

Beth Robrahn

From: Abromeit [abromeit@cox.net]
Sent: Wednesday, January 20, 2010 8:17 PM
To: Beth Robrahn
Subject: Hartland Development Annexation

To the Hailey City Council: We concur with the City of Hailey Planning and Zoning Commission's recommendation to deny Hartland Development Company's application to annex Lot 1, Block 1, Stevens Family Ranch.

We will be out of town and unable to attend the public hearing.

Thank you for accepting our written comment.

Doug Abromeit
Janet Abromeit
1331 Snowfly Drive
Hailey, ID

Beth Robrahn

From: Valdi Pace [vpace@co.blaine.id.us]
Sent: Tuesday, January 19, 2010 12:37 PM
To: Jeff Pfaeffle
Subject: RE: Broadford/Barfuss Properties

Hi Jeff,

I have looked into the tax consequences to the three property owners if annexed into the city. This information is based on net taxable value (all three have the homeowner's exemption). As you know this is just a rough estimate, and would depend on what may happen with values in the future.

Until the subject property is subdivided and developed into a subdivision and lots sold there may not be much of an impact on values. That is, if you leave the 21.81 acres in agriculture use then that is where the value will remain until the use changes to residential. But the ag use must remain in place in order to qualify for the exemption.

So based on (2009) values and taxes here is what the tax dollars are estimated to be (2010 is not known yet):

Barfuss – 2008 - \$4,666.32; 2009 - \$5,066.66; If Annexed based on current neighboring city levy - \$5,943.02

Billger – 2008-\$1,629.22; 2009 - \$1,757.46; If Annexed based on current neighboring city levy - \$2,078.47

Miles –2008 - \$1,083.56; 2009 - \$1,162.92; If Annexed based on current neighboring city levy - \$1,382.34

I have listed 2008 as it was the tax master copy in your package, and 2009 taxes are now known. As you can see there was a slight increase in taxes from 2008 to 2009 as it is assessed for 2009. This is also the 2009 city levy.

Change in use is what will change assessed values, not necessarily zoning by itself. Please let me know if I can answer any further questions.

Thank you,

Valdi Pace,

Blaine County Assessor

*219 1st Avenue South Suite 101
Hailey, ID 83333*

208-788-5535

From: Jeff Pfaeffle [mailto:pfaeffle@cox.net]
Sent: Monday, January 11, 2010 8:45 PM

Beth Robrahn

From: Jeff Pfaeffle [pfaeffle@cox.net]
Sent: Thursday, January 21, 2010 10:17 AM
To: Beth Robrahn
Subject: Fw: Development at Coloradao Gulch

Beth,
This is the Barfuss email I made reference to.
Like the Bilgers, they too seem to have a contingency plan they would like followed if their property were to be annexed. I see nothing here we can't accommodate, from our perspective.
This would go for the Miles property, as well.

Jeff

----- Original Message -----

From: Jeff Pfaeffle
To: jim laski
Sent: Wednesday, January 20, 2010 7:14 AM
Subject: Fw: Development at Coloradao Gulch

FYI

----- Original Message -----

From: dkbarfuss@aol.com
To: pfaeffle@cox.net
Sent: Saturday, May 09, 2009 12:57 PM
Subject: Development at Coloradao Gulch

Concerns regarding the property at Colorado Gulch

Being annexed into the City of Hailey

1. Water usage being restricted (metered) we have almost 4 acres with livestock and we use more water than an average city residential lot
2. Being forced to hook up to City water/sewage -- the cost of implementing that would be? who pays and for how long.
3. Set back changes if we are forced into the City of Hailey.. we would like them to stay as they are
4. Tax increases
5. Livestock limits per city code

Concerns regarding the Development

1. Once said property and our property are annexed into the city the developer will increase the density dramatically.

Wish List for the Development

1. Houses next to our property are built one story
2. The burm landscape to be completed first
3. The building to start at the North end of development
4. House to be set back as far as possible to our property line
5. Lot sizes 8000 sq.ft or larger

Darin's wish list

1. Hunting privileges at the Hagerman preserve

This letter in know way imply's we indorse this development or that we accept being annexed in the City of Hailey.

Darin & Kathie Barfuss
1371 Silver Star Dr
Hailey, Idaho 83333
208 788 4724

Shopping for Mom? Save yourself a little time and money on AOL Shopping.

Annexation Preliminary Impact Evaluation

for

FILE COPY

COLORADO GULCH PRESERVE

A Development proposed for annexation into

HAILEY, IDAHO

Prepared by:

GALENA ENGINEERING, INC.

Submitted to the City of Hailey on
August 21, 2009

RECEIVED

AUG 21 2009

INTRODUCTION

This narrative addresses requests from the City of Hailey, as outlined in the City of Hailey's Annexation Ordinance. This narrative, along with the other requested documents identified in the annexation ordinance, comprises the annexation application to the City of Hailey for the Colorado Gulch Preserve project. This narrative regards the preliminary assessment of physical impacts to the City of Hailey as a result of this project.

POPULATION IMPACTS

"City-Data.com" reports an average City of Hailey household size of 2.6 persons. As submitted, the Colorado Gulch Preserve project proposes up to 94 single-family residential units, or approximately a total increase in population to the City of Hailey of 245 people.

GENERAL SERVICE IMPACTS

A general assumption of planning professionals reviewing Wood River valley development is that new residential development typically does not generate adequate tax revenue to fund essential public services such as police, fire, street, parks and recreation, and government administration. City of Hailey sewer and water facilities are funded by individual hookup and monthly user fees separate from property tax revenue. The applicant assumes the City of Hailey's current property tax revenue is similarly not adequate to completely fund public services outside of sewer and water, and that the City of Hailey will appropriately assess the cost to offset providing these public services to this annexation.

PUBLIC SCHOOLS

Data for calculating the number of school age children expected within the development is as follows:

- The 2000 US Census Data for Blaine County shows 2.4 people per household, 25% of which are between 5 and 18 years old. This equates to approximately 0.6 school age children per household, and
- The Ketchum/Blaine County Housing Needs Assessment study dated January 1997 on page 12 states there are 0.62 children per household in Blaine County, and
- The Blaine County Subdivision Ordinance calculation assumes 1.65 children per household.

Assuming the Blaine County Subdivision Ordinance is an anomaly, but allowing for some household composition changes since 1997, this evaluation assumes 0.75 school age children per household. This proposed project then equates to an increase of up to approximately 71 school age children. If houses within the proposed development are second homes, this value decreases.

Tax revenues from the individual lots will provide funds for the Blaine County School District. In this location, the 2003 School District tax assessment is 0.003899310 for the general fund and an additional 0.000279588 for the current school bond. Using average projected land values of \$150,000 to \$300,000 and housing values of \$250,000 to \$400,000, the combined assessment rate of 0.004178898 will generate approximately \$1670 to \$2925 dollars per household annually.

DOMESTIC AND IRRIGATION WATER IMPACTS

Domestic water usage of approximately 125 gallons per person per day may be assumed. For this project, this assumption equates to a peak hourly water demand of approximately 135 gallons per minute. Fire suppression water demand requirements will be between 1,000 to 1,500 gallons per minute based on the residential units proposed.

Previous water models of the City's water system indicate the existing City domestic water supply system is adequate for providing service to the proposed annexations (see water model summary report provided by Galena Engineering, Inc. included as part of a previous annexation proposal submitted in 2004). Since that submittal, the City of Hailey has made significant improvements to the City water systems, including installation of an additional 1-million gallon storage tank and service metering. Proposed improvements to the City's water system as part of this proposed annexation include the developer extending the distribution system to provide residential services to individual units. These improvements will be constructed prior to final plat recordation or appropriate bonds will be in place. Public utility easements will be dedicated as appropriate throughout the development to allow for the operation and maintenance of the domestic water infrastructure.

The City Engineer has indicated that Carollo Engineering is in the process of updating the City's water system model. Upon completion of this study, the City Engineer has requested that the applicant submit for review a revised water model report for the proposed annexation. Such a revised model is likely to indicate that the existing City water system has capacity for, and capable of supplying, potable water to the proposed annexation.

Preliminary reviews by Brockway Engineering of the water rights associated with the parcel proposed for annexation indicate that adequate water rights exist to provide irrigation of both private and public open spaces proposed by this development. Since adequate irrigation water is available, the project proposes private irrigation systems completely separate from the proposed extension of the City's water system. This irrigation system will be operated and maintained by a homeowner association within the project.

Final engineering reports and construction drawings will be approved through normal State of Idaho and City of Hailey requirements, and provided to the City of Hailey upon their completion.

WASTEWATER IMPACTS

For planning purposes, standard engineering practice assumes an acceptable average daily wastewater contribution to a municipal collection and treatment systems is 100 gallons per person per day. Based on this assumption, this project will contribute approximately 24,500 gallons per day to the City of Hailey's treatment facilities.

