

AGENDA ITEM SUMMARY

DATE: 07/07/2014 DEPARTMENT: PW DEPT. HEAD SIGNATURE: MP

SUBJECT: Indian Springs Memo from SPF Water Engineering.

AUTHORITY: ID Code _____ IAR _____ City Ordinance/Code _____
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

SPF we request to investigate the City's Indian Creek Springs water collection system and provide recommendations on what might be done to increase capture to meet the City's water right that allows diversion up to 3.38 cfs. The city is not capturing its full water right.

Please see the attached memo for details.

Staff believes that any decrease in spring flows may be tied to a decrease in precipitation, not necessarily a decline in the collection system. However, the city may be well served by developing the springs to maximize or improve upon the existing collection system – this includes any improvements to the existing system as well as investigating new construction. If precipitation continues to decline or if there are future years where spring flow is low as a result of low precipitation, we will want a collection system that captures as much water as possible. The report indicates that our current collection system is not capturing the entire resource. Based on SPF's analysis and recommendations (page 10 of the memo), staff suggests the following:

- #3 – tree and willow removal
- #2 – purchase or rent a camera capable of investigating drinking water pipes to determine not only root growth, but also any pipes that may be collapsed, broke, or otherwise in need of replacement. If the camera option is not feasible given the system or equipment costs, another alternative may be to expose certain portions of pipe to evaluate its condition, instead of automatic removal. Roots could be removed during this activity as well.
- #5 – focus on improving and increasing the collection system around manhole 5 and 9, where observations indicated greater water surface elevation nearby or up gradient from these manholes.

Staff suggests pursuing #3 and #2 first, followed by #5. Estimates on each would first need to be received. #5 would likely require IDEQ approval and permitting. Staff has requested \$150,000 in funding in FY 2015 for work related to improving capture at this location. However, without estimates or a current scope of work, it is difficult to budget the appropriate amount.

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input type="checkbox"/> City Attorney	<input type="checkbox"/> Clerk / Finance Director	<input type="checkbox"/> Engineer	<input type="checkbox"/> Building
<input type="checkbox"/> Library	<input type="checkbox"/> Planning	<input type="checkbox"/> Fire Dept.	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Safety Committee	<input type="checkbox"/> P & Z Commission	<input type="checkbox"/> Police	_____
<input type="checkbox"/> Streets	<input checked="" type="checkbox"/> Public Works	<input type="checkbox"/> Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Review the report and recommendations specified in the memo by SPF and staff's subsequent suggestions on how to proceed. Direct staff to proceed with the next phase and implement project(s).

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____



DRAFT MEMORANDUM

DATE: June 30, 2014
TO: Mariel Platt, City of Hailey
FROM: Scott King, P.E., Cathy Cooper, P.E.
CC: Cole Balis, Brandon Lynch, Roxanne Brown, Eric Landsberg, P.E.
RE: City of Hailey, Indian Creek Springs, Potential for Increasing Spring Flow
Job: 330.0190

Introduction and Background

The City of Hailey (Hailey) holds multiple water rights authorizing diversion of up to 3.38 cubic feet per second (cfs) from Indian Creek Springs for municipal and power production uses. The City reports that flow from the springs has declined compared to historic production. 2013 production, measured at the flow meter at the inlet to the power production turbine, is approximately 2.1 cfs (90th percentile), and averaged 1.9 cfs over the year. Hailey engaged SPF Water Engineering to investigate potential opportunities for increasing spring flow.

This Memorandum is issued in draft form. SPF has already discussed several of the recommendations with Hailey personnel and at least one has been tried on a temporary basis. We anticipate that additional investigation by the City will be completed, and then this Memorandum will be updated and issued in final form if desired by the City.

Figure 1 shows selected background data related to the spring. Spring flow, power production, precipitation, and Big Wood River flows are graphed. The following observations from the data are noted.

1. Spring flow has varied substantially for the period of record (1995 to 2013). Annual average flow ranged from 31.4 to 54.4 million gallons. This equates to a range of 718 to 1,242 gpm or 1.6 to 2.8 cfs. This flow data is from the flow meter at the inlet to the power production turbine, as this is the only location where long-term spring flow data is available.

Note: In September 2013, the level measuring device used to calculate flow over the weir at the spring collection site was calibrated. Stored data for flow at this site is available from April 13, 2014 through present (June 29, 2014). Using this flow data and comparing to flow data for the same period at the flow meter at the inlet to the power production turbine shows an average flow of 736 gpm (spring collection weir) versus 959 gpm (inlet to turbine). There may be several explanations for the difference including flow meter accuracy and/or the 2.3 mile pipeline between the spring and the turbine being old and not watertight anymore. A quick calibration of

the turbine flow meter with SPF's portable flow meter (in October 2013) indicated that it was reasonably accurate, but an official calibration is recommended: Flow data at the turbine inlet has been used in this overall analysis to represent spring flow because there is a long historical record available.

2. Power production data was looked at as a check on the flow meter that measures spring flows. It should be noted that the power production data did not include data for many of the months in the period of record, and may be inaccurate for that reason. However, the power production appears to provide a reasonable check on the spring flow numbers and they appear to generally track each other. The second peak in spring flow (2007) is not completely mirrored in the power production data.
3. Annual precipitation totals for three gaging stations in the area are provided. It appears that spring flows may have some correlation to precipitation and generally appear to lag precipitation by about two years.
4. Big Wood River flows are also graphed. River flows generally appear to lead spring flows by one year.

Our overall conclusion from examining the available data is that the perceived decrease in spring flows may be due to lower levels of precipitation in recent years rather than a decrease in the capture efficiency of the collection system. This should be kept in mind when determining how much money and effort is put into spring collection system improvements.

