

**PUBLIC
COMMENTS**

Beth Robrahn

From: Beth Robrahn [beth.robrahn@haileycityhall.org]
Sent: Wednesday, August 06, 2008 10:24 AM
To: Geoff Moore (GMOORE280@msn.com); Mark Spears; 'Mike Pogue'; 'Owen Scanlon'; 'Stefanie Marvel'
Subject: FW: quigley annexation

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

From: kathryn and tim graves [mailto:tkgraves@sunvalley.net]
Sent: Tuesday, August 05, 2008 9:10 PM
To: beth.robrahn@haileycityhall.org
Subject: quigley annexation

Dear Beth,

I have some concerns about one of the conditions that the P and Z Commission are considering for the annexation - the opening up of Antler Road for vehicular access. This could put high school traffic right through the middle of Deerfield, a nice short cut for parents and students; therefore, most won't use Quigley Rd, which will be one of the main access roads with sidewalks etc. When we (Deerfield residents) got together with both the City and Hennessey, we thought that Antler Road would be one of the "safe routes to school." Hennessey agreed to put a bike/walking path from Antler to the high school, which promotes these safe routes.

Opening this road does not give a true third access to the development. It only provides a short-cut into the middle of a residential area and takes out a safe bike and walking path. This may lead to less people using the two main accesses of Quigley Rd and Fox Hennessey, which will be improved for the higher usage. Please take further consideration of this condition.

Thank you,

Kathryn Graves

Beth Robrahn

From: Greg Peterson [Greg@lfp2.com]
Sent: Thursday, July 17, 2008 1:40 PM
To: beth.robrahn@haileycityhall.org
Subject: Quigley Golf Course

Dear P&Z and City Council,

You have the opportunity to do something great for the community of Hailey. A golf course in Quigley Canyon operated by the Blaine County Rec District will put a signature on Hailey that all members of the community can and will be proud of for decades. A golf course will keep more organized open space in the Quigley Canyon area than other development options the property owners could propose. Hailey will expand and grow and this option provides the community with one of the best options we could hope for. Yes, consideration must be given to wild life, water and those resources. However, do not try to hold the project hostage for more benefits than are reasonable. The contribution of the golf course lands should be considered as part of their overall impact fees.

Personally, I think the lots in Quigley area should be large than are being proposed, but these developers have brought to table a comprehensive diversified project that meets the needs a growing Hailey.

Please do not allow participants in the process to make derogatory remarks about other communities in the area and keep the discussion focused on the relevant facts.

Thank you for including my opinion in your consideration of this project.

Greg Peterson
106 Cochise
Hailey, Id. 83333
208-788-3519

Copies made
for Comm. &
Applicants
July 21

Beth Robrahn

From: Chip Stanek [info@ascente.us]
Sent: Friday, July 11, 2008 12:51 PM
To: beth.robrahn@haileycityhall.org
Subject: Quigley Canyon

Dear Beth,

I am writing to voice my support for the Quigley Canyon project as proposed/submitted by Dave Hennesy.

I believe that the county is very much in need of a public golf course. Currently golf in the valley is very expensive but all the courses are being fully utilized. Residents are traveling South to play as well. I really believe that the golf course will be a money maker for the Rec. District.

We also need a facility to provide opportunities for our youth to learn the game. I believe that if you look into youth golf programs in other areas you will find that it keeps kids out of trouble while teaching values that are lacking in many of the kids today.

If you must allow greater density and lots "up-valley" then I believe the trade-off is well worth the compromise.

Sincerely,

Chip Stanek

Ketchum, ID

725-1988

Planning and Zoning
115 Main St S
Hailey , ID 83333

RECEIVED

JUL 09 2008

Dear Planning and Zoning Commission:

The cities annexation and involvement with the Quigley Canyon Ranch raise and continue to raise grave concerns as have been deliberated in well run meetings. All too often small towns have sold out for development plans that have benefited the developer far more than the community while permanently changing the land . Degradation of the environment, including land , water and habitat resources of are one concern. The incurred costs of water, sewer, safe transportation, fire prevention and maintenance of facilities ie golf course, nordic course and playing fields are concerns not unique to this plan and should be looked at very carefully in a time of economic strain.