A preliminary design of the sewer collection system shows that the project will be serviced by a lift station bringing the collected sewage into the existing City collection system at the Riverside pump station. Final design and construction of these improvements will be phased according to the projects' proposed phasing. All utilities will be extended to individual lots by the developer, and these utilities will be constructed prior to final plat recordation or appropriate bonds will be in place.

Public utility easements will be dedicated as appropriate throughout the development to allow for the operation and maintenance of the sewer infrastructure by the City.

Final engineering reports and construction drawings will be approved through normal State of Idaho and City of Hailey requirements, and provided to the City of Hailey upon their completion.

TRANSPORTATION IMPACTS

Refer to the Traffic Impact Study and Update.

AVALANCHE HAZARD AREA IMPACT STUDY

No existing avalanche hazard areas are located on the proposed annexation site. (see Avalanche Mapping and Hazard Analysis, Justus Ranch, Blaine County, Idaho prepared by Arthur I. Mears, P.E., Inc., Gunnison, Colorado, May 2003, included as part of previous annexation proposal submitted in 2004).

FLOODWAY, FLOODPLAIN, AND WETLAND IMPACT STUDY

Existing water courses, floodways, and floodplains have been identified and delineated on an attached submittal exhibit completed as part of this annexation application under FEMA guidelines by a combined effort of Galena Engineering and Brockway Engineering. FEMA flood studies and mapping encompass the proposed parcel, and indicate that only man-made ditches are located on the subject parcel. A portion of the subject parcel is located within a FEMA delineated floodplain. However, all building envelopes are proposed outside of this existing floodplain. Any flooding that does occur is likely to be sheet flooding within this designated floodplain, and at shallow depths (i.e. less than one foot). Damage risks from such flooding are minimal.

Surface water runoff from the internal site roadways and hardscapes within the development and each of the individual lots will be captured and routed to drywells or other infiltration techniques. Minor grading will be performed as part of site development. This grading is primarily composed of internal roadway construction and minor lot improvements. No roads will be constructed with grades in excess of 7%.

No existing wetlands are located on the proposed annexation site, and none will be created as part of this development.

WILDLIFE IMPACTS

Preliminary reviews indicate the development area is currently used for farming and other agricultural uses limiting substantial wildlife populations on a year round basis. However, fringe habitat along the canals or agricultural limits could contain small wildlife populations. Installation of landscape features by the developer and individual landowners will replace or expand some of this fringe habitat resulting in an insignificant change in the overall habitat availability.

SNOW STORAGE/REMOVAL

The project will incorporate adequate on-site snow storage as part of the development. Namely, open-space areas will be utilized for storage of snow removed from roadways and other proposed hardscape areas. In addition, the proposed roadway sections utilized by the proposed development will incorporate snow storage areas. Snow removal and storage will be accomplished under the direction of the proposed homeowner's association.

PROTECTION OF HAILEY'S ESTABLISHED OR PROPOSED WELLHEAD PROTECTION ZONES

The City of Hailey Engineer indicated that the area to be annexed is downstream of Hailey's established or proposed wellhead protection zones. There will therefore be no impact on these zones.

MAINTENANCE OF STREETS, PARKS AND UTILITIES

All Streets, Parks and Utilities will be maintained and funded through the Homeowner's Association.

**Environmental Report
Wildlife Assessment and Determination of Impacts
Stevens Family Ranch**

October 1, 2009

Prepared by:
Kaz Thea, Wildlife Ecologist
1630 Heroic Road
Hailey, ID 83333
208-788-7052

RECEIVED

OCT 01 2009

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Jeff Pfaeffle
Ketchum Realty
P.O. Box 420
Ketchum, Idaho 83340

September 30, 2009

RE: ENVIRONMENTAL REVIEW FOR THE STEVENS FAMILY RANCH

Dear Jeff,

As requested, I have completed an environmental review of the Stevens Family Ranch located immediately south of the City of Hailey in Blaine County. The review covers an assessment of wildlife habitat on the property and an evaluation of the importance of that habitat to wildlife species as it relates to proposed development of the property. In addition, the report includes attachments from information requested of Idaho State Fish and Game and US Fish and Wildlife Service regarding their jurisdiction to manage wildlife and provide species lists. The information obtained from the State and Federal agencies serves to help wildlife professionals determine affects from proposed developments based on species occurrences and sensitive habitat. To complete my review I researched available maps, records and information on the property and conducted limited on-site surveys of plant and animal communities. This particular property is fairly simple in its habitat cover, which the report reflects.

My overall finding is that the property contains or is likely to contain environmental resources that are regulated by federal, state, and local agencies. These resources include:

- The Big Wood River;
- Migration corridors and wildlife habitat; and
- Sensitive species and big game use.

My overall conclusion is that the property can be developed by adequately protecting the sensitive riparian habitat along the Big Wood River and keeping development well outside of these designated sensitive areas to avoid adverse impacts on wildlife, aquatic species and their habitat.

Sincerely,

Kaz Thea
Wildlife Ecologist

Environmental Report
Stevens Family Ranch
October 1, 2009

Environmental Review for Stevens Family Ranch

Introduction

The Stevens Family Ranch is located in Blaine County immediately south of the City of Hailey along Broadford Road. The property includes T2N, R18E and Sections 15, 16 and 21. The following is a description of the property including plant cover type, habitat and wildlife resources and an overall conclusion of the impacts to wildlife resources from any proposed development.

Overview of Site and Adjacent Land

The property includes approximately 500 feet of riparian area along The Big Wood River, which is adjacent to the property on the west side. This riparian area includes an extensive mature and multi-storied cottonwood forest associated with the Big Wood River, which sits about 25 feet below the upland bench, which is proposed for development and annexation into the City of Hailey.

Immediately to the north of the property is the Hailey City boundary and an existing subdivision that includes horse property, a home and some outbuildings. Further north is additional single-family home developments. Adjacent to the south side of the property is Colorado Gulch, a natural area with hiking trails and a dirt road that extends through the natural area connecting Croy Canyon. None of this natural area will be affected by the project. A foot trail extending from the proposed development to Colorado Gulch is anticipated. A berm separates Broadford Road from the front of the property on the east side. Directly across Broadford Road from the property is a light industrial development.

The entire upland area proposed for development consists of about 22 acres of irrigated pasture lightly used for grazing cattle. This pastureland was converted from native vegetation long ago. There is also a ditch that runs across the property used to irrigate the pasture. The ditch lacks any associated riparian vegetation along the length of it on the property.

Aquatic Resources and Riparian Habitat

I identified whether there were any river channels or other waterways on the property and as described above The Big Wood River occurs on the western boundary of the project area. The Big Wood River is jurisdictional to the US Army Corps of Engineers (ACOE). Perennial and intermittent waterways are also jurisdictional to Blaine County. The Big Wood River has associated wetlands that are also jurisdictional to the ACOE and the County. These include forested, shrub, and emergent wetlands. In addition there is a ditch that runs across the property used to irrigate the pasture.

My conclusion based on a site visit and my understanding of the project activities from discussions of what is being proposed and from Sketch Plan "A" (Attachment 1) included with the packet materials I received for my review I have determined that the Big Wood River will not be affected by the project. All project activities will be outside of the Big Wood River riparian corridor and associated wetlands, which should be adequately buffered and protected from any project implementation activities. Additional consultation and permitting with the agencies that have jurisdiction over these resources would not be necessary.

Fish, Plants and Wildlife Resources

To research plants and wildlife populations an Idaho Conservation Data Center (ICDC) database search for plant and animal "species of concern" was completed in September 2009 and a report was sent to me in September (Attachment 2). In addition, I conducted field observations in August 2009 to determine general wildlife use of the site and to identify the plant cover types on the property. I also had some discussions with Mike McDonald from the Idaho Department of Fish and Game (IDFG) and a letter (Attachment 3) was sent to me regarding his conclusion of the use of the area by big game.

Survey and general observations indicate the presence of elk, deer, and moose on the property almost entirely this use is associated with the riparian area along the Big Wood River. Birds of Prey such as hawks, eagles and vultures may use the area and would be closely associated with the large tree component of the riparian area and feeding on the small mammals that use the site. Small mammals observed and that are likely to occur on the property include mice, ground squirrels, fox and coyote. The site has little in the way of preferred habitat for native wildlife. The bench has been completely converted to pasture and there is little in the way of tree cover for perching and nesting.

The US Fish and Wildlife Service listed the Yellow-billed cuckoo as a sensitive bird species (Attachment 4). The cuckoo is closely associated with healthy riparian areas and uses the Big Wood River corridor for nesting. Generally they are closely associated with willow bottoms more so than overstory cottonwood canopies. It will be important to protect this resource from any heavy equipment being used on the site to ensure this resource is buffered from impacts. Blaine County requires a twenty-five foot setback from the Big Wood River, but this is minimal and should be expanded. The approximately 25-foot drop to the river from the upper bench serves as a good protection from direct impact. I recommend that the project further insure dirt does not enter the river when heavy equipment to move dirt is being used on the upper bench adjacent to the

riparian area. Fencing should be placed with a buffer from the edge of the hill that drops down to the rivers edge to adequately protect this area.