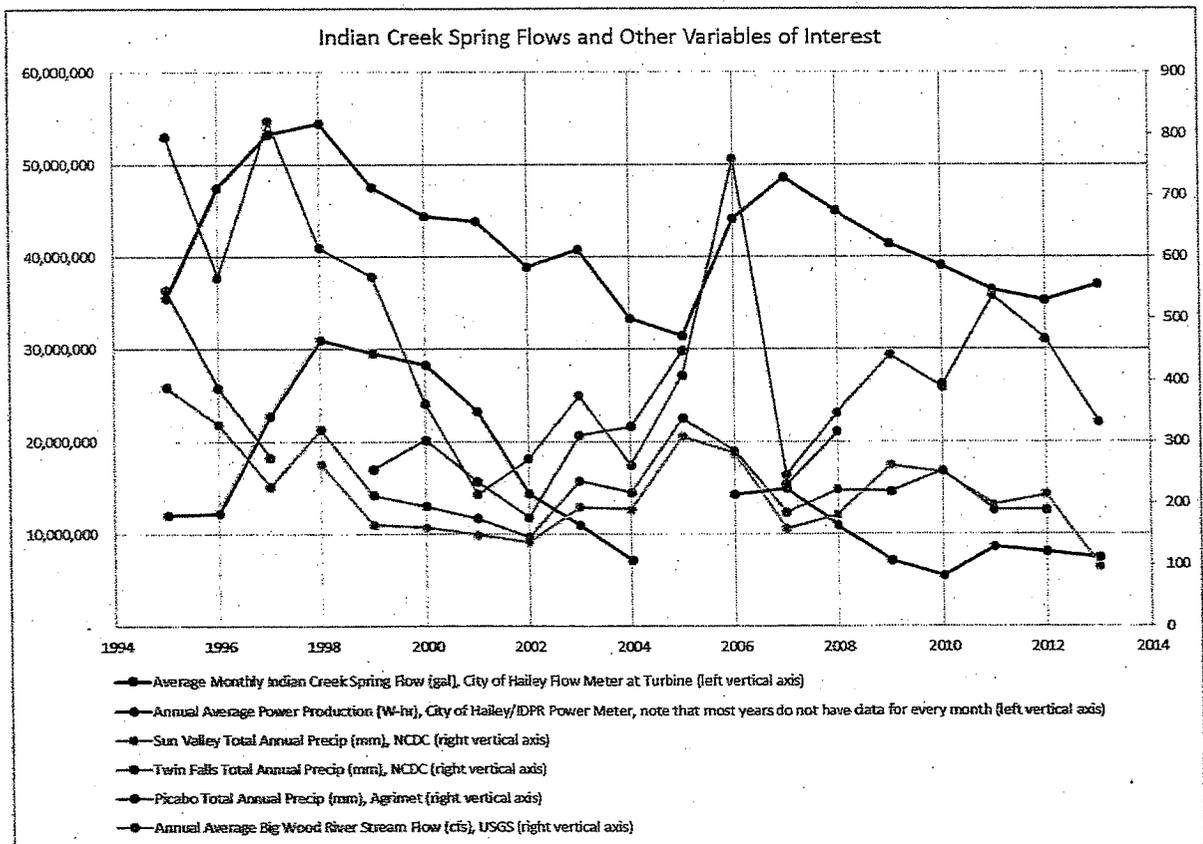


Figure 1. Indian Creek Spring Flows and other Variables of Interest

Water Rights Background

A final determination of the City's Indian Creek Spring water rights was issued in 2012 in the Snake River Basin Adjudication (SRBA) as the result of negotiations with the Indian Creek Ranch Owners' Association (ICROA). ICROA had protested IDWR's recommendation of the City's spring rights and sought to enforce a 1983 agreement between ICROA and the City concerning minimum stream flows in Indian Creek. The result was a determination that the City could divert no more than 3.38 cfs from Indian Creek Spring (approximately 1,500 gpm), with seasonal restrictions by priority date (Table 1).

WR No.	Priority Date	Authorized Diversion Rate (cfs)/Season of Use												Use	
		Jan	Feb	Mar	14-Apr	15-Apr	May	Jun	Jul	Aug	Sept	Oct	Nov		Dec
37-296A	4/1/1880					2.62	2.62	2.62	2.62	2.62	2.62	2.62			Municipal
37-717A	8/1/1907	1.72	1.72	1.72	1.72								1.72	1.72	Municipal
37-717B	8/1/1907	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	Municipal
37-1216	4/1/1884	0.90	0.90	0.90	0.90								0.90	0.90	Municipal
37-7854	7/23/1980	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	Power
Total		3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	

Table 1. Indian Creek Spring Water Rights

The Parties (ICROA and the City) also agreed to a protocol for the administration of Indian Creek Spring and Indian Creek, and certain Indian Creek minimum streamflow targets outlined in a "Term Sheet" signed November 30, 2011 (copy attached).

As the result of the agreements with ICROA, the City is authorized to divert a maximum of 2.62 cfs (approximately 1,200 gpm) year-round. The City is also authorized to divert a maximum of 3.38 cfs if the minimum streamflow targets and ICROA's water rights in Indian Creek are met (as outlined in the agreement).

The City installed two flumes in Indian Creek in 2013 to comply with the Term Sheet agreement. Although a complete record of flows in Indian Creek is not available for the summer of 2013, anecdotal evidence appears to suggest the minimum flows and ICROA water rights were not available at all times during the irrigation season. Under these conditions, the City's rights to Indian Creek Spring would be limited to 1,200 gpm during the irrigation season (April 15 to October 31) in most years.

Field Investigation

SPF made a site visit to the spring on October 24, 2013. Data collection included the following:

1. Discharge measurement at the power turbine using SPF's ultrasonic flowmeter¹ at 10:30 am. Average discharge over a four-minute period was 2.13 cfs, which closely corresponded to flow indicated by Hailey's permanently installed flowmeter.
2. Discharge measurement at the spring using Hailey's Cipoletti weir and "sticking" the weir with a staff gage in the late afternoon. Based on a weir crest length of 1.98 feet and head depth of 0.485 feet, discharge is calculated at 2.26 cfs. This flow is 1.12 cfs less than the 3.38 cfs authorized by water rights. Based on these measurements, conveyance loss from the collector to the turbine is calculated at 5.8%. This loss rate is low and also near the expected level of accuracy for the two measurements.
3. Water surface elevation measurements in the collection room, manholes, and six excavated holes/pits at the spring site. The elevation of the bottom of manholes was also measured.

Significant root growth was observed in several manholes, particularly in the westerly and southerly manholes where large trees and willows are present on the perimeter of the collection field. Hailey personnel confirmed that attempts to remove roots have been made with varied success and little sustained increase in spring discharge.

¹ GE TransPort PT878 Portable Ultrasonic Time Flight Liquid Flow Meter, Serial Number 7140, Calibrated March 27, 2013.

