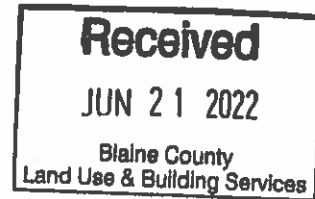


From: Jim Keller <kellerstrat@gmail.com>
Sent: Sunday, June 19, 2022 1:10 PM
To: pzcounter
Cc: jim keller
Subject: Quigley Ranch Proposed Development



I am writing to submit questions and comments regarding the proposed Quigley Ranch development that is currently before the Blaine County Planning and Zoning (P&Z) Commission.

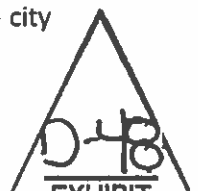
I appreciate TVIV's efforts to comply with and mitigate the many concerns and constraints that govern land development in Blaine County. I also appreciate the granting of land to the Blaine County Recreation District and the permanent recreation access and Nordic ski trails. These are highly important elements of current Wood River valley recreation opportunities and definitely contribute to the local quality of life.

Having reviewed much of the materials posted on the P&Z website as well as having attended the P&Z meeting of June 9th, 2022, I have the following questions and comments:

1. Configuration of the Proposed Lots. I realize that the original submission for the conservation agreement suggests a lot configuration similar to the current proposal but the conservation agreement also calls for the lots to be "as small as possible and adjacent to one another". I don't understand how the proposed lot configuration meets this requirement. I would also think that the lot configuration illustrated in the original submission could be modified to further reduce impacts and effects.

I would have thought that the lots could have been clustered at the far western end of the property, adjacent to the Quigley Farms development. I would have thought that clustering the lots at the western edge in one "block" might reduce impacts to both wildlife and the configuration of the Nordic trails as well as providing some construction efficiencies. We were told at the public meeting that there needed to be a gap between the Farm and Ranch developments to allow for "agricultural access" as well as "farmer plots". Could you please explain what exactly that is and why it needs to be located at the end of the Farm development rather than at the end of the Ranch development? Or located to the south of the "farmer plots" rather than the north? Also, regarding the "farmer plots", would the farmer plots contain any structures or fencing that would preclude or restrict the location of Nordic trails over them during winter months?

2. Waste Water Disposal and Potable Water Supply. This is somewhat related to the lot configuration question mentioned above. The proposal calls for on-lot sewage disposal systems and wells. Would there be any opportunity to extend the city sewage and water systems into the Ranch development? It would seem that a lot configuration/location adjacent to the Farm development as mentioned above would facilitate tying the Ranch development into the city



systems. This would eliminate well setback limitations on lots while also reducing any potential for on-site sewage system malfunctions and groundwater contamination.

3. Wildlife. Personally, I find the proponent's assertion that the wildlife impacts of the proposal to be roughly the same as existing to be difficult to accept. Existing recreation / wildlife conflicts and impacts are well established. However, it is hard to see that these effects would not be increased significantly by permanent development and occupation of the lots including residential ingress/egress throughout the day and into the night. I also think that the "anticipated wildlife paths" indicated on the Site Constraint Map to be highly speculative.

4. Winter Recreation Map. The exhibit that's labelled "Recreation Map" should be re-labelled "Summer Recreation Map" since it omits any mention or display of winter recreation use and trails. Another map labelled "Winter Recreation Map" should be developed and presented that clearly shows the current Nordic ski trails overlain by the new lots as well as any groomed snowmobile trail on the Quigley road itself. This would provide a greater understanding of what current Nordic trails would be affected by the proposed development.

5. Nordic Skiing Effects. The Nordic ski trails in Quigley canyon are hugely important and popular, especially to skiers in the south end of the valley. The current configuration of lots in the Ranch proposal overlays the majority of the designated dog ski trails which would result in a radical re-configuration of the trails. As shown on the Sites Constraint Map, the new configuration takes the "squiggles" concept to an entirely new level and would result in a ski experience that I'm sure many would find far less preferable to the existing experience. Weaving in and out of the private property lots certainly invites conflicts with home owner's domestic animals and grooming operations as well. In my understanding, the proposed configuration was designed to graphically create as many kilometers of groomed trail in order to work towards the goal of approximately 15 kilometers as stated in the conservation agreement management plan. However, I suspect that it is likely that the actual new configuration would be less convoluted and would result in a reduction in total ski trail kilometers.

6. Existing Quigley Road Relocation. The proposal calls for relocating a segment of the existing Quigley road in order to provide suitable residence sites on the north side of the road. I do not favor this and would prefer to keep all housing sites to the south of the existing road. The plans also call for rehabilitation of the abandoned segment. I may have missed it but I did not find any specifications regarding the rehabilitation. Would rehabilitation re-establish slope grades over the road template? Would it be re-seeded or planted and if so, what species? Details regarding the anticipation of rehab treatment and final disposition of the abandoned road segment should be included if not already included.

7. Noxious Weeds. Controlling noxious weeds both during construction activities as well as during any periods of lot vacancy is a vital concern. Plat notes regarding this issue are appreciated. Perhaps it might also be included in the Plat note regarding hay storage that hay used onsite should be certified weed free hay?

8. Potential Conflicts. I was glad to see that a number of potential conflicts have been recognized in the proposal documents including those with wildlife use/predation as well as recreation and agricultural activities and operations. It might serve to reduce conflicts down the road if there was a way of ensuring that potential buyers and residents were

made aware of these potential conflicts prior to purchasing a lot in addition to plat notes. I would also augment the Wood River Land Trust suggestion on this issue by including all potential conflicts as topics for future HOA annual education efforts.

9. Emergency Access. I am not an expert on this issue and I would certainly yield to fire and police officials who are, but it seems like more than one access for the 24 residences might be a better situation in the case of large scale emergencies. I'm also not sure if the current Farm development could even allow for adding another access.

10. Local Social Concern. My impression, from reading proposal materials, is that this development would likely be high income housing given the lot sizing and anticipated pricing. It is well known that one of the most prevalent social issues we currently face in this valley is the lack of housing for low income residents. This proposal contributes nothing towards solving that problem.

I appreciate the opportunity to comment on this proposal.

Sincerely,

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