The ICDC database review indicates the Wood River sculpin a special status fish occur in the Big Wood River. No impacts to sculpin or their aquatic habitat will occur as the project impacts will be well outside of the river corridor and on the upland bench area only. It is anticipated that no dirt or sediment will enter the river from implementing the project and its use of heavy equipment to move dirt.

The ICDC database review indicates that the project is within the Gray Wolf USFWS Idaho Experimental Nonessential Population Zone. The Gray wolf was listed as an "endangered species" that is protected under special regulations of the Endangered Species Act. Although no observations of wolves have been made on the Stevens Family Ranch itself the wolf is in the Soldier Mountain gray wolf pack within a 5-mile boundary of the project. The state of Idaho officially took over much of the wolf management activities from the US Fish and Wildlife Service on January 5, 2006. There should not be any special wolf regulatory issues for the property.

The ICDC database review indicates multiple sightings of the North American Wolverine in the vicinity of the project area. The wolverine is designated as "sensitive" by the US Forest Service and is an "Idaho Species of Special Concern." Wolverine populations in Idaho inhabit the Smokey Mountain complex of the Sawtooth Mountains. The reported sightings occurred fairly long ago in the 1980's and to my knowledge no recent sightings have been reported. The wolverine has not been observed on the Stevens Family Ranch during on-site surveys or during ranch operations. Wolverine are shy animals that prefer high elevation rugged mountain terrain away from human contact and would not be expected to occur on the property in the future.

The ICDC database review indicates 2 sightings of lynx near the property. The lynx is a "threatened species" that is protected under the Endangered Species Act and is an "Idaho Species of Special Concern." The observation is outside the general vicinity of the property and the lynx has not been observed on the Stevens Family Ranch during on-site surveys or during ranching operations.

The ICDC database review indicates several sightings of sage grouse leks in the vicinity of the property. Sage grouse is designated as "sensitive" by the U.S. Forest Service and is an "Idaho Species of Special Concern". Sage grouse are

closely associated with mature sagebrush and its associated grass and forb understory for nesting, feeding and raising young. Their leks are in areas that have little or no vegetation for the males to be seen displaying. The property was converted to pasture a long time ago and consists of tall pasture grass not native sagebrush. While sage grouse may be incidental to the property they are not using the site as important or preferred habitat. There are no small streams with native riparian habitat across the property. The ditch is devoid of any native riparian area. The observations are outside the general vicinity of the property and sage grouse have not been observed on the Stevens Family Ranch during on-site surveys or during ranching operations and would not be expected to use the site.

The ICDC database review indicates a couple sightings of pygmy rabbits in the vicinity of the property. Pygmy rabbits are designated as "sensitive" by the U.S. Forest Service and are an "Idaho Species of Special Concern". Pygmy rabbits are closely associated with tall mature sagebrush and its associated grass and forb understory where they dig burrows and are protected by tall vegetation during nesting, feeding and raising young. The property was converted to pasture a long time ago and consists of tall pasture grass not native sagebrush. I would not expect pygmy rabbits to use this site at all. Pygmy rabbits have not been observed on the Stevens Family Ranch during on-site surveys or during ranching operations.

The ICDC database report indicates the presence of Bugleg Goldenweed in the vicinity of the project area but fairly distant from the site. The plant species is considered "sensitive" by the US Forest Service and is a "Special Status Plant" in Blaine County. The plant is associated with native sagebrush steppe vegetation communities. The Stevens Family Ranch lacks any sage steppe vegetation and therefore it is not anticipated that any plant species will occur on site. No plants were observed during site visits.

My conclusion based on preliminary research, field survey work and assessment of the locations of special status species and their habitat requirements is that the property does not have "sensitive species" using the site that is proposed for development due to lack of native vegetation in the upland community. There may be some use by yellow-billed cuckoo in the riparian area, which will be protected during construction and buffered from development. The property does not have designated "critical habitat" for sensitive species and the occurrence of "endangered" or "threatened" species is rare or historic. I believe the property can be developed with the proper development plan to have "minimal adverse impact" on "sensitive species" and big game.

Wildlife Habitat and use by Big Game

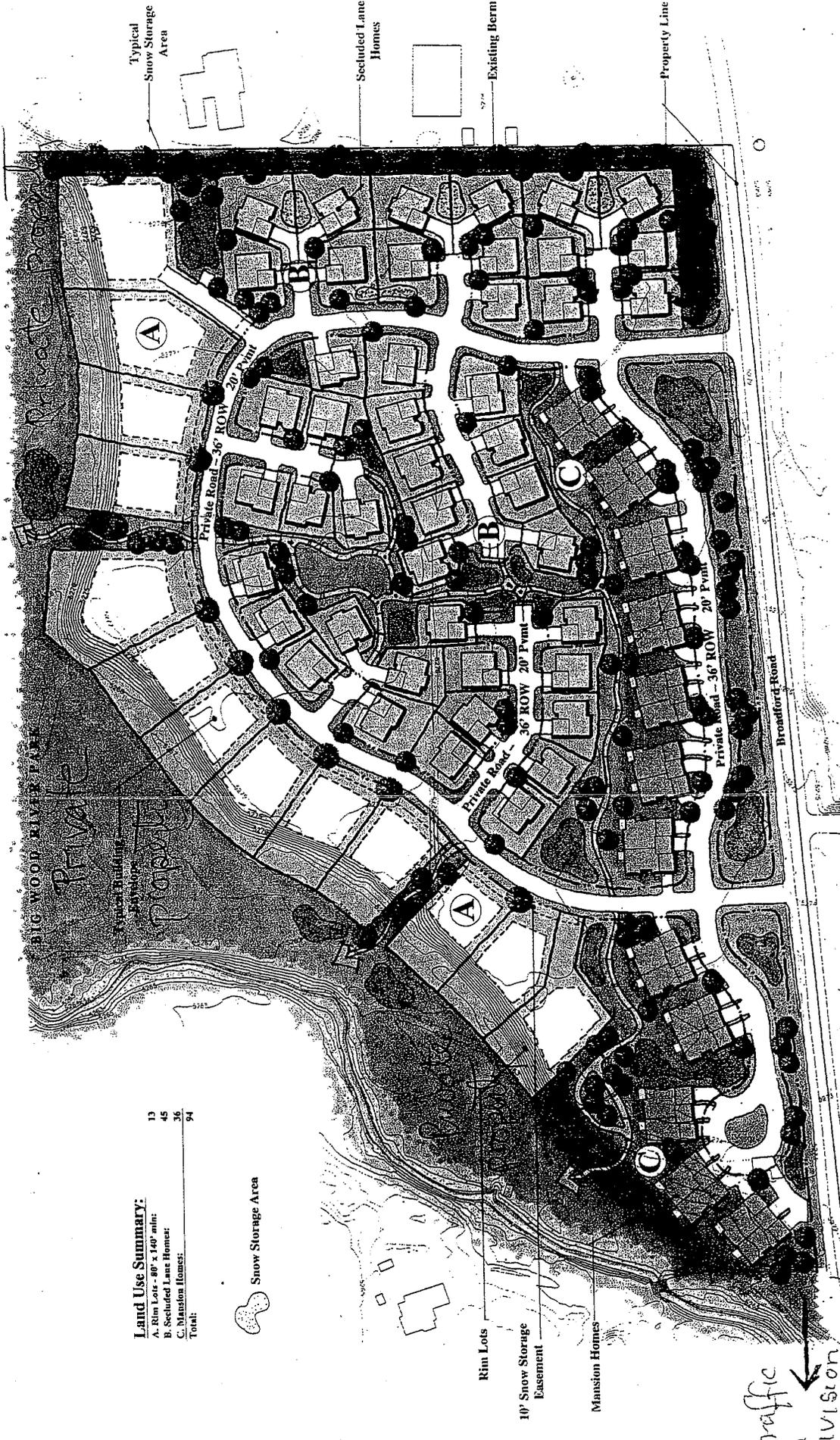
To identify and assess wildlife habitat on the property I have reviewed the Blaine County Wildlife Overlay Map, Idaho Fish and Game Elk and Deer Winter Range Maps, and the Idaho Fish and Game Migration Corridor Overlay that was sent to me by Mke McDonald of the Idaho Fish and Game (Attachment 3). While the map provided by the IDFG shows winter use on site, that use is primarily throughout the riparian corridor of the Big Wood River and the south slopes west of the property. None of the Stevens Family Ranch consists of large south-facing slopes that provide excellent wildlife habitat for big game and other wildlife typically used by wildlife in winter. In addition, the riparian zone along the Big Wood River with its multistoried cottonwood forest is an important migration corridor for deer moving from high elevation habitats in summer to low elevation areas that are snow free in winter. Again these areas should be protected and buffered any development on the upland areas of the property.

