

The following narrative responses area intended to address the requirements of the Impact Study.

- A. Public Facilities
 - 1. Roads and Traffic
 - 2. Schools.....
 - 3. Emergency Services (*Police Ambulance and Fire Protection*).....
 - 4. Utilities.....
 - 5. Sewerage and On-Site Treatment Facilities
 - 6. Water Source (*Potable, Irrigation and Fire Projection*)
 - 7. Solid Waste
 - 8. Effect on Public Water System within Wellhead Protection Area

- B. Environment.....
 - 1. Vegetation
 - 2. Wildlife and Wildlife Habitat
 - 3. Avalanche Hazards.....
 - 4. Flood Hazards
 - 5. Drainage.....
 - 6. Grading of Slopes.....
 - 7. Hydrologic Impact to Ground and Surface Water
 - 8. Soil and Erosion
 - 9. Visual Impact
 - 10. Geothermal Potential
 - 11. Photos and Aerial Imagery
 - 12. Water Rights
 - 13. Noxious Weed Abatement Plan.
 - 14. Riparian Resources

- C. Planning Considerations.....
 - 1. Public Easements.....
 - 2. Noise increase and Control.....
 - 3. Recreation Availability.....
 - 4. Assessed Evaluation Changes
 - 5. Areas of Historic Significance
 - 6. Effects on Agriculture
 - 7. Potential Use of Renewable Resources

A. Public facilities:

1. Roads and traffic.*

Response: *There are two existing roadways within the subject property. Quigley Road is located along the northern edge of the property and will remain unaffected by the proposed development. However, the project proposes to construct a connection to Quigley Road for emergency access. Fox Acres Road which approaches the site from the south will be extended into the property and serve as the primary access to the proposed development. Fox Acres Road and the proposed Quigley Farms Road will be public roadways and have seventy or sixty (70'/60') foot right-of-ways. In addition, Red Tail Lane, Appaloosa Road and Cottontail Road will also be public roadways and have fifty (50') foot right-of-ways. Huckleberry Trail Road will be a private road within a forty (40') side tract. Refer to Section D – Exhibit Drawings, Sheets C-3 – Preliminary Roadway Plan and Sheet C-6 – Preliminary Road Sections for additional information.*

Based on the Traffic Impact Study, the average weekday traffic volumes to/from the proposed development will be 1,278 trips, with peak am trips of 253 and peak pm trips of 207 respectively.

The Owner/Applicant are working with the local jurisdictional agencies to identify any roadway and/or traffic issues. The Blaine County Engineer and Road and Bridge Maintenance Division have been sent a copies of the proposed plans for review and comment.

2. Schools.

Response: *There are no dedicated sites for public school facilities within the Quigley Farm project boundaries. However, the project does include 6.17+/- acre area that has been designated for a future school site. This is currently identified as the future home for the Sage School. Refer to Section D – Exhibit Drawings, Sheet C-2 – Land Use Site Plan for additional information. It should also be noted that Blaine County School District has been sent a copy of the proposed plans for review and comment.*

3. Police, ambulance and fire protection, including estimated travel time from the nearest twenty four (24) hour county law enforcement, ambulance and rural fire station.*

Response: *There are no dedicated sites for police/fire services, facilities or sites within the Quigley Farm project boundaries. Again, the Owner/Applicant is actively working with the local jurisdictional agencies to determine any police, ambulance and/or fire protection issues. Wood River Rural Fire has been sent a copy of the proposed plans for review and comment.*

4. Utilities.*

Response: *Utilities to the proposed project will be provided through a combination of private franchise utilities (i.e. IMG, Idaho Power, Cox, and Qwest) as well as private water/sewerage systems. Refer to Section D – Exhibit Drawings, Sheets C-4 – Preliminary Grading and Drainage Plan, Sheet C-5 – Preliminary Water Plan and Sheet W-1 – Wastewater Infrastructure Plan for additional information. The Blaine County Engineer has been sent a copy of the proposed plans for review and comment.*

5. Sewerage and on site treatment facilities.*

- a. A nutrient-pathogen (N-P) study, as described by the Idaho department of environmental quality (IDEQ) nutrient-pathogen evaluation program for on-site wastewater systems 2002; revised draft January 31, 2006, or subsequent IDEQ's revisions to its N-P program shall be conducted for subdivisions with five (5) or more lots if the buildable area of the individual lots is smaller than five (5) acres and the development relies on on-site systems. An N-P study may also be required for other subdivisions regardless of the number of lots or acreage, when environmental conditions warrant, including, but not limited to, areas of high groundwater, soils with low permeability, or groundwater testing indicating nutrient or pathogen contamination.
- b. Other water quality studies may be required to assess cumulative impact of nutrients and pathogens or other groundwater contaminants posing a health or environmental risk in the watershed.