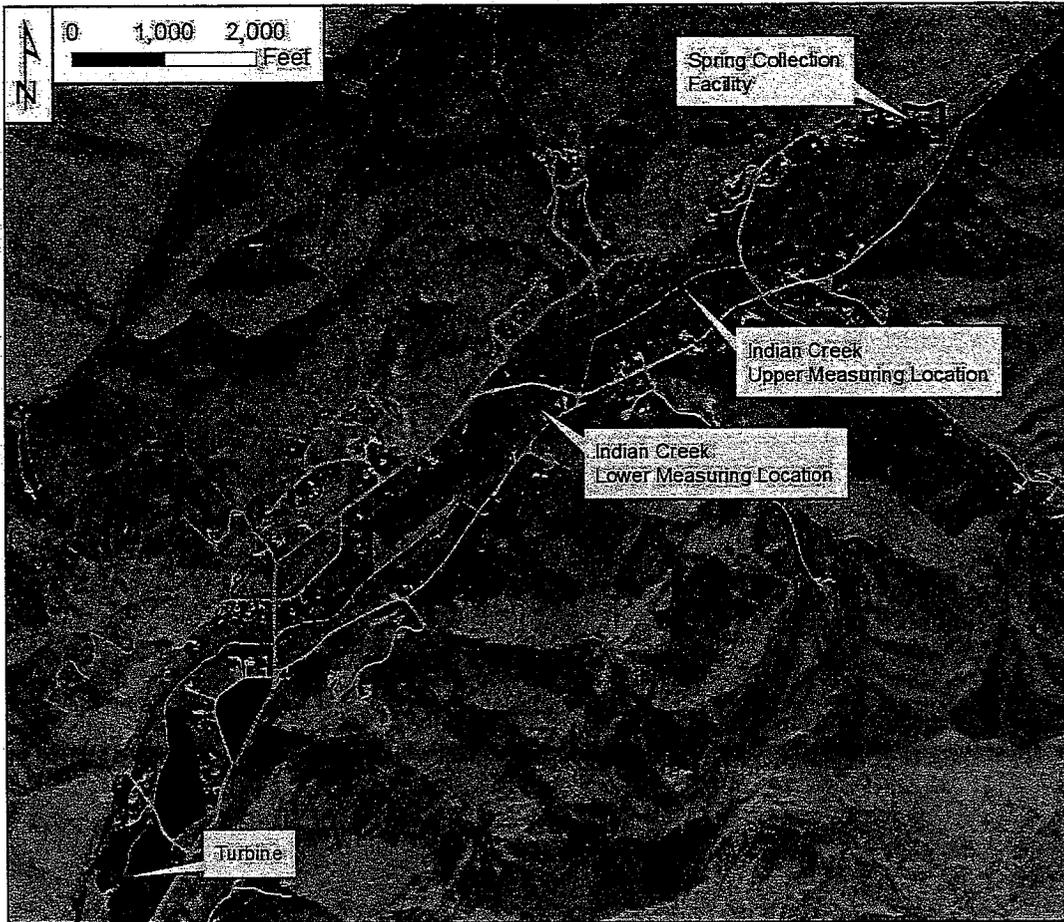


Figure 2: Location map.

Collection System

The collection system is depicted in Figure 3. It consists of two main trunks extending from MH-1 to MH-6 into the collection building, and MH-9 to MH-7 into the collection building. Perforated collection pipes extending out of the manholes (MH) are depicted in the figure. Directions of these perforated pipes are approximate based on on-site observations, and lengths depicted in the figure are arbitrary and therefore inaccurate. Also depicted in the figure are locations of the six excavated holes and the approximate location where surface flow was observed in the southwest corner of the project area. The six holes were excavated by Hailey staff for measuring water levels for comparison to manhole water levels.