It is my conclusion based on preliminary research, field survey work and discussions about the development of this site that these areas will not be impacted and there should be no adverse impact to elk or deer from the Stevens Family Ranch development project.

cc. Beth Robrahn, Hailey City Planning Director

Environmental Report
Stevens Family Ranch
October 1, 2009

Attachment 1



Land Use Summary:

A. Rim Lots - 80' x 140' min:	12
B. Secluded Lane Homes:	45
C. Mansion Homes:	36
Total:	94



Foot traffic from subdivision exits to

Sketch Plan "A"
Colorado Gulch Preserve

Hailey, Idaho

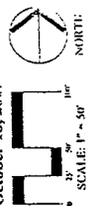
Colorado Gulch Road

State of the Art Land Planning
David A. Clinger & Associates, Ltd.
 21759 Cahoon Boulevard
 Golden, Colorado 80401
 (303) 526-9126

Developer:
Hardland Development Co., LLC
 Jolley Pincelle, Managing Member
 200 North Leadville
 P.O. Box 428
 Ketchum, Idaho 83340

Engineer:
Galena Engineering Inc.
 P.O. Box 100
 Hailey, Idaho 83340
 (208) 788-1705

Revised: June 16, 2009
 October 18, 2007





IDAHO DEPARTMENT OF FISH AND GAME

600 South Walnut/P.O. Box 25
Boise, Idaho 83707

C.L. "Butch" Otter / Governor
Cal Groen / Director

MEMORANDUM

TO: Kaz Thea, Wildlife Ecologist

FROM: George Stephens, Idaho Fish and Wildlife Information System (IFWIS)

DATE: 2 Sep 2009

RE: Hailey subdivision project, T2N R18E S15, 16, 21

Enclosed are 4 maps or screen-shots (PDFs) that show the following:

1. Special status animals (minus fish).

Lynx
Wolverine
Pygmy rabbit
Greater sage-grouse

2. Special status plants.

Pyrrcoma insecticruris (bugleg goldenweed). This is a USFS Region 4 Sensitive Species and a BLM Type 3 species. (**Type 3. Rangewide/Globally Imperiled Species – Moderate Endangerment.** These are species that are globally rare with moderate endangerment factors. Their global rarity and inherent risks associated with rarity make them imperiled species. Idaho BLM sensitive species that are ranked by the network of Conservation Data Centers and Natural Heritage Programs with Global Ranks of G1-G3 or T1-T3 with (a) a threat priority of 10-12 using the USFWS Listing Priority Criteria or (b) an Idaho Native Plant Society ranking of Priority 1-2 or Sensitive--i.e., Sensitive with the majority of the population on BLM-administered lands.)

3. Special status fish.

Wood River sculpin

4. Wolf pack activity (pack boundaries). Gray wolf is now a game species, but I'm providing the information anyway. Wolf pack activity is one of the GIS layers that we used to check routinely when handling data requests such as yours.

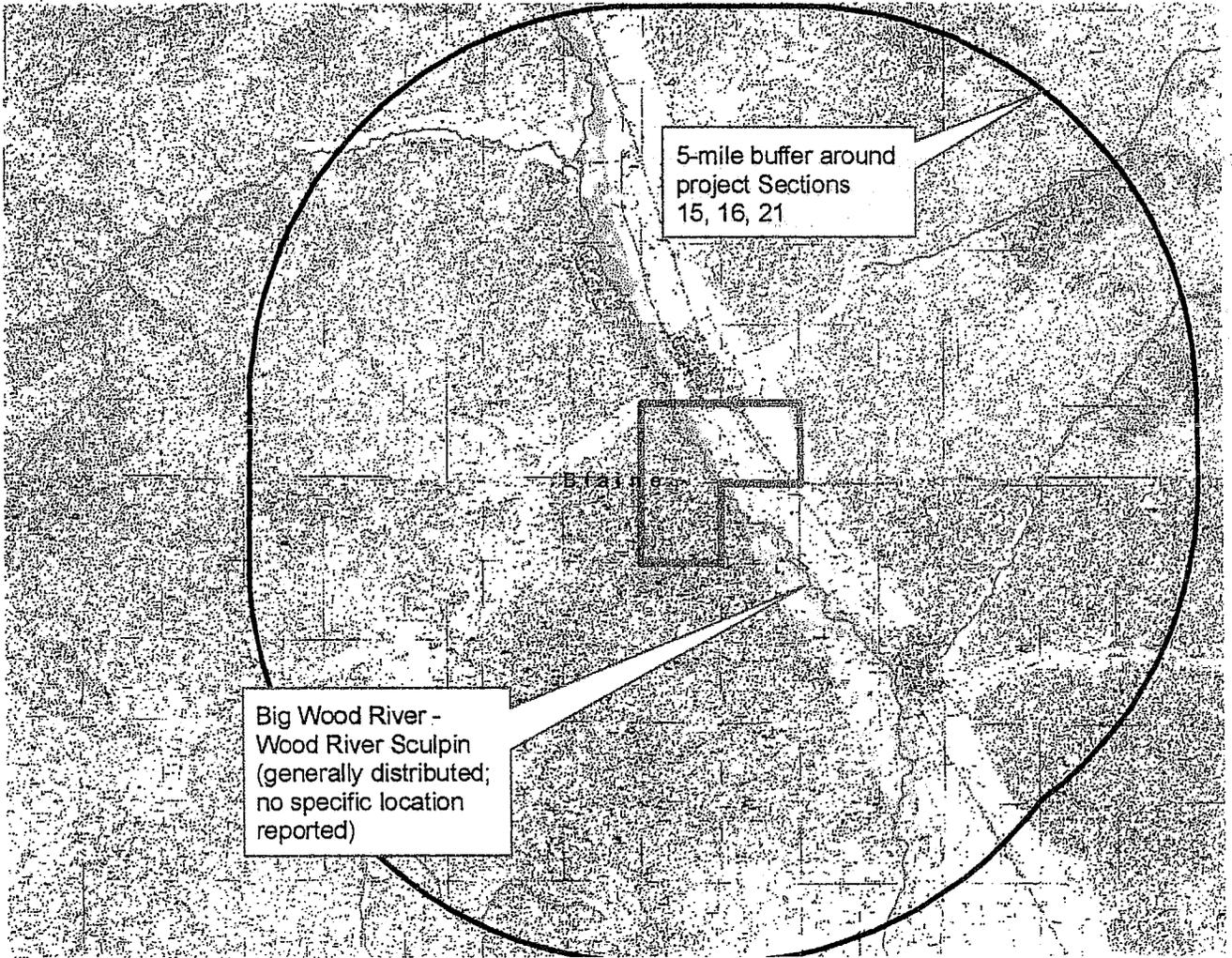
You can find additional information on the status of each of the vertebrate species (including Wood River sculpin) in species accounts in the Comprehensive Wildlife Conservation Strategy:

<http://fishandgame.idaho.gov/apps/cwcs/>

As I mentioned in our phone conversation, yellow-billed cuckoo observations have been made in the past few years in riparian areas at Stanton Crossing (Big Wood River) downstream from Hailey and south of Stanton Crossing. Our databases do not contain any known observations near Hailey.

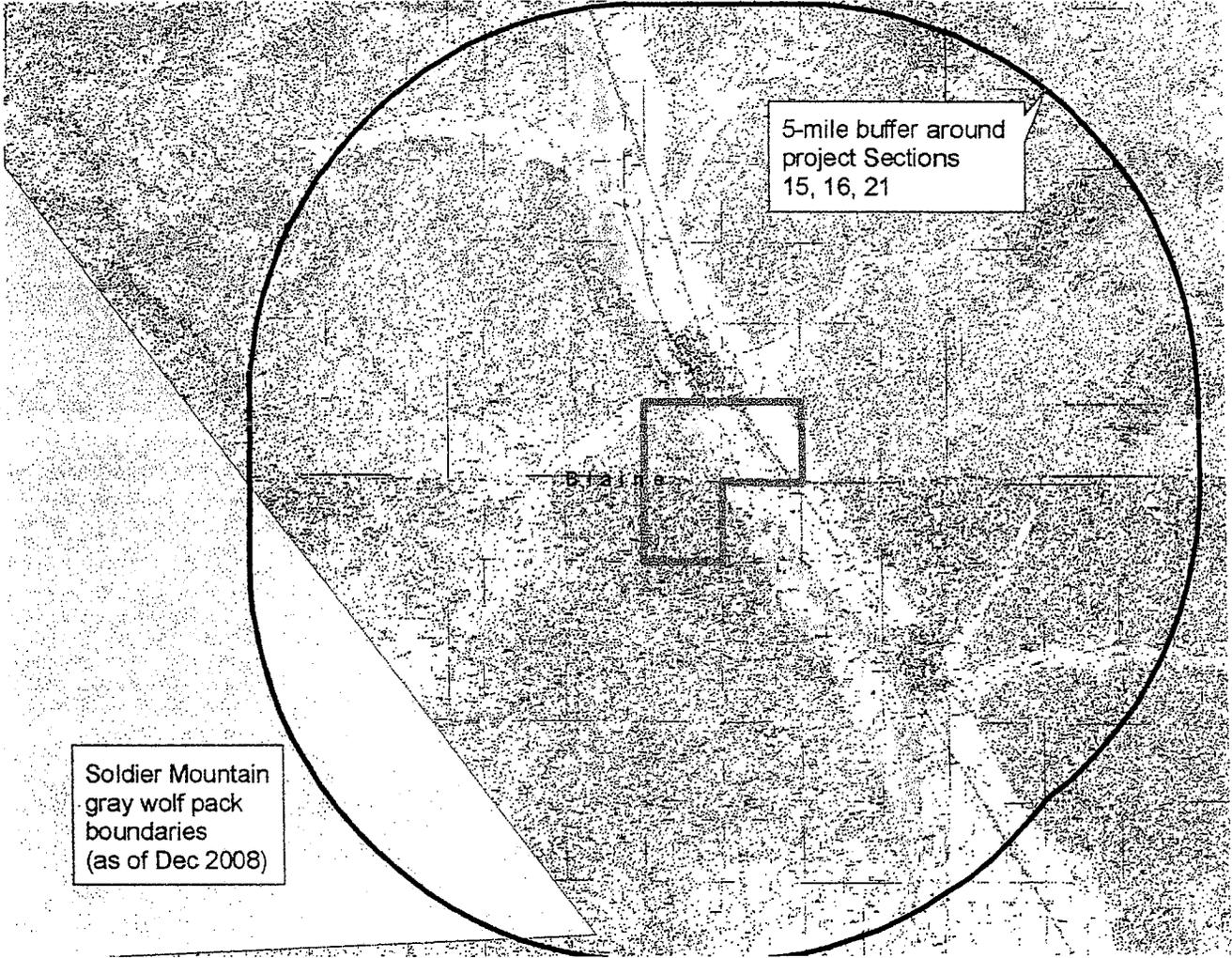
You might check with Mike McDonald regarding any other issues with special status fish species in the project area. Our databases contain observations of Wood River sculpin as the only special status fish species in the project area.