Response: *The Applicant/Owner is proposing a private on-site treatment and sewerage system. This will consist of septic tanks for each of the 53 residences, a gravity sewer collection system, a pumping station, a constructed wetlands biological treatment system (CWBTS), a treated effluent re-use system and a pressurized drain field.*

For the dwelling units along, it is assumed that the residential units will generates 90 gallons of solid waste per week. The projected weekly volume is calculated below:

$$\begin{array}{rcl} \underline{53} & \times & \underline{90 \text{ gallons per week}} \\ \text{(lots)} & & \text{gallons/week} \\ & & = \underline{4,770} \\ & & \text{Total} \end{array}$$

Refer to Section D – Exhibit Drawings, Sheet W-1 – Wastewater Infrastructure Plan for additional information. Both the Blaine County Engineer and South Central District Health have been sent a copies of the proposed plans for review and comment.

For additional information, refer to Section E – Appendices, Appendix 10 – Geotechnical Report.

6. Water source adequate for potable water, domestic irrigation and fire protection purposes.*

Response: *Currently, there is an existing irrigation well located along western edge of the property. This will be utilized for irrigation purposes including domestic irrigation. In addition, a new well and pump house will be constructed to serve the proposed potable water and fire flows. The proposed project will be served by three existing hydrants and eleven new hydrants spaced throughout the proposed development. Refer to Section D – Exhibit Drawings, Sheets C -5 – Preliminary Water Plan for additional information. The Blaine County Engineer and Idaho Department of Water Resources have been sent a copies of the proposed plans for review and comment.*

7. Solid waste removal.

Response: *The Applicant/Owner will contract with a private franchise hauler for the collection of solid waste.*

8. The effect on public water systems when the proposed subdivision is located within a wellhead protection area.

Response: *While the proposed project is located within a wellhead protection area, the Applicant/Owner is not anticipating any adverse impacts on the public water system. Again, City of Hailey, the Blaine County Engineer and South Central District Health have been sent a copies of the proposed plans for review and comment.*

B. Environment:

1. Vegetation. A landscaping plan for the property, excluding the conservation tract if no change in use is proposed for the tract, shall be submitted that includes, but is not limited to, the following:
 - a. Site mapping, photos and/or aerial imagery of existing vegetation, including, but not limited to, identifying all deciduous trees of five inches (5") in caliper or greater, and coniferous trees of four inches (4") in caliper or greater, within an area proposed for clearing or within twenty five feet (25') of any area to be cleared;
 - b. How all disturbed areas will be revegetated and where new landscaping is proposed;
 - c. The types of trees and plants proposed in the plan;

- d. The water rights and irrigation plans necessary to revegetate or establish landscaping;
- e. A minimum two (2) year maintenance plan;
- f. Identification and use of low water, site appropriate species.

Response: *Currently, the vegetative cover on the subject property consists of irrigated agricultural fields at the lower elevations and native vegetation on the hillsides surrounding the proposed project. As part of the proposed development, the Applicant/Owner will require that disturbed areas be revegetated with appropriate landscape materials. To the extent possible, plant materials will be selected based on their appropriateness for the climate and their low water usage. Individual landscape plans for each block/lot area will developed and submitted to the County in order to assess the appropriateness of the plant materials and irrigation methods. As previously mentioned, the Applicant/Owner has existing water rights and an irrigation well that will be used for establish and maintain landscaped areas.*

2. Wildlife and wildlife habitat.*

Response: *The subject property contains a variety of upland and aquatic wildlife. Based on the Wildlife and Aquatic Resources Assessment, there are small animals and birds as well as large game animals including deer, elk, black bear and mountain lions. There is also grey wolves in the area.*

For additional information, refer to Section E – Appendices, Appendix 9 – Wildlife Report.