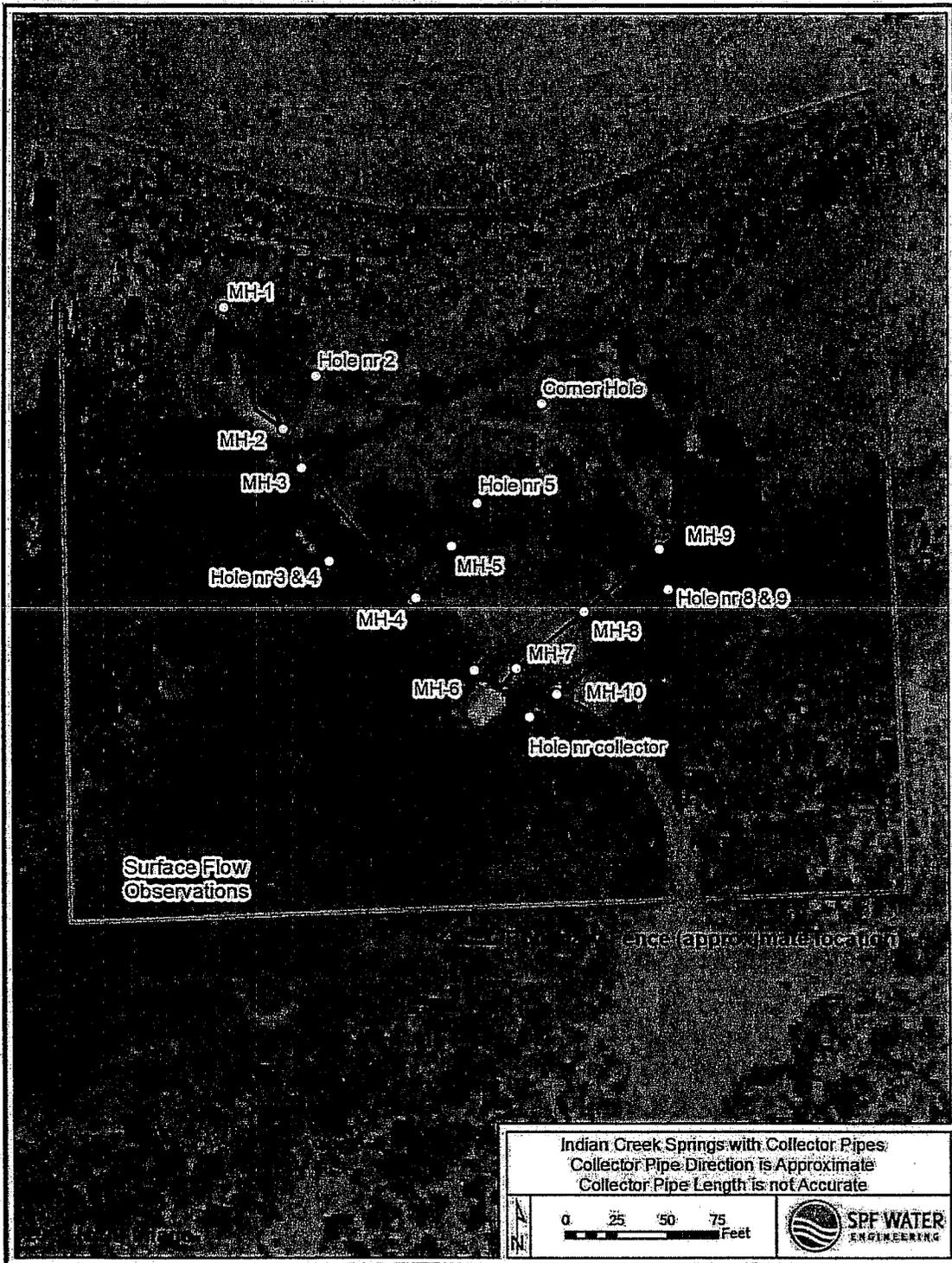


Figure 3: Indian Creek Springs Collection System

Visual estimates in several channels in the southwest corner indicated approximately 0.5 to 1.0 cfs of surface flow was leaving the project site. This quantity may be representative of the amount not captured by the collection system. Surface flow was observed only in the southwest corner while observations closer to MH2 did not indicate surface discharge.

Water surface elevation and invert profiles are presented in Figure 4 and Figure 5. On the far left of both figures, and $X = 0$ feet, is the water surface elevation in the pool below the weir with water surface elevations progressing upstream, to the pool above the weir and continuing upstream to the manholes. Water levels in the excavated holes/pits are also shown.

In the west side collector system (Figure 4), the following observations are made:

- The hydraulic gradient between MH1 to MH3 is relatively steep and flattens from MH3 to the collector. This is consistent with the observed ground surface gradient.
- The water level in the hole near MH2 (92.2 ft) is near the level in MH2, indicating that this area of the system is collecting efficiently.
- The water level in the corner hole (93.7 ft) was 1.2 ft above the level in hole near MH5 (92.5 ft).
- The level in the hole near MH5 (92.5 ft) was 3 ft above the level in MH5 (89.5). This is a significant elevation difference, possibly indicating the collection system in this area could be improved.
- The level in the hole near MH3 & MH4 (89.4 ft) is below the levels in MH3 (90.0) and MH4 (88.4). This is not surprising as this hole was excavated near the break in slope on the west side of the collection field.

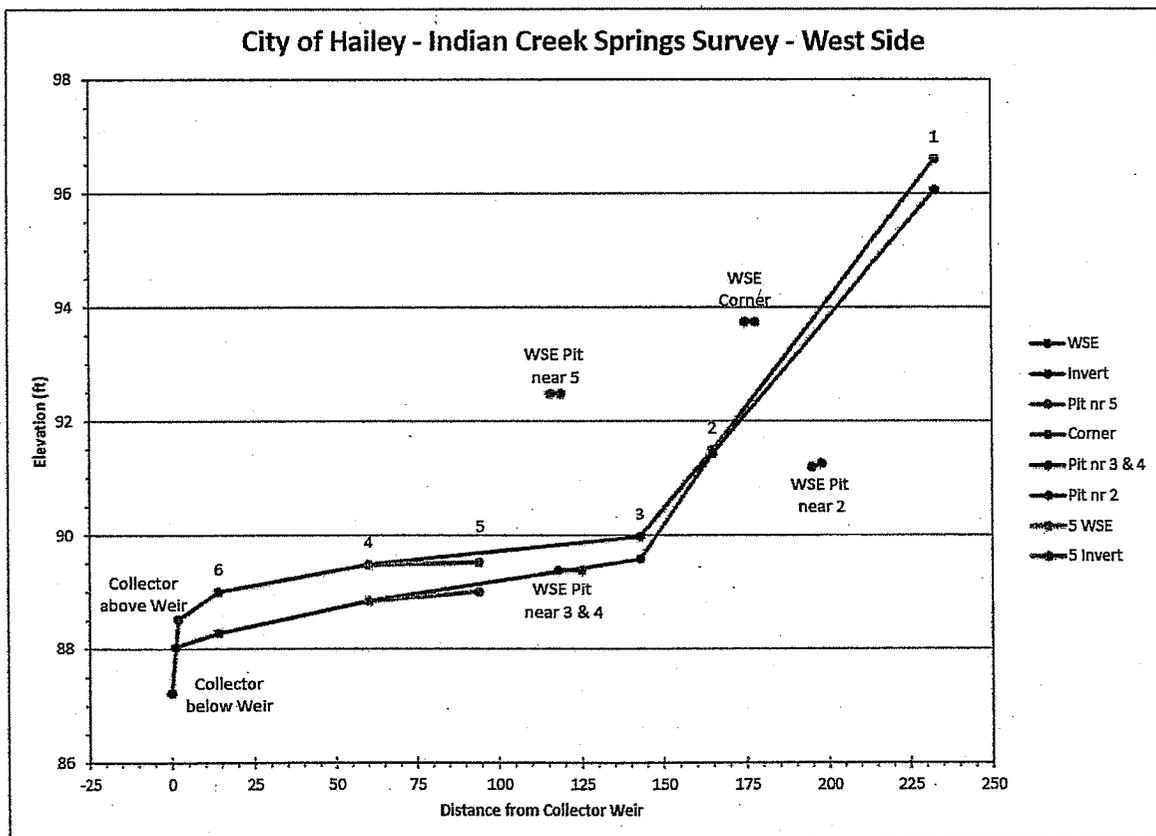


Figure 4: Water surface elevation and invert profiles for the system's western side.

In the east side collector system (Figure 5), the following observations are made:

- The water level in the corner hole (93.7 ft) was 2.5 ft above the level in MH9 (91.2 ft). Compare this to the head difference between the corner hole and MH5 (89.5), a difference of 4.2 feet.
- The level in the pit near MH9 (93.4 ft) is 2.2 ft above the level in MH9 (91.2 ft). This is a significant elevation difference and it appears the collector in the vicinity of MH9 is not collecting efficiently.
- The level in the hole near the collector (91.3 ft) is 0.9 ft above the level in the nearest manhole, MH10 (90.4 ft).