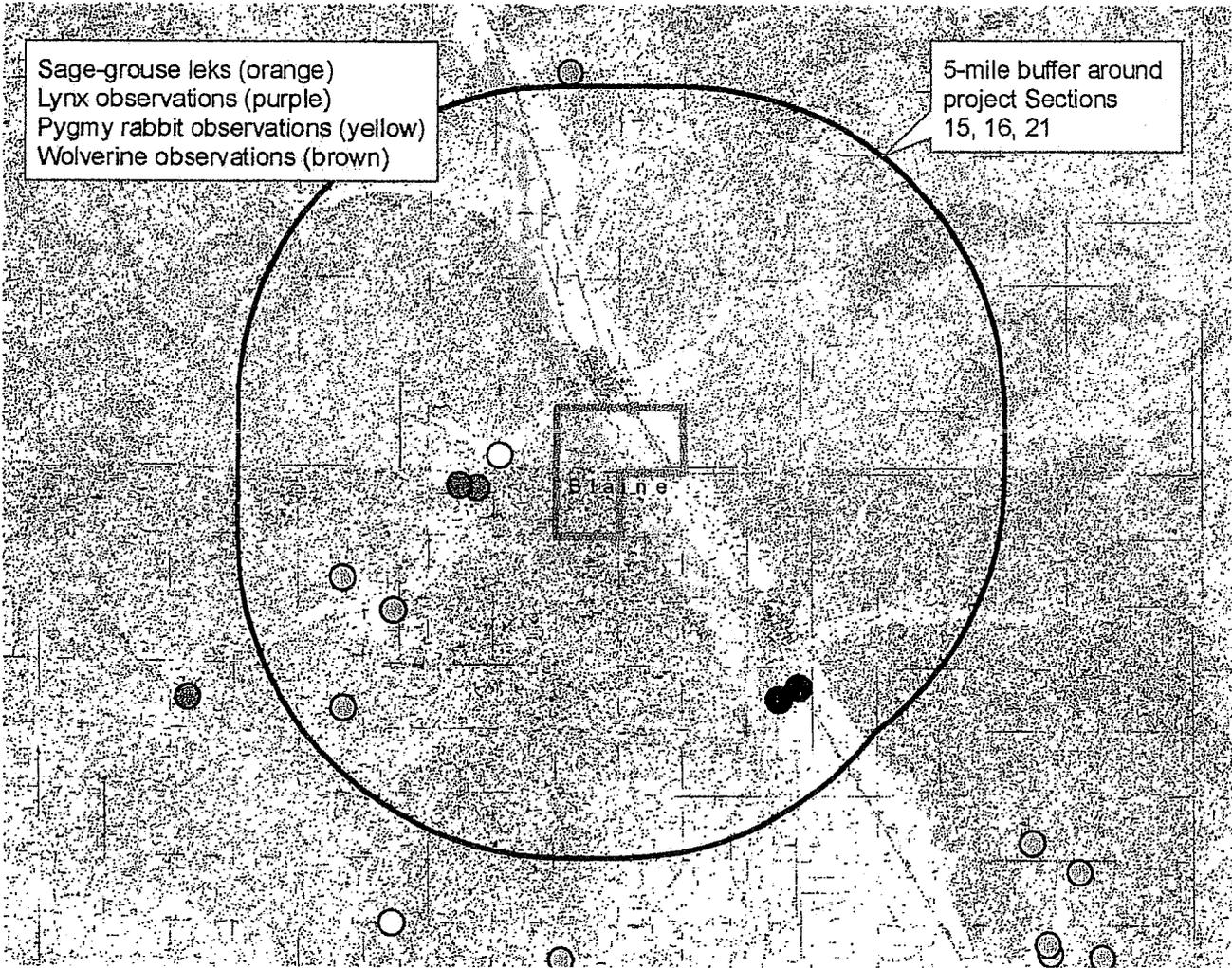
Please note: The quantity and quality of data collected by the Idaho Department of Fish and Game (IDFG) are dependent on the research and observations of many individuals and organizations. In most cases, these data are not the result of comprehensive or site-specific field surveys; many natural areas in Idaho have never been thoroughly surveyed. For these reasons, IDFG cannot provide a definitive statement on the presence, absence, or condition of biological elements in any part of Idaho. IDFG reports summarize the existing information known to the IDFG at the time of the request regarding the biological elements or locations in question. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

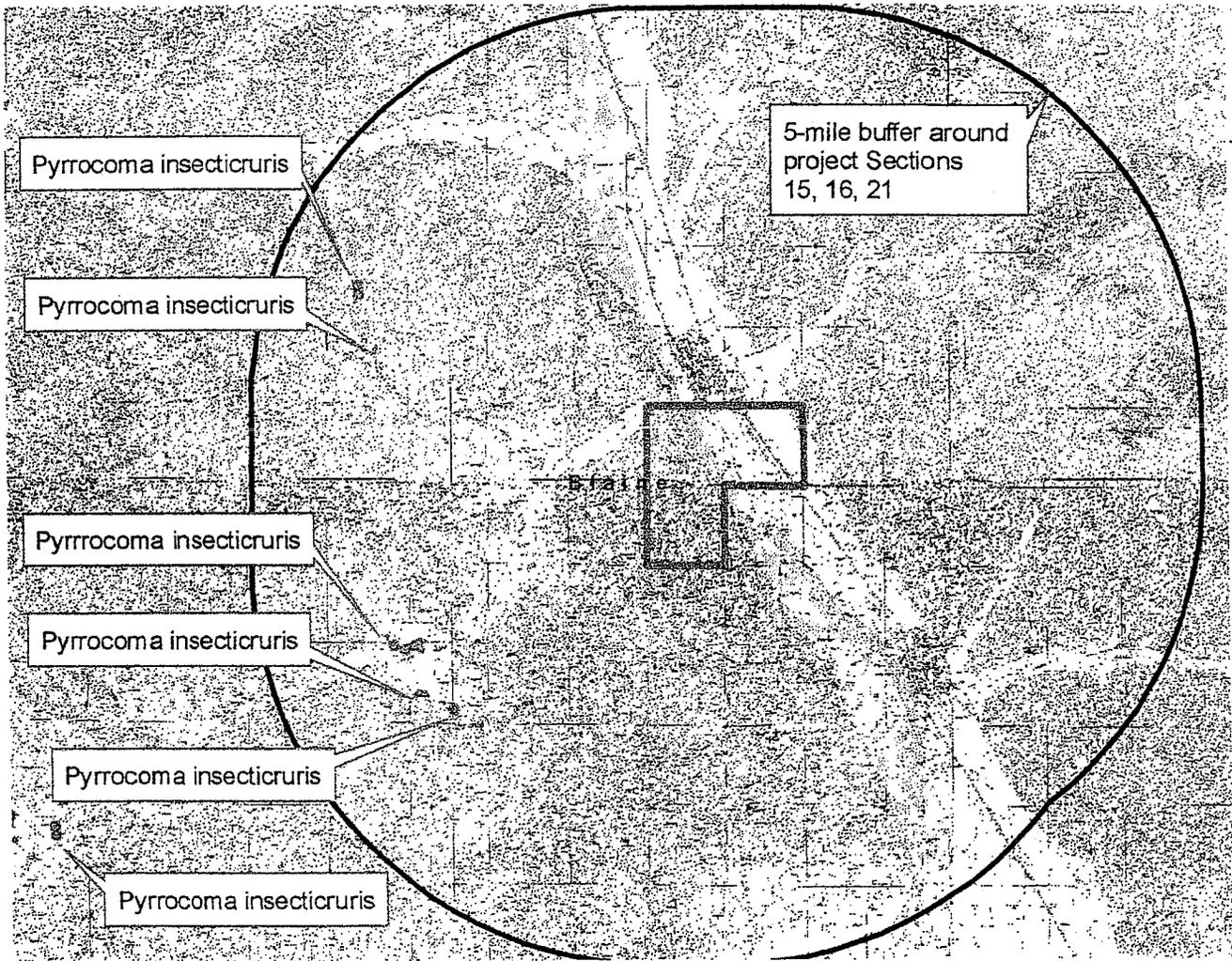


5-mile buffer around
project Sections
15, 16, 21

Big Wood River -
Wood River Sculpin
(generally distributed;
no specific location
reported)









