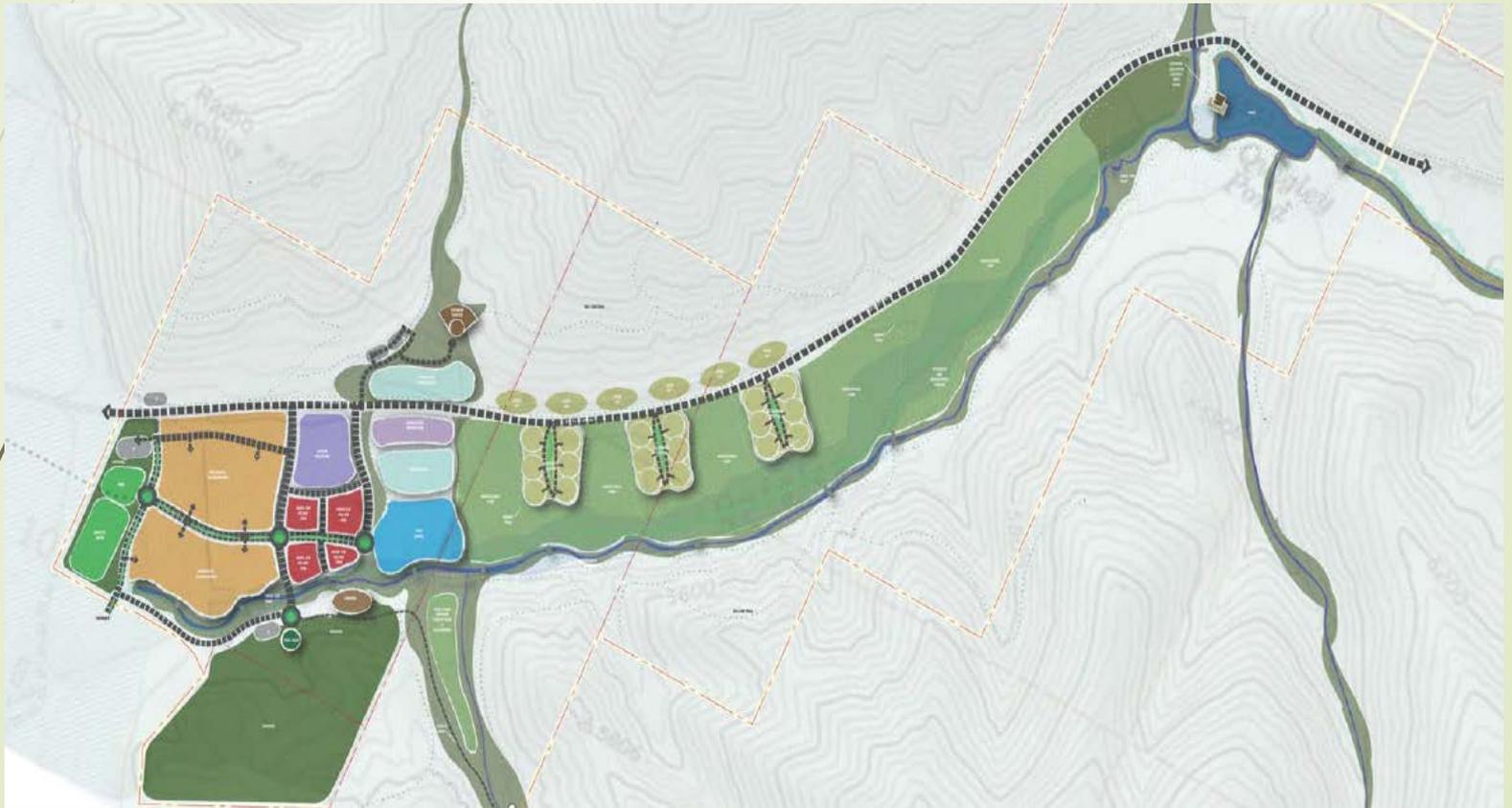


Quigley Farms City of Hailey Review





Background: Previous City Review

- Application received November 2007 (1,109 acres)
- Hailey P & Z evaluated a 379-lot, 18-hole golf course application
- Do-pass recommended with 54 conditions
- During Council review, project modified to 912 acres, no golf course, 444 lots: remanded back to PZ
- Project denied by the City in June, 2012