I have been surprised at the annexation being billed as a smart growth vision with green development. Is spreading homes away from the urban center up a wildlife rich but arid canyon smart growth? Is seeing a natural stream and pond system diverted into landscape architecture, soon to be nitrogen rich/chemical laden ponds from the runoff from golf course and private homes smart for the environment. Is disturbing the wildlife corridor that harbors much more than elk and deer really what the city desires in one of it's last minimally disturbed canyons ?

Yes, Hailey loves its Nordic facility that has been generously allocated over the past years. Many love the idea of an affordable golf course that is a jaunt away. But should it occur at the expense of a high density and sprawling development up one of Hailey's remaining side canyons in a time when numerous partially developed real estate projects are sitting idle. I sure hope we can see beyond the short sighted nature of this and really weigh the pros and cons not soley driven by sway of the development dollar.

And if not: Could some stipulations be had that included mandatory xeroscaping, wetlands preservation, prohibiting the diversion of stream into stagnant ponds that serve to breed mosquitoes and other viral vectors? And have been proposed by many already the importance of eliminating the home density to none or few in the up canyon development plan where animal habitat exists already in its fragile state.

L. Leigh Morse

PO BOX 38
Hailey ID
83333

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JUL 10 2008

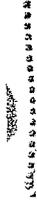
Public Comment - Quigley Canyon Annexation Application

Name: KARNA SCHAFER

Street Address: 211 STARWEATHER DR.

Date: 5/12/08

Comment: I think it would be wonderful to have
golf available here in the South valley.



✓

RECEIVED

JUL 10 2008

Public Comment - Quigley Canyon Annexation Application

Name: NORM CLARK

Street Address: PO BOX 3627 KETCHUM, ID 83340

Date: MAY 12 / 08

Comment: I BELIEVE THE WHOLE CONCEPT OF DEVELOPING RECREATIONAL FACILITIES LIKE Nordic SKIING AND GOLF HAS ENORMOUSLY BENEFICIAL PROSPECTS FOR WOOD RIVER VALLEY RESIDENTS, PARTICULARLY IN YOUNGER AGE GROUPS. AFFORDABLE GOLF IS GONE SINCE THE WILSON SPRINGS COURSE CLOSED. AN EXPANSION OF THE EXISTING NORDIC SKIING PROGRAM AT QUIGLEY WOULD BE A BOON TO HILLEY SKIERS WHO CURRENTLY HAVE TO DRIVE NORTH, LESS & LESS ATTRACTIVE AT \$4/CALLON. I ENCOURAGE ALL EFFORTS TOWARDS DEVELOPING QUIGLEY CANYON

PLANNING AND ZONING DEPARTMENT



RECEIVED

JUL 10 2008

Letter to Hailey P&Z
Quigley Development Project

Emailed to: Beth Robrahn

7-10-08

Dear Hailey Planning & Zoning Members,

My guess is that none of you would be surprised that I am in favor of your very serious consideration of the Quigley Golf/Recreation and Homesite Development Project, that is before you now.

After over 20 years of service on the Blaine County Recreation Board, and a current member of the Galena/North Valley Trails Committee, I am very aware of the challenges before us as this valley continues to develop and evolve. So I fully appreciate the thoroughness and care that you have given this project to assure the quality for our citizens, and especially our community at large.

This project under the leadership of David Hennessy, and the Hennessy Company, has a better chance than almost any project that has ever happened in this valley to be done correctly, and to meet the needs of all citizens in and around the project.

The proposed extensive Cross Country Trail System will be a major benefit to the entire valley, and in particular to the citizens of Hailey, and the children who will benefit directly from all the programs that can be directed by the Blaine County Recreation District. The direct involvement of IMBA, The International Mountain Bike Association, has led to a very thoughtful and extensive system of summer trails and access points for all summer recreational users. So this truly presents us with a year round active recreational facility, and that is without even discussing the merits of the public golf facility.