IDAHO DEPARTMENT OF FISH AND GAME

MAGIC VALLEY REGION

324 South 417 East, Suite 1

Jerome, Idaho 83338

C.L. "Butch" Otter / Governor

Cal Groen / Director

September 16, 2009

Kaz Thea, Wildlife Ecologist

1630 Heroic Road

Hailey, ID 83333

Re: Stevens Family Ranch – Wildlife Information

Dear Kaz:

Idaho Department of Fish and Game (IDFG) has reviewed your request for wildlife migration corridor and winter range information related to the Stevens Family Ranch located immediately south of the City of Hailey in Blaine County. It is our understanding a subdivision is planned for a portion of the property; 22 acres of irrigated pasture above the Big Wood River. Forested riparian habitats associated with the Big Wood River on the property will be buffered and protected from development.

Designated elk winter habitat occurs on the Stevens Family Ranch (see attached map); however, the bulk of winter elk use in the area is restricted to forested riparian habitats associated with the Big Wood River and south facing slopes west of the property. Mule deer annually migrate south from high elevation summer habitats in the upper Big Wood Valley to low elevation winter habitats. A mule deer migration corridor, associated with forested riparian habitats along the Big Wood River, bisects the property (see attached map).

Thank you for the opportunity to provide wildlife information. Please contact Mike McDonald, Environmental Staff Biologist, in this office if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "H. Jerome Hansen".

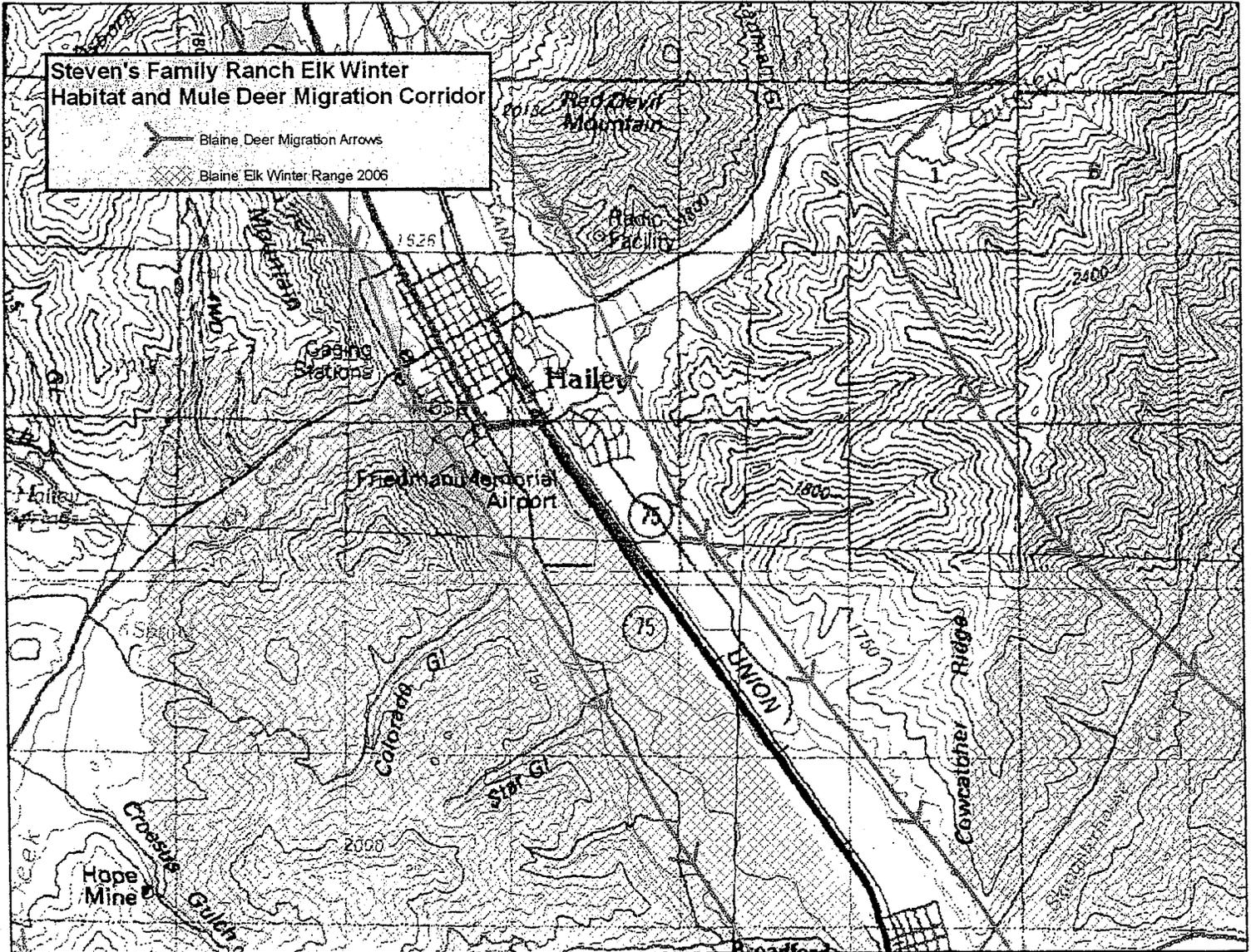
H. Jerome Hansen

Magic Valley Regional Supervisor

Cc: Beth Robrahn (City of Hailey)
IDFG - Boise (Hebdon/Servheen)
ECc: IDFG (R4 staff)

Keeping Idaho's Wildlife Heritage

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United States Department of the Interior
IDAHO FISH AND WILDLIFE OFFICE

1387 S. Vinnell Way, Room 368
Boise, Idaho 83709
Telephone (208) 378-5243
<http://www.fws.gov/idaho>



SEP 23 2009

Kaz Thea
Wildlife Ecologist
1630 Heroic Road
Hailey, Idaho 83333

Subject: Stevens Family Ranch—Blaine County, Idaho—Species List
970.0700 14420-2009-SL-0585

Dear Ms. Thea:

The Fish and Wildlife Service (Service) is providing you with a list of endangered, threatened, proposed, and/or candidate species, and designated critical habitat which may occur in the area of the proposed subdivision. You requested this list by e-mail on September 1, 2009. Please refer to the species list number 14420-2009-SL-0585 shown above in all correspondence and reports.

Non-Federal Lands and Section 7

Section 7 of Endangered Species Act of 1973 (Act), as amended, requires Federal agencies to assure that their actions do not jeopardize any listed species and provides a process for exemption of take for Federal agencies. Although your project is located on non-Federal lands, if there is a Federal action (funding, permitting, or direct action) associated with your project, the Federal agency is required to consult with the Service if the action may affect a listed species. Section 7 regulations also allow for applicants to be involved in the consultation process. For instance, a Federal agency may designate you or another non-Federal entity to represent them in an informal consultation.

The enclosed list fulfills the requirements for a species list under section 7(c) of the Act. If the project decision has not been made within 180 days of this letter, regulations require that you request an updated list. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at <http://www.fws.gov/endangered/consultations/s7hndbk/s7hndbk.htm> (last accessed September, 14, 2009). Section 7 consultation information specific to Idaho listed species can also be found on the Idaho Fish and Wildlife Office website at <http://www.fws.gov/idaho/agencies.htm> (last accessed September, 14, 2009).

TAKE PRIDE
IN AMERICA 

Kaz Thea
Stevens Family Ranch

Voluntary Agreements for Species Conservation on Private Lands

The Act includes provisions for the conservation of listed species on both Federal and non-Federal lands. A private landowner may wish to enter into an agreement with the Service under section 10 of the Act for activities that benefit listed, proposed, and candidate species. Voluntary agreements such as Safe Harbor Agreements or Candidate Conservation Agreements contribute to the conservation of listed, proposed, or candidate species while allowing for management activities on non-Federal lands. In addition, Section 9 of the Act prohibits the "taking" of any listed species without an exemption (issued by the Service) for that take¹. For private landowners, that exemption is developed through the permit process of Section 10 (through a Habitat Conservation Plan) of the Act. More information on the various mechanisms for take exemption available to private landowners under the Act can be found at <http://www.fws.gov/idaho/Landowners.htm> (last accessed September, 14, 2009).