Current County Review

- ▶ County advised the City in 2012 that 105 lots could be developed (straight subdivision), 129 as a PUD
- ▶ PUD submitted to Blaine County in April/May 2016
- ▶ This application significantly different than the previous

	Previous Quigley Submittal	Current Quigley Farms proposal
# of Units	444	51 (Phase 1), 129 at Buildout (note: current county staff calculations could be 166 units)
Land Size	912	205.22
Project character	Large residential subdivision	Agricultural base with school, nonprofit and home sites

Current Process

- ▶ Project is in the Hailey Area of City Impact
- ▶ Governed by the City/County Area of City Impact Agreement jointly signed by the City and Blaine County (Ord. 649, 1994)

"[t]he City of Hailey's Subdivision rules and regulations shall prevail with the exceptions that the Blaine County Environmental regulations, Flood Plain and Hillside, contained in Blaine County Development Ordinances, shall prevail."

- ▶ Despite the fact that the applicant is not currently proposing annexation, the Area of City Impact anticipates, over the long-term, that lands will annex to the City. Per the ACI Agreement, subdivisions in the ACI area must comply with City subdivision standards.
- ▶ **ACI Agreement: " ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life; all in accordance with the Hailey Comprehensive Plan for the desirable future development of the City of Hailey."**

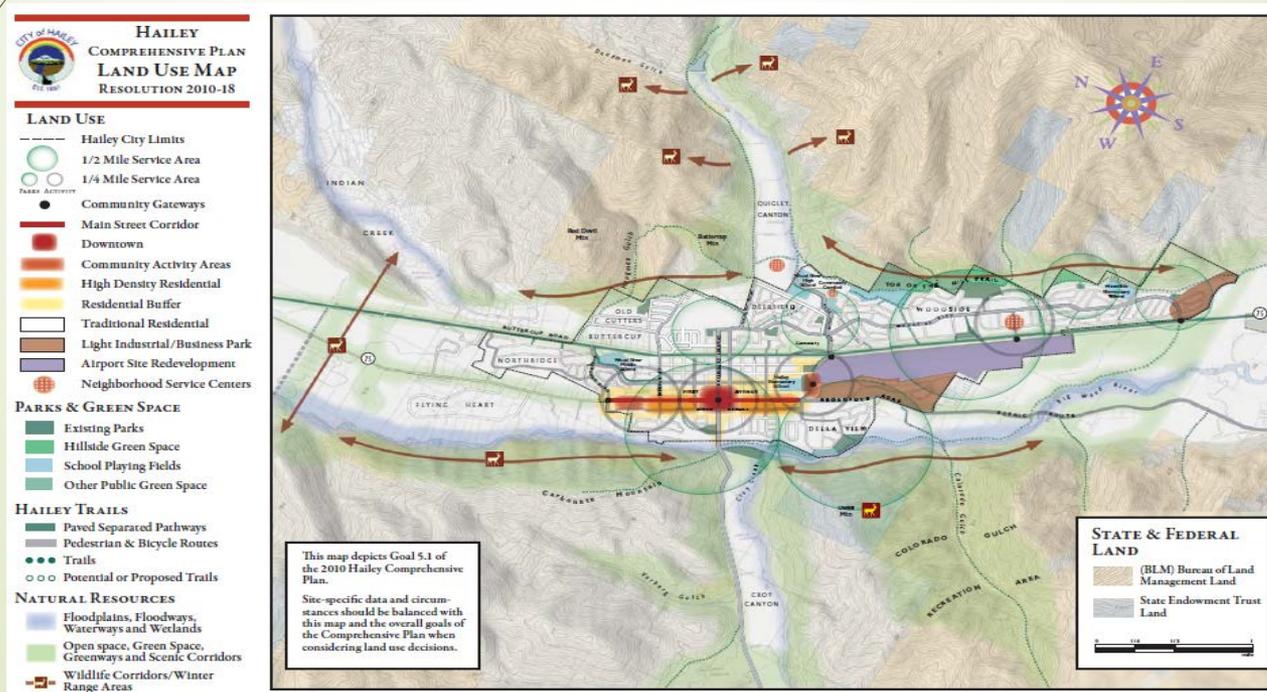


Current Process

- Blaine County is the decision-maker for the current application
- the Hailey Subdivision regulations (except for environmental, floodplain and hillside regulations) apply
- Hailey is a commenting agency to Blaine County, and the standards of review are, for the most part, the Hailey Subdivision standards
- Hailey P & Z reviewed on August 1, 2016 and continued the review to tonight

