



## Subdivision Findings

### **Attachment B**

Blaine County Code, §10-3-1, requires that the applicant for a subdivision or a planned unit development present written responses to evaluation standards prior to certification by the Administrator. Referencing each criteria, attach your typed responses and supporting documentation which demonstrates how the proposed subdivision complies with items **B** through **H**.

*Note: Planned Unit Developments must also answer standards contained in Planned Unit Developments – Attachment B, Addendum #1. Cluster Developments must answer Cluster Developments – Attachment B, Addendum #2.*

Pursuant to the Blaine County Code, §10-5-2, the County must make a positive finding with regard to the following **Threshold Standards**.

- A. Administrative Standards: The Administrator's recommendations on the standards set out in §10-5-1 are acceptable or need modification. (Note: This standard does not need response from Applicant. Administrative Standards are attached for your information.)
- B. Comprehensive Plan: The proposed subdivision of land conforms to and is in accordance with the Comprehensive Plan Text and Map.
- C. Impact on Public Facilities and Services: The proposed subdivision shall not adversely affect the quality of essential public services and facilities to current residents, including but not limited to potable water sources, school facilities, school bus transportation, police and fire protection, emergency services, county administrative services, recreation, public transportation, roads and standard road maintenance costs or shall not require substantial additional public funding in order to meet the needs created by the proposed subdivision. Distance from services, the availability and capacity of paved public roads, the potential for public transportation services, the availability of twenty-four hour emergency service personnel and estimated emergency response time to the development, along with the location of other public services, shall be considered in calculating the potential impact on public facilities and services. The applicant may be required by the Board to mitigate the adverse effects of the proposed subdivision, which may include, without limitation, contributions for additional capital improvements, on-going maintenance, and labor costs. The plan for, timing of, and proposed phasing of the mitigation shall be in a form acceptable to the Board.

**Attachment B: Threshold Standards continued:**

- D. Land under Floodplain: No residential structure or structure that is accessory to a residence shall be located within the external boundaries of a floodplain area, as determined by adopted floodplain studies, unless each lot has an adequate, buildable site, septic drain field area, alternate drain field area and no reasonable building site is available outside of that floodplain boundary. Any other structure shall be governed by the regulations in Title 9, Chapter 17 of this Code.
- E. Agricultural and Remote/Rural Land (A-20, A-40, R-10 and RR-40): In addition to all other applicable criteria in Title 9 of this Code and this Title, proposed subdivisions in lands zoned A-20, A-40, R-10 and RR-40 shall comply with the following criteria:
1. The subdivision and addition of residential uses will be compatible in size, scale, density and other respects with the uses and agricultural operations in the surrounding area;
  2. The subdivision, when considered in light of the existing or likely cumulative effect of residential development in the area, will not materially change the character of agricultural land, agricultural uses, or the economic viability of existing agricultural operations in the area; and
  3. The subdivision will not result in adverse or negative impacts upon lands in the surrounding area presently in agricultural use.
- F. Avalanche Areas: Land subject to avalanche hazards, as determined by a professional study, shall not be used for private roads unless the hazards are mitigated or overcome by approved design and construction plans.
- G. Unsuitable Land: Land with conditions that may be detrimental to the health, safety or general welfare of existing or future residents because of potential hazards such as land slides, mine tailings, subsidence, high water table, high pressure gas lines, power transmission lines; or other features with severe development limitations shall not be subdivided for building or residential purposes unless the hazards or other features are eliminated by lawful permit or overcome by approved design and construction plans.
- H. State's Plans and Needs: If the applicant or landowner with respect to an application for a subdivision under this chapter is the State of Idaho, or any agency, board, department, institution, or district thereof, the Commission or the Board, in addition to all other applicable standards and criteria hereunder, shall take into account the plans and needs of the State, or any agency, board, department, institution or district thereof, as required by Idaho Code §67-6528.
- I. Water Quantity and Quality: Domestic water shall be available in sufficient quantity to meet foreseeable demands. Where insufficient data is available to verify water quantity, an on site test well and pump test in the area of the proposed use shall be required. The applicant has demonstrated that there shall be no negative impact on water quality from the proposed subdivision by complying with standards adopted by the Idaho Department of Environmental Quality.

## Attachment B: Subdivision Findings

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The following information responds to Blaine County code requirements. Responses to individual sections are highlighted in bold for each applicable development standard criterion.

### 10-5-2: THRESHOLD STANDARDS:

No preliminary plat application shall be approved unless the board determines that the application complies with each of the following standards:

**A. Administrative Standards:** The administrator's recommendations on the standards set out in section 10-5-1 of this chapter are acceptable or need modification.

