

# 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
Land Size	912	205.22
Project character	Large residential subdivision	Agricultural base with school, nonprofit and home sites



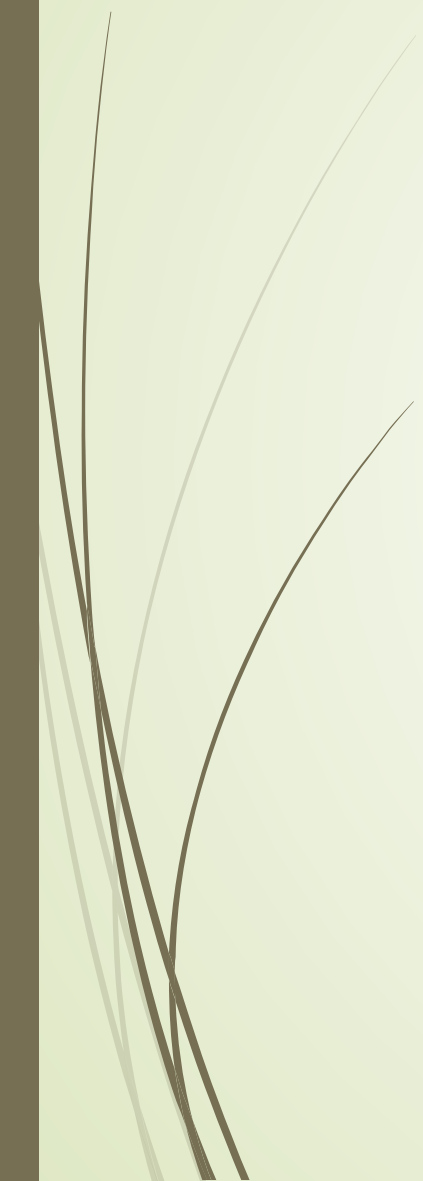
# Current Process

- ▶ 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.”**



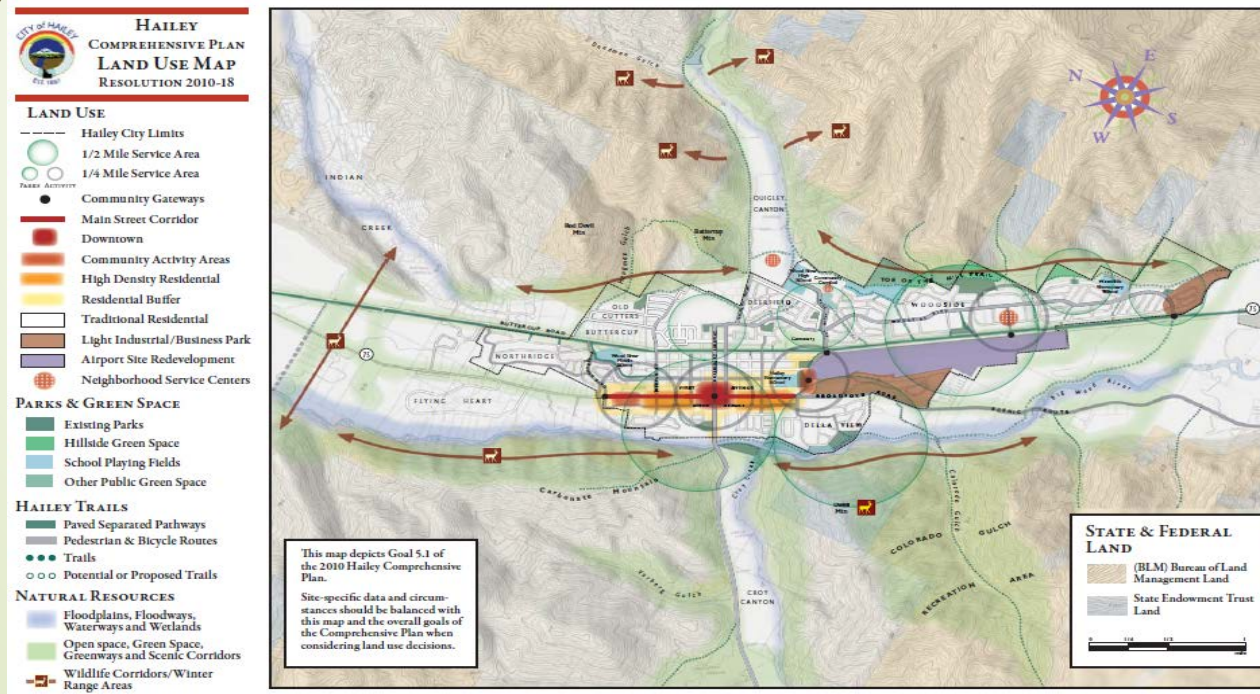
# Current Process

- ▶ 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
- 



# 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.**
- More detail is needed to fully evaluate the following proposed uses: future inn-





