

MEETING MINUTES
HAILEY PLANNING AND ZONING COMMISSION
QUIGLEY CANYON SITE VISIT MEETING
Wednesday, June 25, 2008

The meeting was called to order at Quigley Canyon at 5:30 p.m. by Commission Chair Stefanie Marvel. Commissioners present were Owen Scanlon, Geoff Moore, Michael Pogue, and Mark Spears. Staff present included Planning Director Beth Robrahn, City Planner Mariel Platt, Planning Assistant Becky Mead, Planning Intern Eric Grootveld, City Attorney Ned Williamson, and Director Public Works and City Engineer Tom Hellen.

Old Business

Continuation of public hearing upon an application by **Quigley Green Owners, LLC for Annexation of Quigley Canyon Ranch**. The parcel contains 1,109 acres and is located to the east of Hailey, within Blaine County, and is zoned R-5 and A-10. The applicant is proposing RGB, NB, LR-1, LR-2 & GR zoning, a total of approximately 379 residential units and an 18 hole public golf course and Nordic facility within the City of Hailey.

Commissioner Marvel stated that the applicant, David Hennessy will lead the site visit and explain each portion of the development proposed at each location. She stated everyone who speaks will be required to speak into the microphone. She told everyone when traveling in cars to the next location there is to be no discussion regarding the application with any Commissioner and Commissioners are not to discuss among themselves or with the public anything regarding the application.

Director Robrahn stressed the importance of speaking into the microphone because it is required by law to have a transcribeable record of all meetings. She said if someone wants to speak they are to raise their hand and the microphone will be handed to them.

David Hennessy, applicant, pointed out on the site map where he has planned to visit. He stated they are starting with the clubhouse, continuing to the pond, and the homes past the ponds, across the damn, down the south side, pass the City's water tank, view the clubhouse location from there, and come out on Fox Acres Road. Commissioner Marvel requested that **HENNESSY** describe the locations before and after the clubhouse. **John Gaeddert**, consultant for the applicant, pointed out hole #1, a trail head location that would remain, looking down at hole #2, the boundary of Deerfield Subdivision, and the proposed pedestrian access area.

Commissioner Marvel opened the public hearing for the entire tour. Hennesey pointed out the driveway to the clubhouse building. He pointed out the story pole and the slope that will lead down to the golf course. The clubhouse building will be built into the hillside and he pointed out where the elevation of the clubhouse floor was.

Libby Massey, 3 Quigley Road, asked where the story pole was. Hennesey said it was at the top of the hill. Massy asked if that was the roof line. Hennesey stated it was the eave line and there would be one spot in the middle that would stick up.

Hennessy showed the footprint of the restaurant, showing the location dropping down 18 - 20 feet from the clubhouse.

Commissioner Scanlon asked if the cut from the mound would be pushed to the south or trucked away. Hennessy said it would be pushed to the south and nothing would be trucked away. Commissioner Marvel asked Hennessy to give an overview looking out into the canyon. Hennessy noted off of the site plan, directly in front and to the east, he pointed out four golf holes that would line up to the other side across the canyon. To the east is the down canyon piece. He mentioned that Gaeddert had already pointed out where hole #1 and #2 were, the third hole starts at the other side entrance by the high school and goes along hugging the hill by the football field. The fourth hole is tucked into a nook, the fifth hole is up the canyon by the water tank, the sixth hole comes down and four other holes, 7, 8, and 9, plus 18. The first mid canyon section lines up with the next draw up from the water tank. Hennessy said the driving range is staked but is hard to see with the sagebrush.

Commissioner Spears asked if the pink flag due north was the west edge of the driving range. Hennessy stated the pink flags were placed by Trail Solutions when they mapped out the trails. The green flags are for the development.

Kristin Poole, 1221 Buckskin Drive asked Hennessy where all the dirt was going to go. Hennessy replied they will be dropping the level down and the road would come up to that level.

Penny Thayer, 540 Buckhorn Drive asked where the parking lot is and how many cars will it accommodate. Hennessy replied the parking lot will be to the east and will accommodate 140 cars.

Massey asked where the outline of the whole clubhouse was. Hennessy stated he would like for Keith Perry to explain the Nordic because it could be seen from where they were.

Director Robrahn asked what the storey pole represented. Hennessy said it represented the element that sticks up in the middle clubhouse which will be 10-12 feet wide. Hennessy pointed out the corners outlining the clubhouse.

Commissioner Scanlon mentioned that they will be cutting rather deep and asked if there will be retaining walls. Hennessy replied that the grade will climb up to the existing grade, and there would possibly be one retaining wall behind the back of the T box.

Keith Perry, 1340 Queen of the Hills, said he and **Rick Capala** with the Ski Team and **Eric Rector** with the Recreation District worked on the Nordic trails in the area. He explained the major idea would be from the clubhouse there would be one major trail to the parking lot, with an easy draw for beginners down to the flat part of the canyon via golf hole #10; there will be a more intermediate trail that would follow to golf hole #1; the trail will go across Quigley Road to a loop on golf hole #2, adjacent to Deerfield; then a tunnel under the road around the football field where the main road is and will follow golf hole #3. Perry said one of the exiting parts of the project is the area behind this gives an expert terrain. He said there is probably 2K to 3K in the hills that would follow the golf trails. There will be a trail up along the water tower canyon

and back down. There will be a series of trails in front; one trail will be a beginner terrain; one trail will be a dog terrain; in the middle away from the houses they would like to do some snow making for skiing and also adding some low voltage lights for night skiing. There will be some sledding hills area in a controlled environment. BLM told them they could add trails beyond the pond. They are proposing a 25K area with 50% for beginners, 25% intermediate, and 25% expert terrain.