Staff Report Summary

- Hailey Comprehensive Plan
- The 2012 Hailey Comprehensive Plan identifies Quigley Canyon as a Neighborhood Service Center.
- **5.1.g Neighborhood Service Centers – Small commercial areas serving residents within walking distance (¼ to ½ mile) where commercial use is subordinate to residential uses and to Downtown or Community Activity Areas.**



16.05.010 Minimum Improvements Required

- ▶ 16.05.030 Sewer Connections

- ▶ All projects are required to connect to municipal sewer

- ▶ 16.05.040 Water Connections

- ▶ All projects are required to connect to municipal water

“It shall be a requirement of the Developer to construct the minimum infrastructure improvements set forth herein and any required infrastructure improvements for the subdivision, all to City Standards and procedures, set forth in Title 18 of the Hailey Municipal Code and adopted by ordinance in accordance with the notice and hearing procedures provided in Idaho Code §67-6509. **Alternatives to the minimum improvement standards may be recommended for approval by the City Engineer and approved by the City Council at its sole discretion only upon showing that the alternative is clearly superior in design and effectiveness and will promote the public health, safety and general welfare”**



Wastewater

- ▶ The Waste Water System consists of three components:
 - Collection System
 - Treatment System
 - Disposal System
- 

Waste Water: Collection

Applicant Proposal

Individual structures/houses connected to a septic tank & effluent pump chamber; effluent is then pumped into a small diameter pressurized collection system to the treatment facility

Staff Recommendations

The subdivision ordinance 16.05.010 requires connection to the City system unless an alternative system is "clearly superior in design and effectiveness and will promote the public health, safety and general welfare"

The proposed alternative system is not superior when ongoing operation, maintenance, funding, and potential for service disruption is considered.

Staff Comments

Staff recognizes the initial cost savings of the proposed system and understands that it is a viable alternative to a conventional gravity system when conditions require. However, there do not appear to be limiting conditions requiring this alternative system. The proposed system of pumps and small diameter lines will likely require increased operating resources, effort, and costs over a conventional gravity system. Because of this the system may become an obstacle for future annexation and upgrading to a conventional system in the future will be costly and disruptive to the neighborhood.

Staff recommends a conventional gravity collection system of mainlines, services, and manholes should be provided.

Waste Water: Treatment

Applicant Proposal

Current: On-site treatment facility consisting of a pre-filter followed by a constructed wetland.

(Additional treatment is proposed for seasonal re-use effluent)

Future: Up to three additional drain fields elsewhere on the property

Staff Recommendations

The subdivision ordinance 16.05.010 requires connection to the City system unless an alternative system is "clearly superior in design and effectiveness and will promote the public health, safety and general welfare"

The proposed alternative system is not superior when ongoing operation, maintenance, funding, and potential for service disruption is considered.

Staff supports the concept of land application and re-use

Staff Comments: While staff recognizes the proposed treatment system is a viable, attractive, and an environmentally sensitive alternative to conventional treatment, the focus of discussion should be:

Is this alternative system "clearly superior" to the City system? If so, then:

Are these alternative systems what the City wants to operate in addition to the current treatment plant?

If so, how many of these systems around the perimeter of the City does the City want to operate?

Is this system appropriate for areas immediately adjacent to the City, or is it more appropriate for remote areas?

Staff is concerned that this system is not common in the local area and could be susceptible to unique climate or operational conditions not realized in other communities which could impact its effectiveness. The applicant has provided other cold area examples, but this would be the first operational system in Idaho according to conversations with DEQ.

Staff is concerned about operation of this system by a future home owner organization, and their ability to fund prompt repairs when needed.

Staff is concerned that City operation of this alternative system, (and therefore setting the precedent for possibly many other future systems), will become a drain on City resources if the City has to take over operations. (training, equipment, monitoring, maintenance, additional staff, etc.)

If the effluent needs to be delivered into the City system, the pre-treated effluent will cause challenges with the City's ongoing biological treatment process.