# 16.04.020 Streets

- ▶ Details on road design, ROW and typical sections
- ▶ Connect with all-season road to Quigley Road
- ▶ Connect for pedestrian/bicycle access to Quigley Road
- ▶ Connect to Quigley Road at the east end when the Sage School is built



# 16.04.030 Sidewalks and Drainage Improvements

- Numerous bikes/trails shown within the project
- BCRD will manage and program the primary trail
- Striped bike lane needed on Quigley Road from the new Quigley project to the Wood River Trail
- Complete Toe of the Hill trail
- Pedestrian-non-motorized connection from Antler Drive should be provided






## 16.04.040 Alleys and Easements

- ▶ Alleys not to City standards: not wide enough, no snow storage
- ▶ Alleys to remain private
- ▶ See also comments regarding lots



# 16.04.050 Blocks and 16.04.060 Lots

- ▶ Lots need to touch a street: Block 4 does not comply
- ▶ Commercial Blocks would likely be further subdivided
- ▶ More info needed on total amount of commercial square footage, number of rooms in "Inn", size of school
- ▶ See staff report for City zoning designations if City zoning were to apply




# 16.04.070 Orderly Development

- ▶ Future phases anticipated: see concept plan
- ▶ Buildout assumed at 129 lots
- ▶ Need full commercial/
- ▶ nonresidential square footages for full analysis
- ▶ Need to see concept plan of phase that connects to Quigley Road

## Off site Improvements:

- ▶ Bike lanes on Quigley Road
- ▶ Fox Acres Road: organize parking and drive lanes
- ▶ Sidewalk on Fox Acres: maybe?



# 16.04.070 Orderly Development

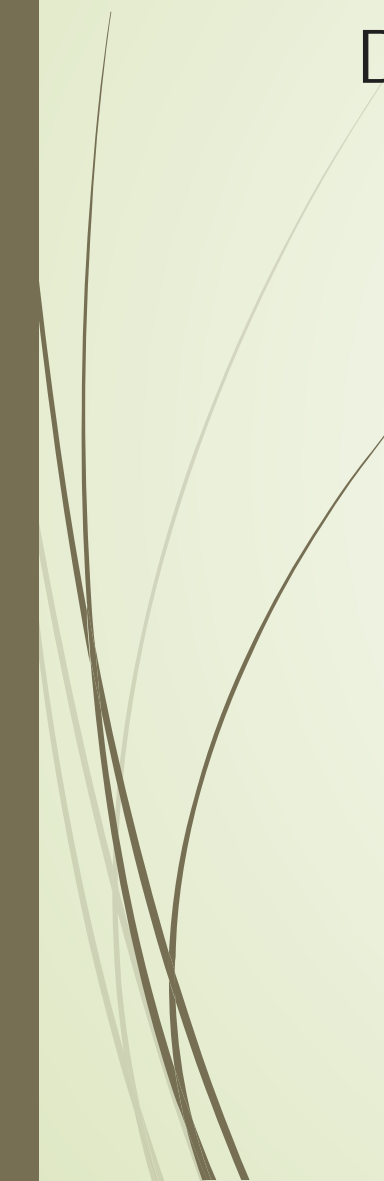
- *All municipal services are anticipated to be impacted if this project remains in the County. City Police and Fire will likely be first responders to incidents due to the proximity of the property.*
- *All city streets and neighborhoods will be impacted by vehicular travel, as the only routes in to 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*



