installed, it will be to city standards and reviewed by a city hired engineer. Other wastewater comments will follow as project progresses along.

Roger

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**From:** Beth Robrahn  
**Sent:** Thursday, June 04, 2009 1:37 PM  
**To:** 'Becki Keefer'; Dave Ferguson; 'Janet Fugate'; Jeff Gunter; Kelly Schwarz; Mike Baledge; 'Mike Chapman'; Reese Dibble; Roger Parker; Tom Hellen  
**Cc:** Heather Dawson  
**Subject:** RE: Colorado Gulch Annexation

The Colorado Gulch Annexation is scheduled for the July 20 Planning and Zoning Commission meeting. Let me know by June 25 if you have any comments for this first meeting. Come by my office to see the application if you need to.

Beth Robrahn, AICP  
Planning Director  
City of Hailey  
208 788-9815 x13  
[www.haileycityhall.org](http://www.haileycityhall.org)

\*emails sent and received by this email address are public record\*

*Hailey Fire Dept.  
617 S. Third Street  
P.O. Box 1192  
Hailey, Idaho 83333*



*Chief Michael J. Chapman  
Office: 208-788-3147  
Fax: 208-788-0279  
E-mail:  
mchapman2@cox-internet.com*

## Memorandum

TO: Beth Robrahn, City Planner  
FROM: Mike Chapman, Fire Chief  
DATE: June 17, 2009  
RE: Colorado Gulch Annexation/Subdivision

Hi Beth,

I have reviewed the preliminary submittals for annexation for the Colorado Gulch Subdivision located on Broadford Road. The following is a list of my comments, observations, or questions regarding this project.

1. I would recommend that all of the building lots be located entirely out of the flood plain area, and would also recommend that they also not include the steep slope of the bench for the following reasons.
  - a. Any lot wholly or partially in the flood plain could have an impact on flood insurance.
  - b. Building lots that that includes the hillside transition from the lower to upper bench would potentially encourage building on or over the transition for the undoubtedly spectacular overlooks. However this creates a few safety issues such as:
    - i. The adjacent areas to the west of the proposed subdivision are identified as a "High" wildfire area primarily due to the deciduous trees and plant located in the flood plain. A fire in this area could easily race up the hill exposing the overhanging areas of the building to severe fire conditions very similar to the "Rodeo fire" in Boise in 2008.
    - ii. Any building build on the upper edge of the bench could be subjected to a collapse of the bench (land) under the house, should the lower bench be at flood stage. If such construction is allowed , a soils stability test of the building footprint should be conducted.
2. As mentioned above, the area of the lower bench identified as "Big Wood River Park – Conservation Area" is currently identified as a high fire danger of wildland fires. Even though this land is not part of the proposed annexation, it does present a potential hazard to this subdivision. As such, a Wildland/Urban Interface (W/UI) fire plan as described in the W/UI fire code adopted by the City of Hailey will need to be completed. Impacts that the upper bench subdivision may have on the lower bench area may include the maintenance of as "defendable space" for wild fires, adequate fire apparatus access roads to the lower bench for fire suppression, etc.
3. The annexation would extend the boundaries of the city down Broadford Road. This extension of boundaries would obligate that the city extend fire hydrant coverage further south on Broadford Road to areas not specifically in the proposed subdivision areas. (i.e. the houses located along Broadford Road). The International Fire Code requires fire hydrants at a maximum 500' foot spacing on all public roads where structures exist, and 1000' foot spacing

where no construction exists. These impacts should be considered as required improvements that are located outside the proposed subdivision.

4. Additional maintenance or improvements to portions of Broadford Road may be needed to meet public works or fire department width and vehicle loading requirements.
5. The proposed fire hydrant plan shown on the proposed subdivision plan does not meet fire department requirements. It is assumed that these hydrants will be supplied by Hailey's municipal water system. The layout of the fire hydrants will need to be approved by this office prior to installation, however the actual layout is not needed for annexation consideration. As long as it is understood that a compliant fire hydrant layout will be provided for the subdivision, this topic can be considered at the time of the subdivision reviews.

Please, feel free to contact me should you have any questions or concerns regarding this review.

MC

Copy: Mike Baledge, Fire Marshal

## Beth Robrahn

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**From:** Dave Ferguson  
**Sent:** Thursday, June 04, 2009 4:04 PM  
**To:** Beth Robrahn; 'Becki Keefer'; 'Janet Fugate'; Jeff Gunter; Kelly Schwarz; Mike Baledge; 'Mike Chapman'; Reese Dibble; Roger Parker; Tom Hellen  
**Cc:** Heather Dawson  
**Subject:** RE: Colorado Gulch Annexation

Beth,

Please see my comments regarding this application below.

- 1) Every lot in Phase 1 of this project (West Rim, lots 1-13) is located in the flood plain. It was my understanding that one of the reasons for P&Z denying this application in previous years was because the applicant showed buildable lots located in the flood plain. It is my recommendation that the City not annex any more flood plain lots.
- 2) I would request that an avalanche study be performed on this subdivision. A recent avalanche study for the Cedar Bend subdivision revealed that several of those lots are located in a blue avalanche zone.

Thank you,

*Dave Ferguson*  
*Building Official*  
*City of Hailey*  
*(208) 788-9815*

*Please be aware all correspondence received is a matter of public record. If you do not receive a reply, please contact our office to ensure your email was received.*

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