

Project Description and Hailey Comprehensive Plan  
Compliance

for

# **COLORADO GULCH PRESERVE**

A Development proposed for annexation into

## **HAILEY, IDAHO**

Prepared by:

**GALENA ENGINEERING, INC.**

Submitted to the City of Hailey on  
December 6, 2007

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Colorado Gulch Preserve is a parcel of land proposed for annexation into the City of Hailey. The Applicant is Hartland Development Company LLC. This property is located West of Airport West Subdivision and Broadford Road and South of Della View/Broadford Estates Subdivision. The parcel is approximately 949,905 square feet or approximately 21.81 acres.

## DESCRIPTION OF PROPOSED PROJECT

If annexed, the conceptual design for future development includes up to 99 residences with lots ranging in size from approximately 4,198 square feet or 0.10 acres to approximately 19,455 or .45 acres. The development will include 5,809 feet of water line and an additional 3,858 feet of separate irrigation line. There will be 3,056 feet of sewer line and 66 feet of pressure sewer line. The development would include 3,910 feet of streets. (Please see attached preliminary site map). Although conceptual in nature at the time of request for annexation, applicant envisions incorporating trails or pathways along the edge of the roads and throughout the development.

The proposed project and the proposed GR Zoning are compatible with the adjacent neighborhoods and the adjacent commercial neighbors. The development is comprised of a variety of lot sizes and homes with an architectural design that maintains a similar density of buildings to the Della View/Broadford Estates Subdivision. The Mansion Homes (triplex units) allow for a higher density in proximity to the commercial zone while maintaining a smooth transition from the single-family neighborhood to the north. Appropriate landscape buffers for Broadford Road and the adjacent neighborhoods are also proposed.

## COMPLIANCE WITH HAILEY COMPREHENSIVE PLAN

### 1.2 Community Forest

Goal: Increase and augment the number, variety, size and health of trees throughout the community.

The proposed development will work with the natural topography and vegetation. Development will preserve as many existing trees as possible and will plant and maintain private trees maintained by the Homeowner's Association. The Homeowner's Association will retain the services of an arborist for periodic review of trees on public and private property. Development will provide landscape buffers adjacent to existing neighborhoods and public right-of-ways.

### 1.3 Upland and Green Space

Goal: Preserve and protect upland sage steppe and green space in unincorporated areas adjacent to the Hailey/Bellevue County Area of Impact for recreation, wildlife, responsible agricultural uses, and for future growth areas.

- Policy 1: Encourage the retention and stewardship of green space and large parcels in unincorporated land in, and adjacent to, the Area of City Impact.

On the remaining approximately 160 acres of the Colorado Gulch Preserve property, Applicant is researching the placement of a conservation easement and reserving the property for 2 home sites, thereby eliminating allowable density on the balance of the property. Applicant is exploring further methods to permanently conserve the balance of the property to provide a significant public benefit. Such methods would provide pathways or trails within the property to connect with adjacent green space. The area proposed for annexation lies within the Area of City Impact, and the balance of the property is adjacent to the ACI.

## 2.7 Wildfire Hazard

Goal: Reduce the potential threat to loss of life, limb or property and minimize public expenditures due to wildfires which threaten natural resources, or which threaten structures within the urban interface.

- Policy 2: Establish and enforce land use patterns and building criteria that mitigate the threat to property from wildfire.

The proposed subdivision will install fire hydrants per city specifications and work with the Fire Chief regarding access standards, bridges and road weight loading requirements and hydrant and water line requirements. Future development will require fire resistant roofs and building clear zones to maintain the necessary safe area around structures.

## 4.4 Recreation Parks and Lands

Goal: Ensure that future growth does not place undue demands on our current quality of life, recreational opportunities, and/or facilities.

- Policy 1: Require future growth to provide for itself.

The approximately .47 acre park proposed will be developed privately and maintained by the Homeowner's Association at a level that meets City standards.

## 5.4 Land Use Districts

Goal: To provide for a balanced mix of land uses suitably related to each other and their natural setting.

- Policy 5: Promote land use policies that protect and enhance new and existing neighborhoods in residential zoning districts. Encourage a diversity and mix of residential housing throughout the city in order to create a fully integrated community.

The proposed development will include varying lot sizes within the subdivision, thereby creating a mix of housing types and supporting a more diverse community. Additionally, this development will assure that compatible densities are proposed adjacent to the industrial and residential zones it borders.

## 7.2 Population Diversity

Goal I: Maintain and improve the quality of Hailey's social fabric.

Policy: Encourage diversity within Hailey's population.

By providing a varied mix of lot sizes and dwelling units and deed-restricted Community Housing, this development will provide housing affordable to households with a wide range of incomes.

## 8.1 Community and Neighborhood Character

Goal I: To establish and encourage community and neighborhood character through the use of innovative design, diversity of housing types, and individuality of homes.

Policy 1: Encourage the provision of adequate, diverse, and attractive housing.

The proposed development includes innovative design of triplex units designed to look like larger homes with three separate entryways. Plans also incorporate smaller "Keyhole/Zipper" homes which provide for efficient use of land for attractive single family homes. Additionally, there will be rim lots for the construction of custom homes.

Policy 2: Maintain high standards for residential design, development, construction, and maintenance.