3. Avalanche hazard.*

Response: *Based on the Avalanche Hazard Study, the property contains two hazard areas. Both of these are located north of Quigley Road. No proposed development is located within close proximity of either of these areas. Refer to Section D – Exhibit Drawings, Sheets C -1 – Existing Conditions Plan for additional information.*

For additional information, refer to Section E – Appendices, Appendix 11 – Snow Avalanche Hazard & Mapping Analysis.

4. Flood hazard.*

Response: *Based on the flood hazard analysis, the property contains a floodplain that extends beyond the banks of Quigley Creek and generally follows the course creek through the property. Aside from a couple of roadway and/or pathway/trail crossings, a majority of floodplain area will be within the area identified for public open space. Any development within the floodplain will comply with federal and state regulations.*

For additional information, refer to Section E – Appendices, Appendix 6 – Flood Hazard Elevation Analysis.

5. Drainage. Site mapping, photos and/or aerial imagery shall show natural drainage channels, wetlands and/or watercourses, proposed areas of disturbance and non-disturbance. All proposed modification to existing drainages and watercourses shall be identified and labeled in the grading plan required by subsection B8 of this section, including a site specific map showing contours of the drainage and watercourse alteration.

Response: *Drainage within the property boundary reflects the topographic condition within the canyon. North of Quigley Road, where the terrain is steep, the property drains north to south. Similarly, on the hillsides south of Fox Acres Road, drainage flows south to north. No development is proposed within these area and the natural drainage will be unaffected. Within the lower elevations of the canyon floor (i.e. approximate 5,430' +/- to 5,360 +/- above sea level), the terrain drains east to west. Quigley Creek flows along the southern edge of the canyon adjacent to Fox Acres Road and serves as the primary drainage feature within the canyon.*

The entirety of the proposed project lies within the canyon floor and generally follows the existing terrain for drainage. Overall, gradients within the proposed development are less than 15% and the public streets are less than 2% slope. Refer to Section D – Exhibit Drawings, Sheet C -4 – Preliminary Grading and Drainage Plan for additional information.

6. Grading of slopes.*

Response: *Again, the entirety of the development proposal is being located in the valley floor. Overall, gradients within the proposed development are less than 15% and the public streets are less than 2% slope. Based on the Geotechnical Report, surfaces adjacent to proposed streets, sidewalks and structures are to be sloped away at a minimum of 2% to prevent ponding. Refer to Section D – Exhibit Drawings, Sheet C -4 – Preliminary Grading and Drainage Plan for additional information.*

For additional information, refer to Section E – Appendices, Appendix 10 – Geotechnical Report.

7. Hydrologic impact to ground and surface water.*

Response: *The proposed project will be located on alluvium consisting of sand, gravel and clay deposits. The infiltration rates for the native sand and gravel soils are 2" a minute. Based on the Geotechnical Report, seven test pits were excavated. No groundwater was observed in any of the test pits at a depth of 20 feet. The Applicant/Owner does not anticipate any hydrologic impact to the either the ground or surface water as a result of the development.*

For additional information, refer to Section E – Appendices, Appendix 10 – Geotechnical Report.

8. Soil and erosion.* A grading plan shall show all areas of proposed soil disturbance, how erosion shall be controlled, areas planned for soil removal and areas proposed for on-site soil fill and berms.

Response: *Based on the Geotechnical Report, the geology of the areas is characterized as alluvium consisting of sand, gravel and clay deposits by Quigley Creek and Big Wood River. Soils from the seven test pits were characterized as USDA Soil Classification B-2 or C-1. The soil profile consists up to five feet of native, fine sand and silt overlying native silty sand, gravel and cobble up to 21.5 feet below the surface.*

The entirety of the proposed project is being located in the valley floor where slopes are minimal. The Applicant/Owner will employ grading Best Management Practices (BMP's) to minimize soil erosion during construction. Re-vegetation of disturbed soils will be encouraged to occur as soon as possible after construction is completed. Refer to Section D – Exhibit Drawings, Sheets C-1 – Existing Conditions Plan and C -4 – Preliminary Grading and Drainage Plan for additional information.