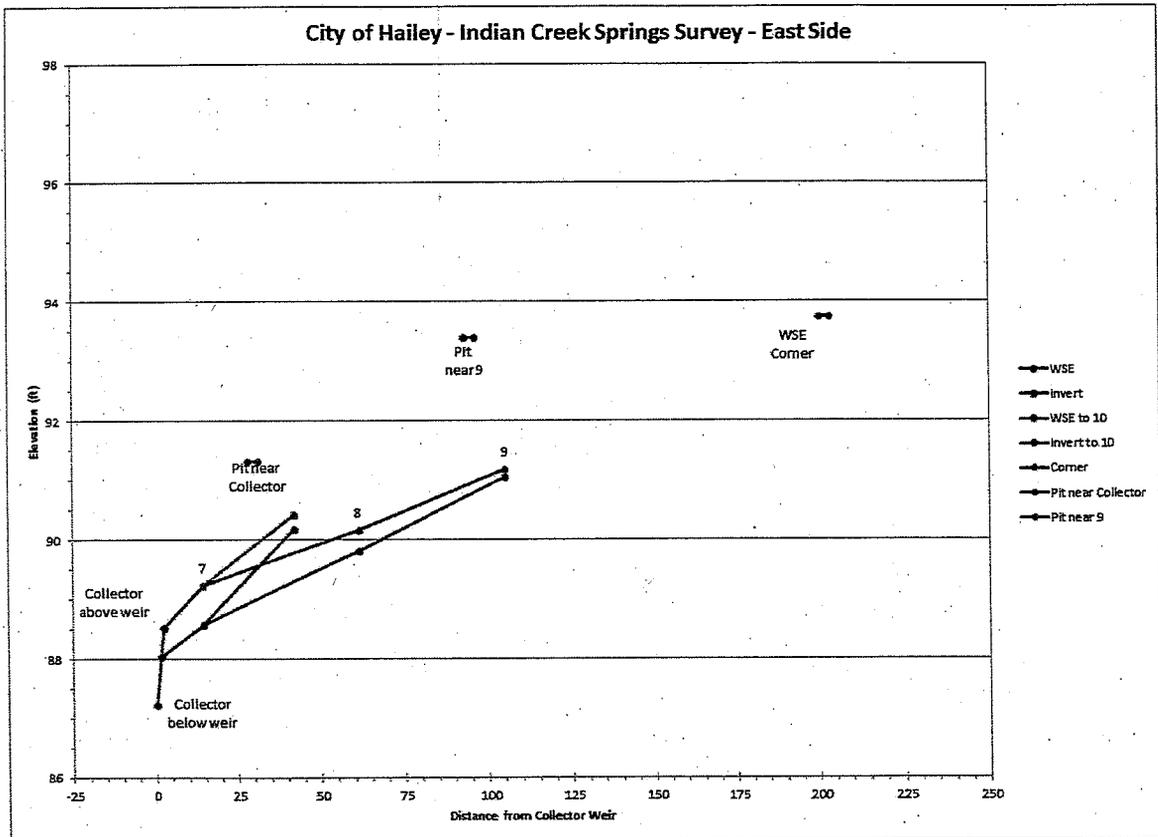


Figure 5: Water surface elevation and invert profiles for the system's eastern side.

Recommendations

From the observations and investigation completed, it does not appear that there is a clear, easy path to increasing spring flow. The decrease in collected spring discharge may be more attributable to precipitation cycles than to developing inefficiencies in the collection system. In addition, an investment in improving collection system efficiency to increase spring flow beyond 1,200 gpm may not be cost-effective if the City's diversions

from the spring continue to be restricted (due to water right conditions) by reduced flows in Indian Creek.

If the City decides to attempt improvements to the spring collection system, the following are recommended potential approaches. The following recommendations are listed in order of the ease of implementation, with the idea that different approaches can be tried, their effectiveness gauged, and either followed up on further, or a different improvement tried.

1. Lower the weir in the collection building and observe changes in flow rate. It is possible that the existing weir elevation creates a backwater that impedes collection efficiency. Note: Brandon Lynch with Hailey recently reported that weir removal was tested but did not result in any noticeable increase in flow at the turbine flowmeter.
2. Investigate how much root growth in the collection system may be impeding flow.
 - a. Camera the collection pipes to observe condition and location. Several collection pipes were observed that did not appear to match construction drawings. Camera survey should be conducted to confirm collection pipe location, length, type, extent of root growth and other conditions that could impede collection efficiency. Map the existing collection infrastructure.
 - b. Clean collection pipes where root growth or other conditions indicate cleaning is warranted. Observe changes in flow resulting from cleaning efforts. Hailey has reported that prior cleaning efforts resulted in little to no flow increase. We are concerned that cleaning may temporarily increase flow, but that roots still exist on the exterior of the pipes and will soon resume growth and impede flows.
 - c. Based on the results of inspection and cleaning, reconstruct some or all of the collection system, particularly where root growth is significant.
3. Remove trees and willows from the perimeter of the collection system to reduce impacts of root intrusion and water lost to plant transpiration.
4. Investigate the status of flowing wells identified on the USGS Quadrangle map southwest of the spring collection site. Uncontrolled open flowing wells could potentially lower the local water table and reduce spring water flow.

The following recommendations would involve new construction. Note that additional planning, permitting, and coordination with IDEQ would be needed prior to implementing the following recommendations.

5. Install new collection pipes and/or replace existing collectors where collection is not currently occurring and where the October survey indicated high ground water levels in the excavated holes.
6. Install a collection system in the lower elevation area west and south of the existing gallery with a sump and pump to return flow to the existing collection building.

Theoretically, this alternative offers a potential benefit of capturing water flowing past the existing collection system.

7. Construct shallow well(s) and pump water into the collection system. This would likely be useful for short periods of high demand. We expect pumping from shallow wells would lower the water table in the collection area so that when pumping ceased, natural flow into the collection system would be reduced until the water table recovered. However, such efforts should result in a net benefit to spring production as it would be expected to capture water currently flowing out of the spring area.