Waste Water: Disposal **ONSITE**

Applicant Proposal

Current: Subsurface drainfield immediately adjacent to City limits

Current: (Seasonal Land Application Re-use)

Future: Up to three additional drainfields elsewhere on the property (no seasonal re-use)

Staff Recommendations

The subdivision ordinance 16.05.010 requires connection to the City system unless an alternative system is "clearly superior in design and effectiveness and will promote the public health, safety and general welfare"

The proposed alternative system is not superior when ongoing operation, maintenance, funding, and potential for service disruption is considered.

Staff supports the concept of land application and re-use

Staff Comments: Staff enthusiastically supports land application of re-use effluent but understands this option is only available during select seasons. (Assuming the projected 24,900 gpd is diverted exclusively to re-use when seasonally possible, this represents approximately 3.67 acres of irrigation based on an application rate of 1/4" per day)

Similar to the previously addressed treatment comments, staff recognizes the proposed disposal system is a viable alternative to the City system, but the focus of discussion should be:

Is this alternative system "clearly superior" to the City system? If so, then:

- Are these community drain fields what the City wants around or within its perimeter? (staff believes no)
- If so, how many of these drain fields does the City want and what will justify them? (substantial deviation in normal standards)
- Is this community drain field appropriate for areas immediately adjacent to the City, or is it more appropriate for remote areas?

Subsurface infiltration adjacent to the City boundary (and in the Well Head Protection area) is of significant concern. Staff understands the DEQ *minimum* separation requirement between public water supplies and Large Soil Absorption Systems (LSAS) is 300 feet and that this project proposes approximately 3,000 foot of separation per the 08/25 memo from the applicant. However, no detailed Engineering studies have been provided demonstrating zero contaminants are migrating into the City boundary - these studies would need approval by DEQ and must also be acceptable to the City, in addition to establishing, funding, and enforcing a monitoring plan suitable to the City. Even if these reporting requirements were met potential issues still remain if the City has to take over operations such as service disruption, contamination, additional operation/training/equipment costs, funding instability, etcetera. While this is definitely a viable alternative for remote areas, it is staff's opinion it is not "clearly superior" to connection to the City system as required by 16.05.010.

Waste Water: Disposal OFFSITE

Applicant Proposal

Onsite disposal as discussed in previous slide

Staff Recommendations

Discussion and consideration by Council for disposal of effluent into the City system rather than an onsite drainfield, if desired.

Possible recommendations would be:

- 1) Upgrade the existing sewer main from the High School area to Fox Acres Road
- 2) Participate in funding the Woodside Bypass sewer main

Staff Comments: Project effluent could be collected at the low end of the development then conveyed into the City collection system via a conventional gravity sewer main. The effluent will then travel to the treatment plant via the primary Woodside sewer collection main.

The Woodside collection main has been discussed in the 2009 Facility Planning Study as a concern and possible expansion alternatives were identified. As a result, the City's long term Capital Improvement Plan (CIP) includes a new gravity sewer main from Fox Acres to the treatment plant that falls along the western edge of Woodside Subdivisions.

Recently, a more detailed analysis of potential infill within the City together with flow/capacity projections has been performed by Galena Engineering. Previously identified capacity restrictions on the Woodside main require a bypass as noted previously. When constructed, this bypass main and the remaining Woodside collection mains would contain enough capacity to convey potential infill development plus Quigley flows.

Quigley flows conveyed into the City system would not need any pre-treatment.

Potable Water System

Applicant Proposal

Current: Two onsite wells are proposed with a water main of uncertain size

Fire Hydrants are proposed on a separate irrigation line

Staff Recommendations

Place Fire Hydrants on the potable line and dedicate proposed wells with supporting water rights to the City

Staff Comments: Infrastructure within the Area of City Impact should contemplate future incorporation into the City limits. Fire hydrants from an irrigation system will require additional un-necessary maintenance and expense, and will be less reliable than if connected to the City's supply system. Staff recommends the hydrants be placed on the potable line and the onsite wells dedicated to the City after completion.



16.04.070 Orderly Development

- *All municipal services are anticipated to be impacted if this project remains in the County. City Police and Fire will likely be first responders to incidents due to the proximity of the property.*
- *All city streets and neighborhoods will be impacted by vehicular travel, as the only routes in to and out of the project are from City streets. If the project remains in the County the City will not have the benefit of any financial resources typically associated with building permit fees, development impact fees and property tax values to offset impacts to public services*

Questions?



Photo credit: Carol Waller