



advocating for vibrant communities in balance with nature

combat sprawl • quality housing • transportation choices • preserve natural areas & farmland • sense of place
community/stakeholder collaboration • fair development decisions • diverse land uses

QUIGLEY CANYON RANCH

PROJECT DESCRIPTION

Quigley Canyon Ranch is located to the east of the City of Hailey. Existing access is via Quigley Gulch Road behind Wood River High School and Hailey's Deerfield neighborhood. The property is currently agriculture land in the county and zoned for one unit per 5 acres and one unit per 10 acres. The Blaine County Recreation District facilitates cross country skiing in the area during winter. Developers have applied for annexation of 1,109 acres into the City of Hailey and propose to create approximately 379 residential units, an 18-hole public golf course and Nordic facility.

PROJECT STATUS

The Hailey Planning & Zoning Commission recommended approval of the project in August 2008 with approximately 50 conditions of approval. Public hearings are currently underway with the Hailey City Council and the city is awaiting the Quigley Canyon Annexation Fiscal Cost Benefit Analysis.

CSG SUMMATIVE ANALYSIS

Quigley Ranch is the largest annexation request Hailey has considered since Woodside and will change the city forever. Therefore, citizens are encouraged to be involved in assessing this application and guiding Hailey's future.

Citizens for Smart Growth's main position is that development should not extend beyond the first pond in Quigley Gulch and into Deadman's Gulch due to its sprawling nature and potential wildlife impacts. Fire and safety access is also a concern with only one road proposed to lead to these reaches of the canyon. Developers have agreed to reign in development, but not all the way to before the first pond. They have stated that in order to provide all of the proposed public amenities, they must be allowed to develop larger lots in the upper canyon. However, if some amenities are reduced, perhaps they could reduce this portion of the development accordingly. The community must weigh this balance and decide what is best for the City of Hailey.

QUIGLEY CANYON AND SMART GROWTH

Combat Sprawl—The majority of Quigley Canyon Ranch is located within the City of Hailey's Area of City Impact. With the right density and public benefit, it is an ideal location for annexation. The densest portion of the proposal is just where it should be—next to existing infrastructure. However, the northern edge of Quigley Canyon's property is 2.7 miles to the proposed development's entrance and the three northernmost parcels stretch beyond the city's ACI.

Quality Housing—The proposed development does integrate a variety of housing opportunities for various income levels and includes single and multi-family structures.

Transportation Choices—The Down Canyon of the proposed Quigley development is relatively "walkable." It incorporates live/work units so some residents will have the option of working on-site. Sidewalks are also incorporated in the development. Although paths connect the Mid and Upper Canyon sections, the further the development stretches out, the distance to town increases. This means residents in these areas will largely rely on individual automobiles, which will lead to additional vehicle traffic in the city core. The only portion of the development that is likely to be serviced by alternative transportation is at the mouth of the canyon.

Preserve Natural Areas & Farmland—The golf course leaves hundreds of acres as open space, the developer is working to ensure public access to the canyon remains with connected trail systems and additional open space is incorporated.

Quigley Canyon Ranch is private property and the developer has a right to propose development. However, it is important to note the historic agriculture practices of the canyon will be lost forever once it is developed. Finally, the development design provides for wildlife corridors, but the interaction of people, pets and wildlife is a concern.

Sense of Place—The proposed development will integrate the natural and built environment by including common areas dispersed throughout and recreation opportunities. These elements can create a strong sense of place for a new community.

Community/Stakeholder Collaboration—The applicant has openly communicated with community groups and citizens and the City of Hailey has provided a well-advertised public forum for citizens to comment.

Fair Development Decisions—The City of Hailey's Annexation Procedures Ordinance leaves room for speculation regarding the developer's 'required' contributions and the city's desired land annexation. A more specific set of guidelines and ordinances would better guide future development and alleviate the fear of bargaining between developers, the city and special interest groups.

Diverse Land Uses—Mixed use is integrated into the project, particularly the Down Canyon, which includes a neighborhood business district. The golf course, Nordic skiing facility, pond and trail system provide on-site recreational opportunities. More compact building design could be integrated. Although the Down Canyon accomplishes this, the developer can provide even more alternatives to conventional, land consumptive development by moving the units in the northernmost parcels and integrating them in parcels closer to the mouth of the canyon.

WHAT YOU CAN DO

Upcoming Quigley Canyon meetings are scheduled for Feb. 19 and Feb. 26 at 5:30 p.m. at Hailey City Hall.
Visit www.haileycityhall.org to learn more.

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