**Response:** *No response required.*

**B. Comprehensive Plan:** The proposed subdivision of land conforms to and is in accordance with the comprehensive plan text and map.

**Response:**

#### Chapter 1, TRANSPORTATION -

**Desired Outcome A-4:** Encourage land use development within or adjacent to cities and other developed areas that increase the opportunities for walking, bicycling, and transit ridership and reduce the impacts of vehicle use.

*The proposed Quigley Ranch Subdivision is located adjacent to the City of Hailey and will promote bicycle transportation and reduced vehicular use.*

**Desired Outcome A-8:** Regularly maintain and improve transportation infrastructure, including dust abatement, marking, drainage, sealing, and structural improvements on roads and bridges and pathways in all areas and zones in the County.

*Quigley Ranch Subdivision is proposing to widen and pave existing Quigley Road.*

**Desired Outcome A-10:** Prioritize roadway solutions that reduce wildlife/vehicle conflicts.

*Quigley Ranch Subdivision transfers residential density closer to the mouth of the Quigley canyon, reducing vehicle use of Quigley Road and wildlife conflicts.*

**Desired Outcome A-12:** Support community investments in active (non-motorized) transportation systems and programs that contribute to human health.

*Proposed Quigley Ranch residential lots are situated to allow for continued Nordic trail use between lot "pods". Additionally, the proposed layout protects the existing Quigley canyon perimeter trail recently constructed in 2018.*

**Desired Outcome C-1:** Ensure that county roads function as safely and efficiently as possible year-round.

*Quigley Road is currently an un-paved road that is not plowed in the winter. Quigley Ranch infrastructure improvements would include paving Quigley Road to the end of the residential access for safe year-round access.*

**Desired Outcome C-6:** Interconnect private and county roads in future developments.

*Quigley Ranch Subdivision includes residential access from public and private streets.*

**Desired Outcome C-10:** Enhance safety and mobility on county roads, especially in residential zones, by adopting county road standards that allow automobiles at safe speeds, encourage pedestrian and bicycle use, that provide for adequate travel lanes, appropriate surfacing (gravel or paved), access by emergency personnel, on-site mail distribution, snow removal/storage and adequate storm water drainage.

*Quigley Road is currently an un-paved road that is not plowed in the winter. Quigley Ranch infrastructure improvements would include paving Quigley Road to the end of the residential access to allow for easy plowing. Additionally, the proposed Quigley Road section includes large 5-foot gravel shoulders within the county which would allow for recreational bicycle and pedestrian use.*

**Desired Outcome E-1:** Provide safe corridors for pedestrians and bicycles by utilizing adopted industry standards for multi-use path and roadside bicycle and pedestrian facilities.

*The proposed Quigley Road section includes large 5-foot gravel shoulders within the county which would allow for recreational bicycle and pedestrian use. Additionally, the subdivision would retain the existing Quigley Canyon trail for recreational use.*

## **Chapter 2, HOUSING -**

**Desired Outcome A-3:** The majority of new housing should be located close to job centers, particularly in the incorporated cities where municipal infrastructure, other services, and amenities are available.

*Quigley Ranch Subdivision is requesting a Simple Planned Unit Development to allow for smaller lots in closer proximity to the City of Hailey which provides job and amenity opportunities.*

**Desired Outcome A-4:** Continue to protect hillside, avalanche-prone, riparian and other sensitive or hazard areas from housing development. Implementation of firewise practices should be augmented in existing lots near wildfire-prone areas and defensible spaces should be established in new subdivisions.

*Quigley Ranch Subdivision would remove the existing Quigley Road adjacent to proposed residential lots out of both the Mountain Overlay District and the avalanche hazard area. Proposed residential development would be prohibited within avalanche hazard areas and on slopes steeper than 15% to protect hillside.*

**Desired Outcome B-3:** Facilitate the development of smaller houses, dwelling units, and lots through zoning and other tools.

*Quigley Ranch Subdivision is requesting 1-acre lots in R-5 zoning with the Simple Planned Unit Development zoning tool.*

## **Chapter 3, RECREATION -**

**Desired Outcome C-5:** Encourage residential providers to create additional active-sports facilities.

*Quigley Ranch Subdivision is designed to accommodate both summer and winter active recreation activities. Residential "pods" are separated by adequate space to route Nordic trails between lot clusters. Additionally, winter motor sport parking is incorporated where Quigley Road paved improvements stop. The subdivision supports continued use of the Quigley canyon perimeter trail.*

**Desired Outcome C-9:** Support new residential development providing recreation opportunities that are appropriate to the size, type, and location of development.