For additional information, refer to Section E – Appendices, Appendix 10 – Geotechnical Report.

9. Visual impact.*

Response: *Again, the development proposal is being located in the valley floor and will not be attempting development on the hillsides. This will preserve the visual impact of the surrounding canyon. Refer to Section D – Exhibit Drawings, Sheets C-1 – Existing Conditions Plan and C -4 – Preliminary Grading and Drainage Plan for additional information.*

10. Geothermal potential.

Response: *The Applicant/Owner has not identified any geothermal potential within the proposed project area.*

11. Site mapping and photos and/or aerial imagery of natural features, including existing topography, unique geologic features and areas of non-disturbance.

Response: *Based on aerial imagery, it is readily apparent that the canyon floor is being used for agricultural purposes. The balance of the areas consisting primarily of steep hillsides are undeveloped and remain undisturbed.*

Refer to Section D – Exhibit Drawings, Sheets C -1 – Existing Conditions Plan for additional information.

12. Description and date of water rights, if applicable. The plan shall demonstrate compliance with Idaho Code 42-111 that states that the domestic uses of water include the irrigation of up to one-half (1/2) acre of land, if the total use is not in excess of thirteen thousand (13,000) gallons per day.*

Response: *At the present time, the Applicant/Owner has one licensed and six pending water right claims. These are listed below.*

Right Number	Source	Priority	Purpose	Amount
37-2784A	Quigley Creek	1/3/1967	Irrigation Storage	16 afa
37-7693	Quigley Creek	12/16/1977	Irrigation, Irrigation Storage	5.27 cfs 30 afa
37-8283	Quigley Creek	9/23/1986	Stock Water, Rec. & Aesth. Storage	0.12 cfs 35 afa
37-19736	Quigley Creek	10/11/1889	Irrigation	2.28 cfs
37-20902	Ground Water	7/21/1966	Irrigation, Stock Water	2.01 cfs 0.12 cfs
37-21348	Ground Water	4/15/1985	Irrigation	0.27 cfs
37-21349	Ground Water	10/28/1979	Irrigation	2.01 cfs 56.7 afa

13. A noxious weed abatement plan.*

Response: *At the present time, there is no noxious weed abatement plan in place. However, based on the Wildlife and Aquatic Resources Assessment, there are several noxious weeds identified in the area. This includes Knapweed and Thistle. If required, the proposed project will address the need for weed abatement within the Covenants, Conditions and Restrictions (CC&R's).*

14. Riparian resources. If the property is located along class 1, 2, 3 or 4 streams as defined in section 9-17-6 of this code and impacts are proposed within the stream setback required in section 10-5-1 of this title, then a riparian area management plan, outlined below, shall be completed and submitted with the subdivision proposal.

The riparian area management plan shall include, but not be limited to, the following elements and shall be enforced through subsection 10-8-4A, "Performance Standards For Riparian Areas", of this title:

- a. A map, aerial image, and vegetative and soils analysis that provides enough detail to document the following:
 - (1) Stream channels, gravel bars and ordinary high water mark;
 - (2) Jurisdictional wetland boundaries;

- (3) Site specific 100-year floodplain and floodway, and FIRM map boundaries issued by FEMA;
 - (4) An inventory of the soils and riparian plant community types present on the property, including a historical account of the site's plant communities.
- b. Delineation of areas of riparian plant community to be managed with the riparian setbacks in section 10-5-3 of this title.
 - c. A mitigation plan outlining how the area of riparian resource will be protected and restored or disturbed areas mitigated. As applicable, the plan shall include, but not be limited to, the following:
 - (1) Proposed disturbance within the riparian setback area;
 - (2) Riparian improvement plans;
 - (3) Planting plan of plants and species commonly found in riparian areas and listed as "wetlands and riparian plants by the Idaho conservation data center";
 - (4) Erosion control plan.
 - d. A performance and maintenance plan, with financial guarantees, as described in subsection 10-8-4A of this title.