Bald Eagles

Bald eagles (*Haliaeetus leucocephalus*) may occur in the vicinity of the proposed project. In a decision published in the July 9, 2007 Federal Register, the Service concluded that protections for the bald eagle under the Endangered Species Act of 1973 (Act), as amended, were no longer warranted. Effective August 8, 2007, the bald eagle was no longer included on the list of threatened and endangered species in the lower 48 states pursuant to the Act, and has been removed from all Idaho species lists. The bald eagle continues to be Federally protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The Service has developed National Bald Eagle Management Guidelines (Guidelines) to advise project proponents when and under what circumstances the protective provisions of these Acts may apply to their activities to help avoid violations of the law. The Guidelines and additional information on protection for the bald eagle are available on the Service's web site at: <http://www.fws.gov/migratorybirds/baldeagle.htm> (last accessed September, 14, 2009). The Service is also available to provide technical assistance regarding bald eagle conservation.

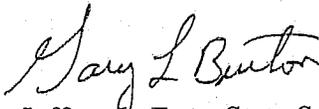
If you have any questions about your responsibilities under the Act, or require further information, please contact Barbara Chaney at the Idaho Fish and Wildlife Office at (208) 378-5259. For information on conservation opportunities under section 10 of the Act, contact

¹ Take of threatened or endangered animal species is defined as; harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct. Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavior patterns which include, but are not limited to, breeding, feeding, or sheltering.

Kaz Thea
Stevens Family Ranch

Conservation Planning Branch Chief Kendra Womack at the Idaho Fish and Wildlife Office at (208) 685-6951. Thank you for your interest in endangered species conservation.

Sincerely,


fbj Jeffery L. Foss, State Supervisor
Idaho Fish and Wildlife Office

Enclosure



STEVENS FAMILY RANCH
BLAINE COUNTY, IDAHO
SPECIES LIST 14420-2009-SL-0585

LISTED SPECIES

STATUS

None

PROPOSED SPECIES & PROPOSED/DESIGNATED CRITICAL HABITAT

None

CANDIDATE SPECIES²

Yellow-billed cuckoo (*Coccyzus americanus*)

Candidate

Information on the above species and their management can be found on the Environmental Conservation Online System (ECOS) website at http://ecos.fws.gov/ecos_public/index.do (last accessed September 14, 2009) and the Idaho Fish and Wildlife Office website at <http://www.fws.gov/idaho/agencies.htm> (last accessed September 14, 2009).

²Candidate species have no protection under the Act, but are included for your early planning consideration. Candidate species could be proposed or listed during the project planning period, and would then be covered under Section 7 of the Act. The Service advises an evaluation of potential effects on candidate species that may occur in the project area.

September 2009

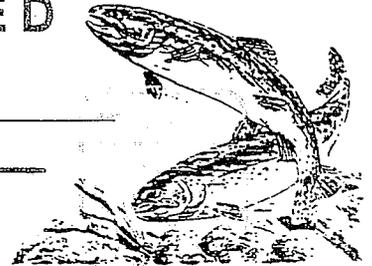
RECEIVED

AUG 25 2009

Fisher & Associates

Aquatic Resource Management & Enhancement
6640 Highway 200 East • Missoula, MT 59802
(406) 258-6800 • Fax (406) 258-6814

BR



August 23, 2009

Ms Beth Robrahn, Planning Director
City of Hailey Planning and Zoning Department
115 Main Street, Suite H
Hailey, ID 83333

FILE COPY

Dear Ms Robrahn:

In June 2003, I and other biologists and scientists from my company, Fisher & Associates, conducted an inventory of the jurisdictional wetlands on property owned by Mr. Jeffrey Pfaeffle. The parcel is referred to as Colorado Gulch and lies just south of the City Limits of Hailey, along Broadford Road, in Blaine County, Idaho. The specific legal description is: E $\frac{1}{2}$, Sec.16, the W $\frac{1}{2}$ Sec.15, and the NE $\frac{1}{4}$ Sec.21, T2N, R18E.

After our inventory was completed and prior to verifying our findings, a representative of the USCOE (United States Corp of Engineers) visited the site. After that visit the USCOE issued their approved jurisdictional determination #NWW No.032100970. The site map included with that determination showed all wetlands occurred in the "lower" floodplain area of the property along the river. (I have attached a copy of that site map.) No wetlands were found on the upper bench portion of the site.

I have re-visited the site and can confirm that the wetland areas have not changed. Because the USCOE's approval was issued on December 16, 2003, and was valid for only 5 years, I am submitting a formal request to the USCOE to re-issue a jurisdictional determination for the property.

The upper bench area, the subject of your present review, is all uplands and has been irrigated for either alfalfa or pasture most recently. Not only is there no water supply to support a self sustaining wetland system, there are almost no native plants remaining due to the historical agricultural use.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Fisher". The signature is fluid and cursive, with a prominent initial "S" and a long, sweeping underline.

Steve Fisher
Aquatic Biologist
Fisher & Associates

Tom Hellen, Hailey City Engineer
City of Hailey
115 Main Street South,
Hailey, ID 83333

August 20, 2009

RECEIVED

AUG 21 2009

RE: Colorado Gulch Preserve Traffic Impact Update

Per your request, attached are updated traffic counts, trip generation projections, and level of service calculations for the above project. All trip distribution, flow patterns, lane geometry's, and assumptions from the original 2004 report are still valid, with the following exceptions:

- 1) Existing conditions have been updated to 2009
- 2) The 10 year analysis timeline has been updated to 2019
- 3) The growth percentage used is 1.6% based on the City of Hailey Transportation Master Plan (which corresponds to the SH-75 EIS)
- 4) The peak month adjustment is 98% based on most recent year to date permanent counter information on SH-75
- 5) The trip generation rates have been adjusted to reflect the current plan.

The trips generated from the 94 unit development at buildout are shown in the table below in comparison to the original 2004 Traffic Impact Study trip generation values. In effect, both developments create nearly the same amount of trips. Although the current plan has more units, many of those units are triplexes, which statistically create less trips. However, even if the trip generation rate of these units was statistically incorrect and should be the same as single family detached generation rates, for the PM peak hour it would only increase the volume by 18 trips which is fairly insignificant.

	Concept	
	2004 TIS	Current
Total PM Peak Hour Trips	66	77
Total AM Peak Hour Trips	49	59

For Background traffic, a comparison of the 2004 report and the current traffic counts show traffic volumes at the study intersections have generally decreased. The original report used a growth factor of 3%; the recent Hailey Transportation Master Plan (and therefore this report) uses a growth factor of 1.6%. The combination of similar trip generation rates, reduced background traffic, and lower growth rates result in this updated analysis finding similar or generally better results in the Level of Service conditions, which are shown below for the current 94 unit plan.

2009 Level of Service: AM Peak Hour

Location	Average Level of Service per Vehicle							
	SB		NB		EB		WB	
	Before	After	Before	After	Before	After	Before	After
SH-75 & Cedar St.	Free	Free	A (8.6)*	A (8.6)*	**C(21.4)/B (10.3)	**C(22.2)/B (10.4)	NA	NA
Cedar St. & Broadford Rd.	NA	NA	A (9.0)	A (9.3)	Free	Free	A (1.3)	A (2.4)
Cedar St. & S. River St.	A (9.2)	A (9.3)	NA	NA	A (2.9)	A (2.9)	Free	Free

2009 Level of Service: PM Peak Hour

Location	Average Level of Service per Vehicle							
	SB		NB		EB		WB	
	Before	After	Before	After	Before	After	Before	After
SH-75 & Cedar St.	Free	Free	B (11.7)*	B (12.0)*	**F (70.8)/B (14.2)	**F (82.1)/B (14.6)	NA	NA
Cedar St. & Broadford Rd.	NA	NA	A (9.6)	B (10.4)	Free	Free	A (3.9)	A (4.9)
Cedar St. & S. River St.	A (9.4)	A (9.5)	NA	NA	A (2.7)	A (2.7)	Free	Free

2019 Level of Service: AM Peak Hour

Location	Average Level of Service per Vehicle							
	SB		NB		EB		WB	
	Before	After	Before	After	Before	After	Before	After
SH-75 & Cedar St.	Free	Free	A (8.9)*	A (9.0)*	**D(27.9)/B (10.9)	**D(29.3)/B (11.0)	NA	NA
Cedar St. & Broadford Rd.	NA	NA	A (9.1)	B (9.5)	Free	Free	A (1.4)	A (2.3)
Cedar St. & S. River St.	A (9.3)	A (9.4)	NA	NA	A (2.9)	A (2.9)	Free	Free

