

Original Proposal	Board Comments	Applicant Changes	Board Comments
Nordic Trails			
<p>Quigley Nordic will continue to be provided by BCRD. The trails will be groomed much as they are now with the added benefit of using the contours of the golf course to add interest and help shade the snow.</p>	<p>The Board asks to review the Nordic plans when they become available, before construction.</p>	<p>No change except no golf course.</p>	
<p>Some trails will be groomed above the valley floor, but such grooming will not damage the underlying terrain.</p>	<p>The Board asks that the community trail that replaces the existing Quigley Road remain available for walkers year round, rather than becoming Nordic only in the winter.</p>	<p>No change</p>	
<p>A portion of the trails may be lit with low bollards to extend skiing after dark.</p>	<p>The Board recognizes the great community value of Nordic trails, and supports the low light bollards along the course.</p>	<p>No change</p>	

Original Proposal	Board Comments	Applicant Changes	Board Comments
A portion of the course may have snowmaking installed, using grey water from the development . The applicant are confident that the snow guns would not be loud.	The Board supports snowmaking to extend skiing.	Snowmaking still an option but not using grey water.	
Some trails may be groomed beyond Quigley Pond.		No change	
Hillside Parcels, Wildlife Corridors and Green Space			
Hillsides generally above the 15% slope remain undeveloped	The Board recommends that hillside parcels be dedicated to the City of Hailey and deed restricted to public non-motorized recreational uses only. Where feasible land should be dedicated to the city to create a seamless and consistent management and maintenance plan for parks, trails, hillside lands, greenways, and landscaping strips.	No change	

Original Proposal	Board Comments	Applicant Changes	Board Comments
Some hillsides will be part of estate lots with designated building envelopes and irrigation limited to 1/2 acre.		No change	
Ownership of the hillsides is unclear, and may be a patchwork of private and public lands.		Being addressed by City Council	
	Deadman's Gulch should show recreational access to seasonal trails connecting to Hangman's Gulch and the city's property at Old Cutters, recognizing that such trails would need the approval from BLM.	No change	
	The Board recommends that the applicant show that the proposed wildlife corridors use best management practices based in the best available science, and that the corridors be dedicated to the public and deed-restricted to protect wildlife.	No Change	

Original Proposal	Board Comments	Applicant Changes	Board Comments
	<p>The hillside parcels on the north side of Quigley (Red Devil, Hangman's, Radio Tower Hill) should be closed to ALL uses in the winter to protect wintering wildlife. This should be enforced and the Board suggests a strong ongoing public education campaign on seasonal closures and dog restrictions to protect wildlife especially as Quigley gets developed.</p>	<p>no change</p>	
Watershed, Waterways and Water Conservation			
<p>Quigley Creek and Quigley Pond will be restored to a healthy riparian environment as part of golf course construction in Phase 1.</p>		<p>Will be restored in Phases thru out the project.</p>	
<p>Domestic "grey" water will be recycled for some irrigation.</p>	<p>In order to conserve water, the Board recommends: a. that all landscaping strips in public right-of-way be improved with drought-tolerant and/or native grasses and irrigated with grey water. B. That the 1/2 acre maximum residential landscape irrigation be strictly enforced.</p>	<p>No longer proposed. Landscaping will be done with what is suggested by the Board and 1/2 acre strictly enforced.</p>	

Original Proposal	Board Comments	Applicant Changes	Board Comments
<p>An updated study on water usage for the proposed residential development and the golf course is underway, and is expected to show that the proposed development will consume far less water than the current agricultural use.</p>	<p>Water is crucial to responsible growth management. The Board trusts that the Hailey P&Z and City Council will ensure that this application answers the crucial question: how much water is there really and how much development will it support?</p>	<p>Being addressed by City Council.</p>	
<p>Trails and Trailheads</p>			
<p>Community trails proposed</p>			
<p>* Along Fox Acres Rd to the Clubhouse by a continuous 10' separated pathway</p>	<p>It makes sense for the city to manage and maintain the continuous pathway at Fox Acres since it already maintains from main st to Quigley property.</p>	<p>No change</p>	
<p>*A trail to replace the existing Quigley Rd from the clubhouse to the pond</p>		<p>No change</p>	
<p>*A trail on the south side of the canyon along the road to the pond.</p>	<p>Board recommends that all trail rights-of way be, community and single track trails be dedicated to the city and restricted to no-motorized recreation use only.</p>	<p>Similar to previous to previous plan.</p>	

Original Proposal	Board Comments	Applicant Changes	Board Comments
*Connective trails across the valley floor	Board recommends that all community trails be completed as part of Phase I of the development, in order to continue to meet community needs.	Similar to previous to previous plan.	
*Less formal trails along the creek, where appropriate, and running east from above the pond.	Board recommends that community trails remain available year round and not used exclusively for Nordic in the winter.	No change	
Recreational trails proposed			
*Extension of Toe of The Hill Trail on the south side of the canyon from the Community Campus to Quigley Pond	It makes sense for the city to manage and maintain the single track system, especially if the trails run across hillside parcels that are dedicated to the city.	No change	
*Single Tracks that cross ridges and run generally above the valley floor, connecting Quigley to Hangman's Gulch to the north and Olympia Gulch to the south.	If application is approved the Board recommends that all single-track trails be available for non motorized shared recreational use, including bikers, hikers, and equestrians. Also that all single track trails be constructed to IMBA standards for safety and sustainability.	No change	

Original Proposal	Board Comments	Applicant Changes	Board Comments
<p>Two trailheads are proposed on the southside of the canyon that would include limited parking, some shade, and one would have a bike repair station. The westernmost trailhead includes 2.4 acres of green space.</p>	<p>Maintenance of trailhead parks should be explored as a cooperative venture with the BCRD and golf course maintenance.</p>	<p>No change</p>	
<p>A trailhead for snowmobiles at the eastern end of Quigley Canyon beyond the pond.</p>	<p>Board recommends that trails and trailheads be subject to future Design Review by the Parks & Lands Board prior to construction. The board would like to see bus shelter along community transit routes and at trailheads and perhaps a dog off leash area.</p>	<p>Only change is location is moved to Quigley property.</p>	

Original Proposal	Board Comments	Applicant Changes	Board Comments
Neighborhood Park Space			
Main Entry Park 3.0 acres Town Center Park 2.5 acres	The Board noted the lack of active play fields; while the parks and spaces proposed provide a menu of options, elements normally provided within neighborhood parks are missing. On the other hand, BCRD, who does most of the recreational programming in Hailey, felt that the BCSD fields met their immediate and near-future needs. The Board would prefer to see an active playfield provided in one of the parks, and requests future Design and Review of all parks before construction.	Similar to previous to previous plan.	
Community Parks/Gardens - 5.3 acres Overlook Park 1.9 acres Trailhead Park - 2.4 acres Quigley Pond Park 4.9 acres Bike Paths & improved Multi purpose rights of way 11.6 acres Total = 26.5 acres	With the exception of the Community Garden, park spaces dispersed throughout the development should be owned, managed and maintained by the city. A reasonable portion of the Annexation fees should be reserved for park (and or pond) maintenance costs. In regards to the Community Garden the Board feels it would be best managed by the HOA.	Community Parks/Gardens - 5.5 acres Trailhead Park - 2.4 acres Quigley Pond Park - 6.1 Acres Bike Paths & improved Multi purpose Total - 23.1 acres	

Original Proposal	Board Comments	Applicant Changes	Board Comments
The applicant will maintain the park spaces for the first five years then the city would assume maintenance. (normally it is 2 years)		2 years.	