

DATE: June 3, 2022

TO: Blaine County Planning and Zoning Commission
Allison Kennedy (Blaine County Planner, Land Use and Building Services)
Bill Roesch, Bailey Harrington (TVIV Quigley, LLC)
Dave Hennessy (Hennessy Company)

FROM: Samantha Stahlnecker (Opal Engineering, PLLC)

SUBJECT: Quigley Ranch Subdivision- Lots 7-24 Location and Size Requirements

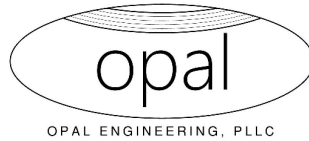
Blaine County Planning and Zoning Commission,

Per your request on May 26th, 2022, the Quigley Ranch Subdivision applicant team has compiled the below documentation addressing the location and size of Lots 7-24.

Pod #1 (Lots 7-12) is strategically separated from the eastern most City of Hailey/ Blaine County boundary by approximately 300'. Pod #1 cannot be shifted west so it is adjacent to the city boundary for the following reasons:

1. Agricultural Connectivity: along the western edge of Quigley Ranch Subdivision, the Quigley Farms Masterplan includes two parcels north of the Sage School (Lots 3 and 4, Block 15), highlighted in the below image. The uses of these future lots include green houses and agricultural production. It is critical for those two parcels to be contiguous to Quigley Ranch proposed Parcel D so there is connectivity between the future agricultural production use and the agricultural fields to remain in Blaine County.



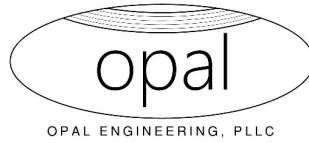


2. Separation of Uses: commercial agricultural green houses or agricultural production are not uses compatible with residential uses. The proposed buffer will allow for more functional commercial agricultural uses with fewer operational restrictions to lessen impacts to residents of Quigley Ranch Subdivision.

Separation is required between Pod #1 and Pod #2 (Lots 13-18) and Pod #2 and Pod #3 (Lots 19-24), and cannot be removed for the below reasons:

1. Well and Septic Drainfield Separation Requirements: in order to satisfy separation requirements between wells and septic systems per Idaho state law, the applicant is proposing to include drainfield areas on the Quigley Ranch Subdivision plat. There must be sufficient space for individual wells on all 24 lots outside of platted drainfield areas and setbacks to ensure all owners comply with state mandated separation requirements. If the county were to require Pod #2 be adjacent to Pod #1, it becomes impossible to provide all future owners adequate space to drill an individual well and maintain required separation from neighboring drainfields. As Jim Laski mentioned during the May 26th public hearing, a community well system is not likely to be approved given the unavailability of residential community water rights.
2. Hillside Drainage: providing space between the pods allows for open space to direct hillside drainage to the natural Quigley Creek channel. Removing the space between Pods #1 and #2 would result in hillside drainage being conveyed in roadside swales for longer distances, which may lead to erosive conditions.
3. Nordic Trails: TVIV Quigley and Opal Engineering consulted extensively with the Blaine County Recreation District during the conceptual layout of Quigley Ranch Subdivision in addition to the master planning efforts for the overall Quigley Master plan. Based on BCRD's recommendation and guidance the lots and pods contain 150' of separation to provide sufficient space for Nordic trails. Notwithstanding the limitations of the well and septic setback requirements, pushing the pods together would force the "dog loop" Nordic trail further east out Quigley Canyon, creating added burden on wildlife. Allowing for Nordic trails between pods allows for off-leash dogs to stay as far west as possible, which will hopefully reduce interactions between dogs and wildlife.

It is also important to note that proposed Lots 1-6 dictate the limits of paving on Quigley Road. The location of these lots is dictated by limitations of building area constraints such as utilities and avalanche zones and cannot change. Shifting the pod lots west will not reduce the paved extents or resulting impacts to recreation activity.



Lots 7-24 currently range in size from 1.21 acres to 1.68 acres. Given the odd, triangular shape of the four southern lots in each pod and well and septic drainfield separation requirements, the applicant team is concerned about the viability of one-acre lots as was suggested by staff. If the lot sizes were to be reduced, lot owners could have challenges with accommodating on site utilities. One-acre lots in the same general configuration as is currently proposed theoretically can accommodate individual wells and septic systems; however, the reduction in lot size creates constraints that are difficult to manage should one owner construct a drainfield in the wrong location. This could potentially deed an adjacent lot unbuildable. For example, Brown Subdivision was platted with designated drainfield areas. A lot within Brown Subdivision constructed a drainfield on the opposite side of the lot from the designated area. This oversight was mitigated by the three plus acres sizing of the lot, which was large enough to absorb the impact to available well sites. While this situation is not expected to occur in Quigley Ranch Subdivision, maintaining the lot sizes currently proposed would drastically reduce the probability of a lot becoming unbuildable in the event of a misplaced drainfield.

As the applicant team mentioned during the May 26th presentation, there are a number of constraints on the Quigley Ranch property. Wildlife, avalanche, floodplain, and existing and future recreation have played a large role in the design of Quigley Ranch Subdivision. The applicant has worked with the Wood River Land Trust, Blaine County Recreation District, the City of Hailey, and Blaine County to balance impact to these constraints all while providing a positive community. Given the adjacent zoning, utility constraints, and a desire to keep Nordic trails as close as possible to the mouth of Quigley Canyon, the current lot layout is the best solution for Quigley Ranch Subdivision.

We look forward to your continued review of Quigley Ranch Subdivision.

Sincerely,

Samantha Stahlnecker, P.E.