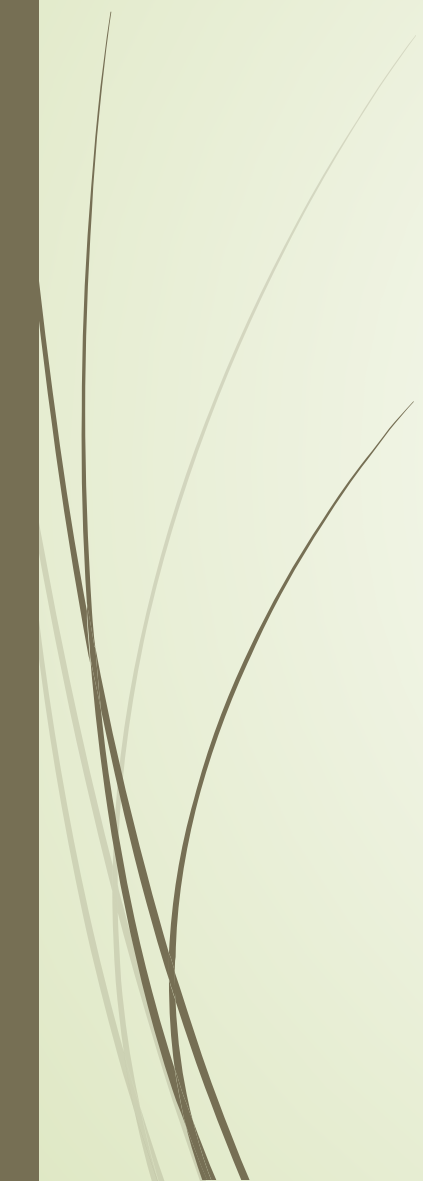



Quigley Farms City of Hailey Review





Tonight's Meeting

- ▶ A brief overview from staff regarding the application process
 - ▶ A presentation from the applicant team on the project concept and layout
 - ▶ Questions by the City Council
 - ▶ Public Hearing
 - ▶ Continuation to a subsequent meeting for review of All Subdivision Standards
- 



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), 166 at Buildout (per latest Blaine County staff calculations)
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.”

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.
- More detail is needed to fully evaluate the following proposed uses: future inn-hospitality site and mixed-use commercial core.