COPY

AMENDED SETTLEMENT AGREEMENT TERM SHEET

The City of Hailey, ("City") by and through its Mayor and Indian Creek Ranch Owner's Association, ("Association") by and through its board president enter into this Amended Settlement Agreement Term Sheet ("Agreement"), to fully and finally compromise and settle their pending and disputed water right claims in the SRBA based on the following terms and conditions reached by the parties at the mediation on October 10, 2011, entered into effective as of October 13, 2011 (the "October 13, 2011 Agreement"). To allow the parties' settlement to be incorporated in a stipulated settlement in a form in which the Idaho Department of Water Resources ("IDWR") will be a signatory, without materially changing the manner in which the parties intend that their water right claims to be decreed in the SRBA and administered by IDWR, the City and the Association agree to amend and restate the October 13, 2011 Agreement in its entirety as follows:

1. City agrees to withdraw with prejudice all pending objections to the Association's water right numbers 37-296B, 37-296C, 37-19740 and 37-21412 and consents to partial decrees being entered for each of said water rights as recommended in the Amended Director's Report, except the place of use for water right no. 37-296C will be 77.6 acres in accordance with the Association's Amended Objection lodged November 15, 2010. This will result in irrigation rights which total 4.01cfs and 112.6 acres under water right nos. 37-296B and 37-296C. Additionally, the City will not presently or in the future object to the Association's use of water as authorized by existing permit 37-22624 (small ponds) or as described in the Association's August 15, 2011 application for permit 37-22659 (stream flows).
2. Association agrees to withdraw with prejudice all of its objections to the City's water right numbers 37-296A, 37-717, 37-1216, and 37-7854 and consents to partial decrees being entered as claimed and amended as described below.
3. Association agrees that it will not object to the City's amendment of its claim for water right number 37-717 to claim a diversion rate of 2.48 cfs, which is an increase of 0.76 cfs over the currently claimed diversion rate of 1.72 cfs, and Association will not object to the IDWR's recommendation for the City's water right no. 37-717, provided, that the additional 0.76 cfs shall be claimed and recommended for diversion on a year round basis, but subordinate to the Association's water right no. 37-19740. The parties' agreement in this Section 3 shall be effected by IDWR's recommendation that water right 37-717 be split into 37-717A (1.72 cfs non-irrigation season of use) and 37-717B (0.76 cfs year-round).
4. For purposes of all of the City's water rights in Indian Creek the City is limited to a senior right of no more than 131 inches (2.62 cfs) and a total combined diversion rate under all of its water rights of 3.38 cfs year round. The parties confirm that the City's 131 inches (2.62 cfs) is not subordinate to any of the Association's water rights or the minimum flows described in the 1983 Agreement. Those portions of the City's water rights over and above 131 inches (2.62 cfs) are subordinated during the periods, in the quantities and under the conditions described herein and as set forth in the 1983 Agreement.

5. Attached as Exhibit 1 is a summary of the water rights of the parties as agreed to above.
6. The 1983 Agreement between the City and Indian Creek Ranch Owners Association attached hereto as Exhibit 2 is ratified and reconfirmed in its entirety, shall remain in full force and effect and binding upon the parties. To the extent there is any ambiguity between this Agreement and the 1983 Agreement with respect to the parties' intent in the 1983 Agreement, the terms of this Agreement shall control.
7. There will be three telemetry in-stream measuring devices with data loggers to record and measure instantaneous flows in Indian Creek. In addition to the City's existing measuring device (No. 1) at its spring diversion, the City agrees to install, operate and maintain two new measuring devices as required by paragraph 4 of the 1983 Agreement as soon as practicable and no later than thirty (30) days following the end of the 2012 irrigation season. The second measuring device (No. 2) will be located in the stream channel below the confluence of the artesian spring channel and Indian Creek in the NE1/4 SE1/4 of Section 22. The third measuring device (No. 3) will be located below Indian Creek Road and above the first downstream irrigation diversion in the NW1/4 NE1/4 of Section 27.

For compliance with paragraph 4 of the 1983 Agreement, measuring device No. 2 shall be utilized to maintain at a minimum the agreed upon flow of 0.75 cfs; and measuring device No. 3 shall be utilized to maintain at a minimum the agreed upon flow of 1.50 cfs, except during the irrigation season to the extent that the Association's irrigation water rights totalling 4.01 cfs provide sufficient flow to satisfy these minimums. It is understood and agreed that in meeting these flow requirements the Association's actual diversions above measuring device No. 3 will be deducted. The Association will cooperate with the City in providing diversion information from its members.

The City's consultants will cooperate and coordinate with the Association's consultants in the design and installation of the measuring devices. If the City fails to do so, the Association may install the measuring devices and the City agrees to reimburse the Association for the full cost. All flow measurement data made by either party shall be equally available, shared with each other and posted on an electronic site equally accessible to the parties.

8. The City also agrees that it will not seek to acquire the Association's water rights by means of eminent domain; provided however, that it is understood and agreed that this Section 8 will be binding upon the current City council and hopefully will be honored in good faith by future City councils who may not be legally bound hereby.
9. The Association contemplates filing an Application of Transfer after its' water rights have been decreed for the purpose of adding points of diversion and places of use on lots of certain homeowners that have historically irrigated their lots but are not included in the place of use of the partial decrees that will be the result of this Agreement. The City agrees not to protest the transfer application provided it does

not result in an enlargement of the Association's water right or conflict with the terms of this Agreement.

10. This Agreement is entered conditional upon approval by the Idaho Department of Water Resources, the City Council and Association's Board of Directors. If the Department does not approve this agreement in full or in part, the parties agree to meet with the Department to resolve differences. The signatories to this Agreement agree to recommend approval of this Agreement by their respective Council and Board and jointly advocate approval to the Department and objector Dana Hofstetter.

11. The parties agree to work together and cooperate in good faith as may be necessary from time to time in operating the Indian Creek water delivery systems and in resolving any problems or misunderstandings that may hereafter arise, it being the intent to avoid conflicts, maintain neighborly relationships in protecting and preserve the beneficial use of their water rights.

12. The parties acknowledge and agree that upon approval of this Agreement the following steps will be forthwith taken to implement the Agreement:

- a. The City to amend claim 37-717 to provide for a total of 2.48 cfs;
- b. IDWR to prepare SF-5s and recommendations consistent with this Agreement;
- c. Each party will withdraw their pending objections to the others claims as described above
- d. Secure approval of this Agreement as required

DATED this 30th day of November, 2011.

CITY OF HAILEY:

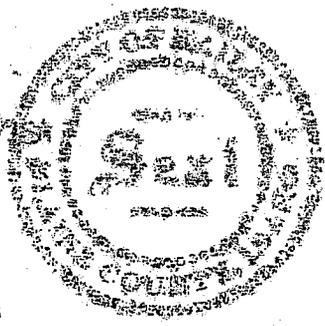
Richard L. Davis

By: Mayor - RICHARD L. DAVIS

Mary Cane

Attest: Mary Cane

City clerk



INDIAN CREEK RANCH OWNERS ASSOCIATION, INC.