*Quigley Ranch Subdivision is designed to accommodate both summer and winter active recreation activities. Residential "pods" are separated by adequate space to route Nordic trails between lot clusters. Additionally, winter motor sport parking is incorporated where Quigley Road paved improvements stop. The subdivision supports continued use of the Quigley canyon perimeter trail.*

**Desired Outcome D-1:** Assure that new developments adjacent to public lands provide access to public lands and waterways, and, where appropriate, acreage for trailhead facilities such as parking. Wherever possible, funding for ongoing maintenance should be established. Work with homeowners associations on ongoing funding.

*Improvements to the existing Quigley trailhead parking area are proposed in addition to the new winter sport parking area at the end of the Quigley Road paving limits.*

**Desired Outcome E-2:** Always consider cyclists and other nonmotorized users as legitimate potential users of County roads. Implement improvements on County roads wherever appropriate to accommodate bicycle and pedestrian access.

*The proposed Quigley Road section includes large 5-foot gravel shoulders within the county which would allow for recreational bicycle and pedestrian use.*

#### **Chapter 4, AGRICULTURE –**

**Desired Outcome A-3:** Educate the community regarding the needs and potential impacts of agriculture including topics such as traffic, dust, agricultural materials storage, animal noise and smells, lights, and farm equipment activities.

*Proposed “Agricultural” plat notes educate and notify potential property owners of existing and continued agricultural use within Quigley Ranch Subdivision.*

**Desired Outcome B-1:** Continue to support studies that provide a complete analysis of surface and groundwater use with goals of eliminating overconsumption and balancing water use.

*The proposed residential lots will be provided access to the existing Quigley Farms irrigation system which is served by both the Quigley Farm reuse system, reducing consumption of groundwater for irrigation purposes.*

#### **Chapter 5, NATURAL ENVIRONMENT SECTION –**

**Desired Outcome B (Conservation Opportunities):** We use all available opportunities for preservation and restoration of the natural environment and open space. We encourage partnerships between private landowners and public land and wildlife managers. We develop incentives as well as regulations.

*The Quigley Ranch Subdivision is subject to an existing Conservation Easement Agreement (Inst. No. 645777) which was executed in 2017, protecting approximately 1,200 acres in partnership with the Wood River Land Trust.*

**Desired Outcome C-10:** Mountain Overlay District (MOD)

*The proposed Quigley Ranch Subdivision includes building envelopes to protect the hillside. All proposed residential structures would be restricted to land below 15% slope, and would be subject to existing Mountain Overlay District standards if located within the Mountain Overlay District. Disturbance of existing vegetation exclusive of approved fencing, is prohibited above the Mountain Overlay Buffer. Additionally, the existing location of Quigley Road falls within the Mountain Overlay District. Quigley Road would be removed from the MOD in proposed conditions and the existing road bed would be rehabilitated with a requested Categorical Exclusion.*

**Desired Outcome D-1:** Floodplain Overlay District

*All proposed lots are located outside the Floodplain Overlay District.*

**Desired Outcome D-2:** Avalanche Overlay District

*All proposed residential building envelopes exclude avalanche areas. Additionally, the existing Quigley Road is located within the red avalanche zone. A majority of the proposed Quigley Road improvements would relocate the road outside of the blue avalanche zone.*

**Desired Outcome E (Water and Water Use):** Conservation and careful utilization of water resources to ensure adequate quantity and quality is a top priority.

*A number of well logs for existing wells adjacent to the subject property are attached. Well production in the project vicinity is in excess of anticipated domestic demands. No water quality issues are known. Irrigation*

*services will be provided to each lot from the existing Quigley Farm reuse system, which will decrease water quantity demand.*

**Chapter 6, PUBLIC SERVICES, FACILITIES & UTILITIES –**

**Desired Outcome B:** Provide efficient and effective public services, facilities and infrastructure.  
*Quigley Ranch Subdivision and SPUD clusters proposed residential lots in close proximity to the City of Hailey, providing growth close to available public safety, utility, and school transportation resources.*

**Chapter 7, ECONOMIC DEVELOPMENT –**

**Desired Outcome B:** A strong workforce and ability to attract new talent.  
*The proposed subdivision will provide housing options for potential new talent to enter the local workforce.*

**Chapter 8, LAND USE –**

Quigley Canyon is identified in the Hailey & Bellevue Canyons Subarea Section with reference made to the aforementioned Conservation Easement Agreement. Proposed Quigley Ranch Subdivision is in conformance with the Conservation Easement Agreement.