Chris Leman, Bigwood Backwoods Trails, 162 Bordeaux Street, Ketchum said he has been working on trail alignments in the area. The Toe of the Hill Trail is extended around the high school to the hay barns, climbs up the barn and turns and comes across the knob of the hill and up to the water tank; the Toe of the Hill trail comes down the hayfields and continues out the canyon out to Deadman Gulch. There is a loop that stacks off of the Toe of the Hill Trail out the canyon out to the hillside and wraps around that connects in to the first draw and back down.

Commissioner Marvel asked if these trails will be finished as the current Toe of the Hill trail is now. Leman replied they'll be single track dirt paths, full bench construction to standards that are established by the forest service or IMBA. Leman continued with the north side of the canyon describing the trail up the ridge line. Before the driving range there is a trail that works up over to the "calf burn" climb and ties into the calf burn and ties in again to another loop that tie into the top of the mountain.

Massey asked if there were two separate designs of trails. Commissioner Marvel stated they were separate trails (dirt and Nordic) but were all part of the trail system.

Commissioner Marvel directed everyone to move on to the mid canyon. Leman stated he had a copy of the dirt trail design and would make copies for anyone who is interested. Commissioner Marvel stated the Commission had a copy of that. Director Robrahn stated it was also posted on the website.

Commissioner Marvel asked Hennessy what would be seen from the mid canyon location. The mid canyon homes go to the east and looking across the canyon there are two golf holes and the creek restoration and the main road. Looking at the hillside the Toe of the Hill trail is seen. Commissioner Pogue asked if the existing grade will be kept. Hennessy said yes it would. Hennessy then pointed out another group of homes following the hillside leading to the road to the north. Commissioner Marvel asked approximately how many homes there would be in this area. Hennessy said 35 to 40. Commissioner Spears asked if the secondary road for fire access was where they were now. Hennessy stated it would be about where they were if not below a bit and climbs up towards the clubhouse to the 10th hole to the parking lot. Commissioner Marvel asked if that road was going to be dirt. Hennesey stated no, they have proposed grass combined with concrete but they will provide whatever surface the Fire Chief requests.

Commissioner Marvel directed everyone to move down to the pond to the intersection at Deadman's Gulch. Hennessy pointed out where the home sites for this area would be. **Trent Stump** pointed out a Cottonwood tree where more homes would be. Commissioner Marvel asked how many homes would be proposed for this area. Hennessy said there would be eight for the whole upper canyon. Commissioner Pogue asked what the square footage would be for the

proposed building envelopes. Hennessy replied 26,000 square feet. He mentioned that only four or five trees could be planted beyond the building envelope. He also said there is no landscaping or irrigation beyond that. Commissioner Moore asked about the Nordic system throughout the project if they will be going through any private lots and would they be plated. Hennessy replied yes and they will be platted in an easement for the Nordic trail.

Michael Atchison gave a brief synopsis of wildlife concerns regarding a comment on smaller lot sizes, which would make it more difficult for wildlife to move through compared to the larger lots which give more movement and migration corridors. He spoke about noxious weeds and said they propose to have equipment cleaned when entering the project and also cleaned when leaving so these weeds will not spread.

Commissioner Marvel addressed the issue of smaller lots being harder for the wildlife to pass through and commented that if the smaller lots could be separated by open space and mentioned there are other ways to address the wildlife issues.

Massey said she heard 5 acres and then 20,000 square feet for the lots. Hennessy explained how the size of the house was taken into consideration with this.

Commissioner Marvel noted they were at the end of the canyon and asked Hennessy to describe where the beaver ponds were located. Hennessy pointed out where the beaver ponds were east of the willows. He also pointed out the footprints where more homes would be located. Commissioner Marvel asked how many homes there would be. Hennessy said there would be approximately 20. Commissioner Marvel spoke about beavers being wildlife and beaver management usually involves killing them. Atchison stated a beaver management plan will need to be developed with the homeowners association.

Commissioner Spears clarified that the end of the property is before the non-contiguous 400 acres that is beyond. Hennessy confirmed this was correct.

Stump spoke about wetland delineation and maintaining the stream channel of Quigley Creek. He spoke about creating beaver ponds, having a kiosk with the water quality, creek corridor information, etc.

Perry mentioned there's a plan to do a Nordic corridor through the section near the creek.

Commissioner Marvel asked Stump to speak about the water course at the creek. He said he comes on a monthly basis and takes stream flows. He said it has been about 3 to 3 1/2 CFS since they have been monitoring. The stream channel is 5 to 6 feet in width. Primarily the landscape is all native species and what they would like to incorporate is what is seen out Indian Creek.

Massey asked Stump when he started his monitoring. Stump replied since October 2007. He also said the creek runs pretty stable from 2 1/2 to 3 1/2 CFS.

Hennessy mentioned the upper pond and wanted to show the park area that they are proposing to give to the City and then go across the canyon. At the west edge of the pond looking back, there

is a park that circles around to the east. Commissioner Marvel asked how big the park was. Hennessy stated 6.9 acres not including the water area which is another 9 acres.

Commissioner Marvel noted the mid valley location on the south side of the canyon. Hennessy pointed out it is about the 15th golf hole. He pointed out where the homes were to be located. Gaeddert suggested walking 20 feet to view where Quigley Creek would flow (an irrigation ditch). He mentioned they will be lining the creek to avoid it seeping into the ground and allowing the water to flow further down canyon.

Hennessy said the last stop will be near the water tank where the clubhouse could be viewed across the canyon from. He stated it is the middle of the golf course.

Commissioner Scanlon moved to adjourn. Commissioner Spears seconded, the motion passed unanimously.