E. Ben Hoff

By: E. Ben Hoff, President

Jean Latham

Attest: Jean Latham

ORIGINAL

AGREEMENT

THIS AGREEMENT, made and entered into this 12th day of September, 1989, by and between the City of Railey, an instrumentality of the State of Idaho, party of the first part, hereinafter called "City", and the Indian Creek Ranch Owners Association, incorporated under the laws of the State of Idaho, party of the second part, hereinafter called "Owners", is as follows:

W H E R E A S

WHEREAS, City has signed State of Idaho Water Permit No. 37-7909 with a monthly diversion of water of 6 cfs for the purpose of developing additional water from the Indian Creek Springs to augment the flows so as to be able to generate power with a total of 3 cfs by partially using their existing system; and,

WHEREAS, Owners represent an association of 182 lot owners and 20 townhouse sites who have succeeded to certain decreed water rights; and,

WHEREAS, Owners have filed Application for Permit No. 37-8035 requesting the use of 3.5 cfs of water from Indian Creek at places substantially below the Springs which the City seeks to develop, and the Owners have filed Application No. 37-8035 for 3.5 cfs of ground water for domestic purposes; and,

WHEREAS, the City protested Application No. 37-7909, and the issuance of said permit depends upon the agreement of the parties hereto, and Application No. 37-8035 has been published but is not issued; and,

WHEREAS, this issue and other issues need to be resolved concerning the waters of Indian Creek Springs and Indian Creek and the parties wish to delineate their agreement in writing; and,

EXHIBIT 2

WHEREAS, the City of Bailey intends to construct a water reservoir and piping facility in the Indian Creek area. The City has applied for a Conditional Use Permit with Blaine County to build the project. Some of the individuals on the Ranch Owners Association have protested the project proposed by the City. The owners are desirous of deciding an alternate site to the City pursuant to the terms of this Agreement. An appeal is presently pending before the Blaine County Board of Commissioners regarding the issue of whether Bailey may build a water reservoir and piping facility on BLM property adjacent to Ranch Owners property.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, and other good and valuable consideration, the parties hereto agree as follows:

1. Purpose. The purpose of this agreement is to delineate and to prioritize as between the parties hereto, the rights of the parties to previously unappropriated waters of Indian Creek during the non-irrigation season as well as to the methods of protection of certain base flows in the stream. A further purpose is to provide a site for the City's water reservoir and piping facility and related purposes.

2. Decreed Water Rights. The parties acknowledge that the City owns and has priority to 131 miner's inches of the waters of Indian Creek Spring which may be diverted for "municipal" purposes on a year-round basis. The Owners are entitled to and were decreed all of the water over and above the 131 inches for irrigation and other beneficial uses during the irrigation season and for stock water and other related non-irrigation season uses. The parties further recognize that all of the waters of Indian Creek Spring and Indian Creek are presently utilized for beneficial purposes during the irrigation season.

2a. The parties acknowledge that in a year where there is not more than 131 miner's inches available in the waters of Indian Creek Spring at the City's pipeline diversion, the City would be entitled to all of

its 132 miner's laches, before the Owners are entitled to any water.

3. Protection of Existing Water Source. The parties acknowledge that their primary interest is the protection of the present respective water supply from the Indian Creek Springs. While it is acknowledged that water measurements on Indian Creek are infrequent and inconclusive, it appears that the approximate 6 c/f/s of flow is totally utilized either by diversion to Hallley through their pipeline or by the Owners during the irrigation season. Consequently, any increased diversions by the City to 5 c/f/s pursuant to Permit No. 37-7854, may require further development of the springs. The City acknowledges and agrees that if said development is pursued and results in a decline in present spring flows, or would force the pumping of water so as to make the present water amounts available, that the City shall be responsible for the installation of pumping equipment and all of the annual operation and maintenance costs so to insure the flow to the Owners.

4. Minimum Flow. Owners agree that if the City is to proceed pursuant to Permit No. 37-7854, the City agrees that the stream will be protected by the establishment of a minimum flow. Two continuous measurements will be made to insure said flow. 75 c/f/s will be required in the creek channel below the inflow from the artesian well in the NW & SW 1/4, Section 23, and 1.5 c/f/s will be required below the lake in the NW 1/4 & NE 1/4 of Section 27. City shall install and maintain measuring devices at these locations. Any water which arises below City's pipeline shall also be deemed subject to Owners' rights under 37-7909.

5. Power Development. It is understood and agreed that the City's power development may not be feasible. In the event that the City elects not to pursue power development, Owners may pursue power development. If no power proposal is pursued to completion, it is acknowledged as between the parties hereto that the other uses identified in Owners'

Application 87-7909 shall be deemed in full force and effect for the purpose of water right perfection.

6. Fire Protection - Use Of Penstock. Under the plan of the City, if a water project is developed as the City now proposes, the addition of valves at given points along the penstock could help Owners solve their fire protection problems. If the City's water project is constructed, provision will be made for said valves at locations where requested by Owners, all at the expense of Owners. An operating criteria shall be developed by the City and Owners concerning the operation of said valves, it being understood that said use will only be in times of emergency. Owners shall be liable for any damages to the City which may result from the unauthorized or non-emergency use of said valves and appurtenant fire protection equipment installed by the Owners.

7. Easements. Some question exists as to the City's easement rights. This agreement (entered into by Owners as an Association) should not be construed as a grant of easement across the particular parcels (if one needs to be obtained) for the enlargement of the existing pipeline or for any other purposes. However, the parties acknowledge and understand that the entire agreement and its enforceability is contingent upon the grant of certain permanent easements for pipelines, power lines and mains, as well as access to the project itself, and certain temporary construction easements or licenses for the purposes of excavation, construction, installation and refilling ditches and trenches for the location of such pipelines, power lines and mains, more fully described as follows:

a. A permanent easement from the project site to the dead end of Homestead Drive between lots 41 and 42 for access to the project, pipelines, power lines and mains, 40 feet in width.

b. A temporary construction easement or license for the construction of the same, possibly 40 feet in width on either side of the permanent easement.

c. A permanent easement for the construction of the same within the Homestead Drive right-of-way along side lots 42 extending SSW and continuing NW on the road alongside the southern border of lot 40 or the northern border of lot 37, terminating at the intersection with the City of Bailey's existing pipeline easement.

d. A temporary construction easement of license for the same and alongside the permanent easements, on lots 42 and 40 or 37, approximately 40 feet in width.

e. It is agreed that any parcel of property subject to a temporary construction easement will be returned to the state existing prior to construction.

f. Owners acknowledge and agree to grant all permanent easements with regard to common area of Owners and to use best efforts to secure the remaining easements regarding individual lot ownership. Owners agree to convey by deed the "alternate site" described on Exhibit "A", attached hereto. The parties agree that the deed will contain a restrictive covenant and reversion providing that the "alternate site" be used by the City only for water reservoir and piping facilities and purposes directly related thereto, including ~~hydroelectric power generation~~.

g. It is understood that the association does not have the authority to grant easements on private lots.

h. All easements are described on Exhibit "B", attached hereto and incorporated herein.