**Chapter 9, SPECIAL AREAS & SITES SECTION –**

**C. Impact On Public Facilities And Services:** The proposed subdivision shall not adversely affect the quality of essential public services and facilities to current residents, including, but not limited to potable water sources, school facilities, school bus transportation, police and fire protection, emergency services, county administrative services, recreation, public transportation, roads and standard road maintenance costs or shall not require substantial additional public funding in order to meet the needs created by the proposed subdivision. Distance from services, the availability and capacity of paved public roads, the potential for public transportation services, the availability of twenty-four (24) hour emergency service personnel and estimated emergency response time to the development, along with the location of other public services, shall be considered in calculating the potential impact on public facilities and services. The applicant may be required by the board to mitigate the adverse effects of the proposed subdivision, which may include, without limitation, contributions for additional capital improvements, ongoing maintenance, and labor costs. The plan for, timing of, and proposed phasing of the mitigation shall be in a form acceptable to the board.

**Response:** *Service providers have been notified, including*

- *Wood River Rural Fire District*
- *Blaine County Road and Bridge*
- *Idaho Department of Fish and Game*
- *Idaho Department of Water Resources*
- *Bureau of Land Management*
- *South Central Public Health District*
- *Blaine County School District*
- *Blaine County Recreation District*
- *Wood River Land Trust*

- **Blaine County Housing Authority**
- **Mountain Rides**
- **City of Hailey**
- **Utility Companies (Idaho Power, IMG, Cox, and CenturyLink).**

***The Applicant believes that the proposed lots will not negatively impact the quality of essential public services and facilities and does not require mitigative measures beyond those currently proposed and set forth in the project application documents. The addition of the proposed additional residential lots will not adversely affect county services and facilities.***

***To further offset impacts to public service providers, the applicant previously donated 11 acres of property to the Blaine County School District and 110 acres to the Blaine County Recreation District, and also allows Blaine County Recreation District public use of the conservation easement land for winter and summer trails.***

**D. Land Under Floodplain:** No residential structure or structure that is accessory to a residence shall be located within the external boundaries of a floodplain area, as determined by adopted floodplain studies, unless each lot has an adequate buildable site, septic drain field area, alternate drain field area and no reasonable building site is available outside of that floodplain boundary. Any other structure shall be governed by the regulations in title 9, chapter 17 of this code.

**Response:** ***No proposed residential lots are proposed within the floodplain area.***

**E. Agricultural And Rural Land (A-20, A-40, R-10 And RR-40):** In addition to all other applicable criteria in title 9 of this code and this title, proposed subdivisions in lands zoned A-20, A-40, R-10 and RR-40 shall comply with the following criteria:

1. The subdivision and addition of residential uses will be compatible in size, scale, density and other respects with the uses and agricultural operations in the surrounding area;
2. The subdivision, when considered in light of the existing or likely cumulative effect of residential development in the area, will not materially change the character of agricultural land, agricultural uses, or the economic viability of existing agricultural operations in the area; and
3. The subdivision will not result in adverse or negative impacts upon lands in the surrounding area presently in agricultural use.

**Response:** ***N/A property is zoned R-5 and R-10.***

**F. Avalanche Areas:** Land subject to avalanche hazards, as determined by a professional study, shall not be used for private roads unless the hazards are mitigated or overcome by approved design and construction plans.

**Response:** *Proposed Quigley Road is relocated further from avalanche zones than existing conditions. No private roads are proposed within avalanche zones.*

**G. Unsuitable Land:** Land with conditions that may be detrimental to the health, safety or general welfare of existing or future residents because of potential hazards such as landslides, mine tailings, subsidence, high water table, high pressure gas lines, power transmission lines; or other features with severe development limitations shall not be subdivided for building or residential purposes unless the hazards or other features are eliminated by lawful permit or overcome by approved design and construction plans.

**Response:** *The subject property is very desirable for residential purposes and does not possess conditions that are detrimental to the health, safety, or general welfare of existing residents. The land is suitable for the residential development use proposed.*

**H. Applicant Or Landowner:** If the applicant or landowner with respect to an application for a subdivision under this chapter is the state of Idaho, or any agency, board, department, institution, or district thereof, the commission or the board, in addition to all other applicable standards and criteria hereunder, shall take into account the plans and needs of the state, or any agency, board, department, institution or district thereof, as required by Idaho Code section 67-6528.

**Response:** *N/A*

**I. Water Quantity and Quality:** Domestic water shall be available in sufficient quantity to meet foreseeable demands. Where insufficient data is available to verify water quantity, an on-site test well and a pump test in the area of the proposed use shall be required.

The applicant has demonstrated that there shall be no negative impact on water quality from the proposed subdivision by complying with standards adopted by the Idaho department of environmental quality.

**Response:** *A number of well logs for existing wells adjacent to the subject property are attached in Appendix VI. Well production in the project vicinity is in excess of anticipated domestic demands. No water quality issues are known. Irrigation services will be provided to each lot from the existing Quigley Farm reuse system, which will decrease water quantity demand.*