The proposed development will provide Architectural Guidelines for the construction of custom homes and require high standards for design of the Keyhole/Zipper homes and the Mansion Homes (triplex units).

Policy 3: Promote and ensure compatibility between different types of residences.

The proposed development will incorporate a blend of housing types, mixing multi-family units into a single-family area. The design of the Mansion Homes (triplexes) will effectively blend these units into the single-family area and will provide for a variety of housing types.

Policy 4: Encourage pedestrian oriented design of residences and developments in order to encourage social and community interaction, and to provide for multi-modal transportation and community character. Encourage architecture and land planning which, while accommodating the automobile, places greater emphasis on the pedestrian.

In the proposed development, trails will be provided along the edge of the roads and throughout the development. Development is within walking or biking distance of public transportation, and is in proximity to a significant work center at the Airport West Subdivision.

## 8.2 Community Housing

- Goal I: Ensure a viable economy by providing home ownership and rental opportunities for individuals and families of all socio-economic levels.
- Policy 1: To require the provision of community housing at a level that is deemed in the City's best social and economic interests.

The proposed development layout contains provisions to accommodate the construction of deed-restricted Community Housing Units. Additionally, the development will provide smaller market-rate homes on smaller lots. This development, with deed-restricted units integrated with market rate units, creates housing opportunities for the work force of Hailey and surrounding areas. This ensures that a percentage of this new development will be occupied by full-time residents.

## 10.1 Transportation and Circulation—Engineering

- Goal I: Create and maintain a pedestrian and bicycle-friendly community that provides safe, convenient and efficient multi-modal transportation for all Hailey residents, that moves people and not just cars, and that preserves and enhances our quality of life.
- Policy 2: Protect residential districts by building streets that encourage pedestrians and bicycles, while allowing automobiles at slower safe speeds.

The proposed development provides a street design to encourage lower vehicle speeds by limiting the length of streets. The pathways throughout the development will encourage pedestrian movement within the development.

## 12.0 Growth Management

- Goal: To manage and accommodate growth due to infill development and to control and/or limit expansive development within the City of Hailey.
- Policy 3: Support infill development, generally the preferred method of growth, while recognizing that expansion of city boundaries will also be required to accommodate various uses compatible with this Plan.

The entire area proposed for annexation lies within the Area of City Impact in proximity to a significant Hailey work center.

12/6/07

Job Name: Jeff Pfaeffle  
Job No. 5589

**Legal Description Proposed Annexation Parcel**

A portion of the northwest one-quarter (NW1/4) of the southwest one-quarter (SW1/4) of Section 15, and the northeast one-quarter (NE1/4) of the southeast one-quarter (SE1/4) of Section 16, Township 2 North, Range 18 East, B.M., Blaine County, Idaho and being more particularly described as follows:

Beginning at an aluminum cap, L.S. 792 marking the one-quarter (1/4) corner common to the aforementioned Sections 15 and 16 and proceeding North 89°56'14" East, 582.73 feet along the east-west one-quarter (E-W1/4) line of said Section 15;

Thence departing said one-quarter line and proceeding South 12°29'22" East, 4.55 feet;

Thence South 04°37'43" East, 832.11 feet;

Thence South 05°29'12" East, 461.84 feet to the beginning of a curve to the left and having a radius of 275.00 feet;

Thence southeasterly along said curve, through a central angle of 5°04'54", an arc length of 24.39 feet and a chord bearing of South 08°01'39" East, 24.38 feet to a point on the south one-sixteenth (S1/16) line of said Section 15;

Thence departing said curve and proceeding South 89°50'48" West, 273.34 feet along said one-sixteenth (1/16) line;

Thence departing said one-sixteenth (1/16) line, North 48°13'36" West, 199.93 feet;

Thence North 22°05'17" West, 74.16 feet;

Thence North 32°43'36" West, 105.29 feet;

Thence North 51°14'52" West, 68.34 feet;

Thence North 47°06'53" West, 75.33 feet;

Thence North 63°10'19" West, 84.90 feet;

Thence North 47°00'02" West, 25.45 feet;

Thence North 70°23'39" West, 59.85 feet;

Thence North 34°08'19" West, 58.69 feet;

Thence North 42°08'50" West, 26.86 feet;

Thence North 26°31'54" West, 68.31 feet;

Thence North 48°45' 12" West, 56.07 feet;

Thence North 48°07' 17" West. 34.68 feet;

Thence North 58°53' 18" West, 85.32 feet;

Thence North 06°20' 12" West, 62.57 feet;

Thence North 04°49' 48" East. 42.95 feet;

Thence North 16°02' 03" East, 145.07 feet;

Thence North 07°54' 21" East, 41.11 feet;

Thence North 08°34' 25" East, 37.35 feet;

Thence North 06°06' 32" West, 76.13 feet;

Thence North 16°53' 45" West, 12.56 feet;

Thence North 09°47' 03" West, 89.46 feet;

Thence North 07°43' 42" West, 41.07 feet;

Thence North 36°20' 38" West, 102.26 feet to a point on the east-west one-quarter (E-W1/4) line of said Section 16;

Thence North 89°32' 24" East. 335.67 feet along said one-quarter line to the Point of Beginning;

This parcel contains 21.81 Acres (949,901 square feet), more or less, as determined by computer methods.

As shown on the exhibit map attached hereto and made a part hereof.

End of Description.