Response: *Quigley Creek, which flows through the valley adjacent to Fox Acres Road is the only feature that contains riparian resources. Refer to Section D – Exhibit Drawings, Sheets C -1 – Existing Conditions Plan for general location of Quigley Creek, 100 year floodplain and jurisdictional wetlands. Based on the Riparian Management Strategies, preliminary objectives of the project include:*

- *Promote Natural Processes*
- *Enhance Floodplain Function*
- *Protect and Preserve Wildlife Habitat and Migration Corridors*
- *Filter Nutrients, Herbicides and other Chemicals from Land Use Applications*
- *Promote Native Vegetation Plant Communities*

For additional information, refer to Section E – Appendices, Appendix 7 – Preliminary Riparian Management Strategies.

C. Planning considerations:

1. Public easements created or threatened.*

Response: *The proposed project includes dedication for the public streets as well as easement/tract for the private road and emergency access. In addition, easements will be prepared for public utilities, waterlines, powerlines and non-motorized vehicle access. Additional easements (public or private) will be granted if required through the approval process.*

2. Noise increase and control.

Response: *The proposed project will implement noise abatement through standard construction procedures for excessive sound mitigation including limiting construction to daylight hours (as allowed per County Ordinance). Noise from site disturbances will be limited to road and utility work and related riparian mitigation work for the stream crossings for roads and driveways. In this instance, plan and profile sheets prior to final plat will be reviewed and approved by the County. Best Management Practices (BMP's) will be followed, including water truck usage when warranted and use of proper survey controls, etc. to control fugitive dust during site preparation and construction. A Construction Management Plan will be developed and required of the successful contractor.*

3. Recreation availability.

Response: *The proposed project has provided numerous opportunities and access locations for the greater Blaine County residents to enjoy the outdoor scenic beauty and recreation of Quigley Canyon. Per this submittal, the Quigley Farm masterplan is providing non-motorized trails on the south side of the development that start at Fox Acres Road and continue to the east. The Trail splits into a 6'-0" wide pedestrian trail on the north side of the proposed new private road labeled "Huckleberry Trail" and a 10'-0" wide multi-use trail to the south. Both trails run parallel to the road and access greater open space to the east of the property traditional used by the community.*

The development plan will not result in any public access loss to lands, waters or recreational uses but will insure access locations to adjacent public lands in perpetuity.

Quigley Farm will dedicate Block 2 parcel G to the Blaine County Recreation District as a summer and winter trailhead location. Quigley Farm will work with BCRD to provide access to remaining areas of the ranch for non-motorized trails in the summer and for Nordic ski trails in the winter as well as non-motorized connections to the Wood River High School, Community Campus and the Wood River Trail System.

Quigley Farm will dedicate Block 1 Parcel A of approximately 6.9 acres to the Blaine County School District for expansion of recreation/athletic fields.

This development project will have the potential for impacting a recreation trail designation, through the designated pedestrian and multi-use trails to the

south of the property and the connectivity to existing public access points along Fox Acres Road.

Refer to Section D – Exhibit Drawings, Sheets C-2 – Land Use Site Plan for additional information. It should also be noted that Blaine County Recreation District has been sent a copy of the proposed plans for review and comment.

4. Assessed evaluation changes in subject and adjacent properties.

Response: *Due to the further development, the assessed valuation of the subject property will likely increase. This is also likely to cause properties immediately adjacent to the property to have a similar increase in value.*

5. Area of historical significance.*

Response: *There are no known areas and/or structures of historical significance.*

6. Effects on agriculture.*

Response: *The proposed project will displace some land that is currently being used for agricultural purposes. Through the Planned Unit Development process, the Applicant/Owner is concentrating the proposed development on the western end of the valley in order to protect the existing agricultural property and reduce the cost of infrastructure. Refer to Section D – Exhibit Drawings, Sheets C-2 – Land Use Site Plan for additional information.*

7. Potential use of renewable resources (solar, geothermal, microhydro and wind).

Response: *The proposed project embraces the opportunity to be a leader in renewable resources and innovation of systems thinking for the greater good of the entire community. Utilizing passive design standards as a foundational principle for development the project will look to drive down base loads so that renewable resources can be maximized for a sustainable neighborhood. Solar access for renewables will be maintained for all property owners.*