8. Domestic Water. Owners have filed Application No. 37-8013 to use subterranean water.

The Owners acknowledge and agree that if current diversions of subterranean waters by any increased diversions by the Owners pursuant to Application No. 37-8013 result in a decline in the present flows, or would force the pumping of water so as to make the present water available, that the Owners shall

(48) hours notice of scheduled maintenance. In the event of emergency turn-offs or by-pass, the City shall give as much notice as possible to the Owners.

15. Waiver as to Claims of Right for Diversions Below Owners. It is understood that there are other lands below those of Owners on Indian Creek which may have some right to the creek water during the irrigation season. This Agreement is entered into without knowledge, nor representation as to those additional rights, if any.

16. Measuring Devices. The parties herein agree to install and properly maintain measuring devices at their own points of diversion (exclusive of the devices specified by Paragraph 4) according to standard specifications for measuring devices recognized by the Idaho Department of Water Resources.

17. Blaine County Approval. The Ranch Owners Association agrees to cooperate with the City of Hailey in securing Blaine County approval of a Conditional Use Permit on the alternate site. This Agreement is expressly made contingent upon Blaine County approval of the Hailey project on the alternate site.

18. Owners' Design Review Committee Approval. It is agreed that prior to project construction, the City shall secure the Ranch Owners' Design Review Committee approval of the following with respect to the project:

a. Landscaping, building design and materials, fencing, burning, noise abatement (0 decibel increase at 300 feet). Other than the specified noise abatement, said approval shall not be unreasonably withheld. The parties agree that this provision has been complied with as of the date of the execution of this agreement.

19. Attorney's Fees. In the event that either party hereto must initiate legal action to remedy a default or to terminate through foreclosure action the other's rights, the prevailing party shall be awarded reasonable attorney's fees.

20. The parties hereto bind themselves, their successors and assigns,

in WITNESS WHEREOF, the parties hereto have caused this instrument to be executed the day and date first above written.

CITY OF HANNEY

By: [Signature]
Wardell J. [Name]
Mayor

By: [Signature]
Constance M. [Name]
Clerk

INDIAN CREEK RANCH OWNERS
ASSOCIATION

By: [Signature]
President

ATTEST:
[Signature]
Secretary

AGENDA ITEM SUMMARY

DATE: 7-7-2014 DEPARTMENT: CDD DEPT. HEAD SIGNATURE: MA

SUBJECT: Update on Beekeeping Ordinance and discussion of Urban Agriculture trends with City of Hailey

AUTHORITY: (IF APPLICABLE) IAR _____ City Ordinance/Code Zoning Ordinance No. 532

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

On August 19, 2013, the Hailey City Council held a public hearing on amending the Urban Agriculture use within the City of Hailey to include the production of honey (beekeeping) as an allowed use. Ordinance 1132 was adopted in August of 2013. It has now been a year and, as instructed by the Council, we are revisiting the discussion to determine how well the amendment has worked and if there is a need for further amendments.

Since adoption of the ordinance, an unknown number of individuals have placed hives on their properties and begun keeping bees for honey production. The police department has confirmed that there have been no complaints concerning beekeeping within the City of Hailey. Regarding other Urban Agriculture complaints, illegal roosters continue to be the only complaint received with chickens.

Staff has received questions from residents regarding expanding the definition of Urban Agriculture to include other forms of fowl and limited livestock grazing. Specifically, there is interest in ducks, goats, rabbits, and increasing the number of chickens allowed per home. The City of Hailey has successfully managed the Urban Agriculture uses since the original adoption in 2010 when a maximum of three laying hens were allowed per single family dwelling. In that time period, there have been very few complaints, primarily dealing with roosters. There is now interest in expanding Urban Agriculture use to other zones and increasing the limits on the number of animals allowed per lot. In addition, there is interest in using vacant lots for grazing livestock. Currently, this is not allowed under our Zoning Ordinance.

Options to consider:

1. **No Change.** Make no changes to existing ordinance and continue to enforce on a complaint driven process.
2. **List and Limit.** Amend the ordinance to establish a specific list of allowed "livestock" and setting a maximum limit per animal, per lot. This may include grazing on vacant lots.
3. **Animal Unit Equivalent (AUE).** Consider using Animal Units Equivalent per acre calculations that would apply to any "livestock," as would be defined. This would establish a certain AUE per animal and set limits based on the zoning and acreage. For example, 1.00 AUE may be allowed for a residential zone and a chicken may be .10 AUE, which would allow for ten chickens. A goat may be .50 AUE, meaning that two goats would be allowed, but no chickens. Under this metric, one goat and five chickens would be allowed to max out their AUE limit.
4. **Sub Uses of Urban Ag.** Create sub-uses of the Urban Agriculture use to specifically address unique Urban Ag request per zone. With the District Use Matrix, this can be easily done. For example, one use to be: Urban Ag: Grazing on Vacant Lots, etc.

Other options and variations may be discussed at the City Council Meeting.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

None

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

<input checked="" type="checkbox"/>	City Administrator	<input type="checkbox"/>	Library	<input type="checkbox"/>	Benefits Committee
<input checked="" type="checkbox"/>	City Attorney	<input type="checkbox"/>	Mayor	<input type="checkbox"/>	Streets
<input type="checkbox"/>	City Clerk	<input checked="" type="checkbox"/>	Planning	<input type="checkbox"/>	Treasurer
<input checked="" type="checkbox"/>	Building	<input type="checkbox"/>	Police	<input checked="" type="checkbox"/>	Sustainability
<input type="checkbox"/>	Engineer	<input type="checkbox"/>	Public Works,	<input type="checkbox"/>	_____
<input type="checkbox"/>	Fire Dept.	<input type="checkbox"/>	Parks	<input type="checkbox"/>	_____
		<input checked="" type="checkbox"/>	P & Z Commission		

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Discuss Urban Agriculture and if there should be any changes to the ordinance.

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to:

Copies (all info.): _____

Instrument # _____

Copies (AIS only)