2019 Level of Service: PM Peak Hour

Location	Average Level of Service per Vehicle							
	SB		NB		EB		WB	
	Before	After	Before	After	Before	After	Before	After
SH-75 & Cedar St.	Free	Free	B (13.6)*	B (14.1)*	**F (>90)/C (16.8)	**F (>90)/C (17.4)	NA	NA
Cedar St. & Broadford Rd.	NA	NA	A (10.0)	B (10.9)	Free	Free	A (4.0)	A (4.9)
Cedar St. & S. River St.	A (9.7)	A (9.8)	NA	NA	A (2.8)	A (2.8)	Free	Free

Notes: Number in () indicates average delay/vehicle in seconds

No LOS established for "free flowing" condition (no stop)

Before is without development; After is with development

* Left Turning Movement Only; Other Movements Free

** Indicates Left/Right Turn Movements

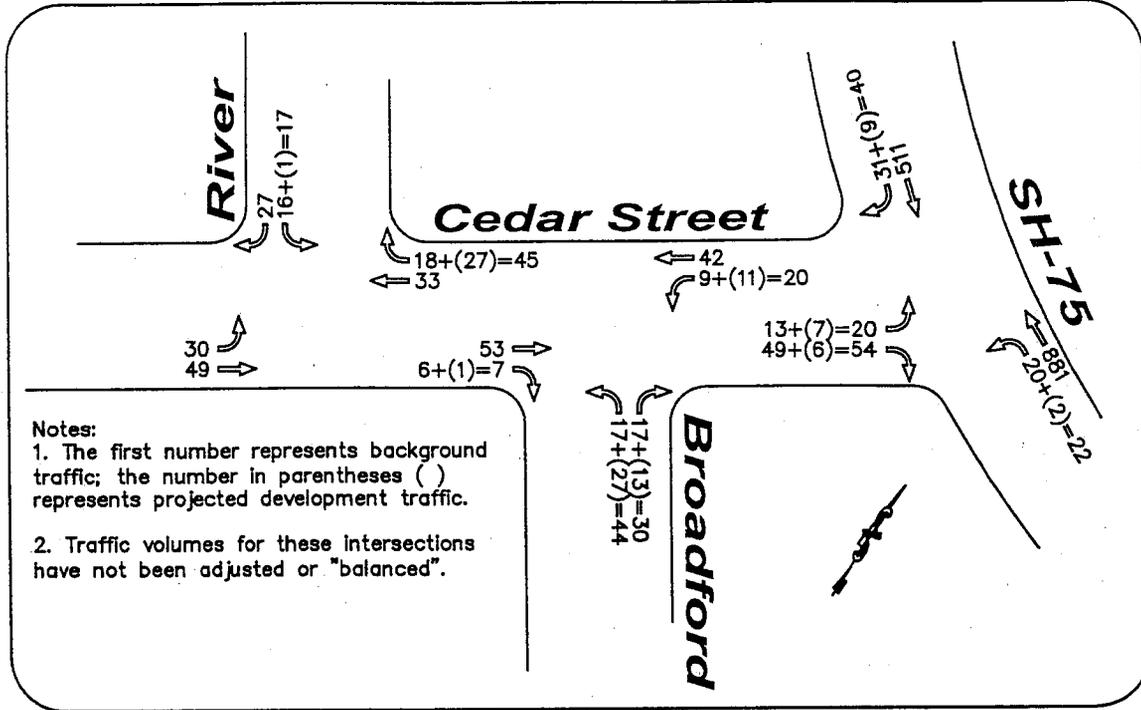
Based on the Level of Service analysis, the methodology, recommendations and conclusions in the 2004 report are still valid.

Please feel free to contact me anytime if you need anything further.

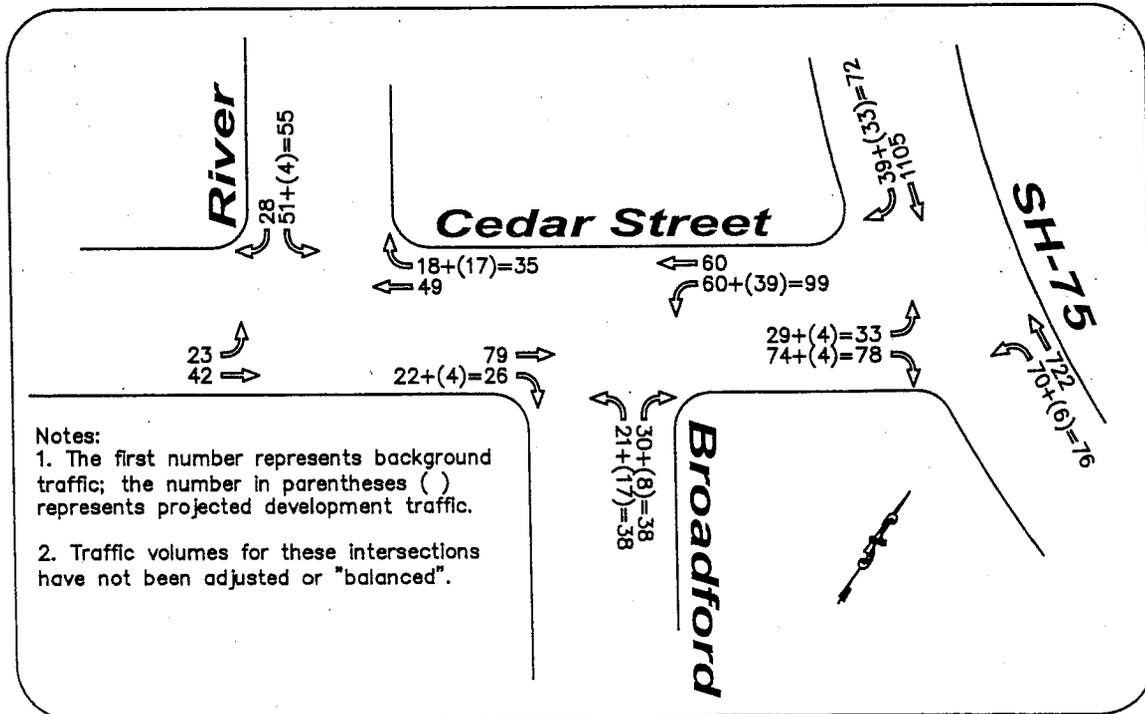
Brian Yeager, Project Manager



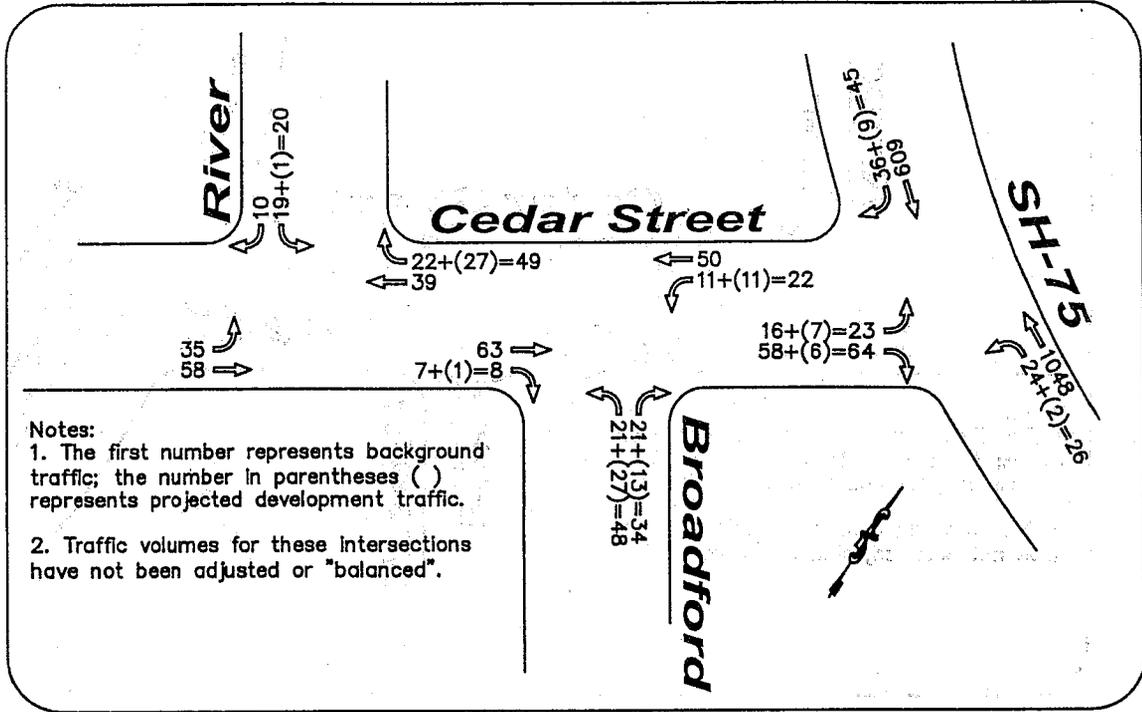
2009 AM Peak Hour Traffic Projection



2009 PM Peak Hour Traffic Projection



2019 AM Peak Hour Traffic Projection



2019 PM Peak Hour Traffic Projection