16.04.080 Perimeter Walls and berms  
16.04.090 Cuts, Fills, Grading and  
Drainage

➤ Remove berm  
between sports fields

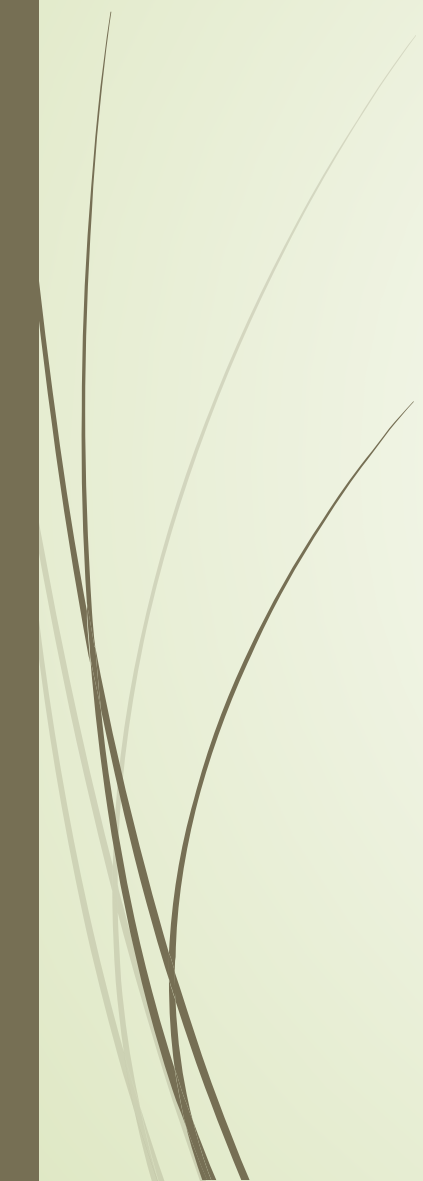
➤ Substantial cut on  
Huckleberry Road







# 16.04.100 Overlay Districts

- ▶ *Section 5.6.2 of the Area of City Impact Agreement states that “the City of Hailey’s Subdivision rules and regulations shall prevail with exceptions that the Blaine County Environmental regulations, Floodplain, and Hillside, contained in Blaine County Development Ordinances shall prevail”.*
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# 16.04.110 Parks, Pathways and other Green Spaces

- ▶ Multiple areas of open spaces and green spaces shown in the concept plan
- ▶ 6.93-acre parcel for active sports fields is highly needed, Full development would include *landscaping, irrigation, restrooms, additional parking, a nonmotorized connection to Antler Lane and removal of the berm at the south*
- ▶ *This park would meet the City Standards for "Neighborhood Park".*
- ▶ BCRD will manage the primary paved trail and Nordic/summer recreation area shown on Parcel G
- ▶ Connection to Community Campus via Toe of the Hill trail is important
- ▶ Hailey Parks and Lands Board to review

# 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”**

# Sewer Preliminary Analysis

## Sewer

- ▶ *Is located WITHIN the Wellhead Protection Zone (upstream of a City well)*
- ▶ *May not have a staff of full time operators constantly monitoring the treatment process*
- ▶ *May not be able to generate the funding necessary for immediate repairs or responses to catastrophic failures*
- ▶ *Uses equipment and technology inconsistent with current City infrastructure, resulting in additional training, acquisitions, and effort if the City is to become involved in the operation of the facility (which is not recommended)*
- ▶ *If adopted, the concept of decentralized treatment could result in many dissimilar systems throughout the City*
- ▶ *Relies on a constructed wetland process not typically used in the Wood River Valley*
- ▶ *Is located immediately adjacent to the City boundary and disposes of effluent with no opportunity for additional groundwater dilution before migration into City borders*

## If connected to municipal sewer:

- ▶ Capacity exists
- ▶ Potential bottlenecks in the current system may need further study: 6" high school main line and 8" Fox acres line south of the Countryside main line



# Water Preliminary Analysis

## Water

- ▶ *Water rights on the project are adequate for irrigation and mitigation for a new water right for potable supply*
- ▶ *Drawdown associated with operational maximum day demand has an insignificant (< 0.5 feet) effect beyond 500 feet from the well site.*
- ▶ *Drawdown associated with operational maximum day demand has an insignificant (< 0.5 feet) effect beyond 500 feet from the well site.*
- ▶ *Various requirements in staff report related to protecting the municipal Quigley water tank*

## If connected to municipal water:

- ▶ *Potential bottlenecks in the current system may need further study: 6" high school main line and 8" Fox acres line south of the Countryside main line*





Questions?