The recreational amenities as discussed will be outstanding, and will loom as an example for all future developments anywhere within our amazing valley. The ownership and responsibilities for future maintenance are very important details to nail down, and I know that extensive work is being put into every aspect of those requirements. This project protects and expands the great recreational opportunities that we have had in that valley for many years now already, it is simply that most of us took for granted that they would last forever. This project will secure those amenities forever.

My area of expertise is in the recreational side of things, and I fully appreciate the work and design concepts that have been put to the plan with collaboration from BCRD (Blaine County Recreation District), IMBA, BWBTA (Bigwood Backcountry Trails Association), the Sun Valley Ski Education Foundation, truly a model of cooperation and planning for our future.

Instead of a private golf and home owners facility, where the public is not welcomed at all, we have the opportunity here and now to preserve public access and use forever.

So by all means, cross the t's and dot the I's, and then let's deliver a development that gives back completely to the community, and preserves that use forever.

Respectfully submitted,

Bob Rosso
215 East Galena St.
Hailey, Idaho 83333
208-788-1551 Home
208-726-3497 Work
brosso@elephantsperch.com

GLTAC Member...Advisory Committee to BCRD (Citizens Advisory Group)

20 Years Blaine County Recreation District Board of Directors

Owner...The Elephant's Perch, Ketchum, Idaho

To name a few of my passions and commitments to this area.

Over
→
✓

Public Comment - Quigley Canyon Annexation Application

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JUL 07 2008

Name: Arlene Tripi

Street Address: PO Box 1381 Hailey
220 Juniper

Date: 7/7/08

Comment: Expansion needs to be prohibited. Not Feasible. The City is not in the Recreation Business. What about "Hillside Development?" NO to Annexation. NO to "Hillside" Development. There are so many empty homes, even in Deerfield. No to any more "trophy homes". Old Cotters hasnt been built/sold. (Along w/ empty homes for sale in woodsides & City of Hailey proper, and empty business buildings. No Gun Club. No Golf course. Winter only Recreation. Say Goodbye to a View from Woodside / Hailey / Deerfield, high school, etc. Not "Smart" growth: the aquifer of the WR Valley cannot support more development. (Gordon water or not) What about preservation by WR Land Trust

Deerfield was ^{WRISTAN} sprawl. Keep land use in town cores.

There are buildings empty for businesses in downtown Hailey & new ones being built as I write this.

- I suggest
- A. No annexation - no golf course - (only Nordic)
 - B. Yes to WR Land Trust or ~~to~~ Nature Conservancy
 - C. Keep it open space

Libby Massey
3 Quigley Road
P.O. Box 2696
Hailey, Idaho 83333

RECEIVED ✓

JUL 17 2008

RE: Quigley Canyon Annexation

Dear Members of the Hailey Planning and Zoning Commission:

"It's a crying shame" was my first response when I saw the expanse of the Quigley development on the site walk (and DRIVE). I have tried to listen and stay positive on the points presented in the different hearings, but it seems after all is said and done, my reaction is still the same. Here are my comments arranged in categories, however not in order of importance. Each point is equally important.

Traffic:

Traffic study doesn't seem to show the construction trucks as numbers. When I see a house being built it seems to have 6-8 trucks all parked and blocking the streets for passage. These construction workers come and go several times throughout the day too, not just in once and then out once. For phase one there would be a LOT of construction vehicles traversing Fox Acres and Quigley Road. So I have my doubts about the realized accuracy of the Quigley Traffic Update, especially for Phase One.

Wildlife:

How can you sell those up canyon million-dollar properties to people (who don't live here now) and tell them they can only plant 5 trees and irrigate only 1/2 acre and keep their dogs from chasing out the wildlife? For example Foxmoor subdivision has become fox less. They all run past my property escaping the dogs and out through the back to the hill behind (the hills to the north of the proposed development). Since my dog died I have seen more wildlife on my property than ever: fox, elk, mule deer, big cat prints in the winter, rabbit, coyote, moose, not to mention all the birds all on my property. How can the implementation of these "deed restrictions" take place? For example, we have a night sky ordinance and many of the houses in Deerfield have carriage lamps rather than down lights at their front entries, many installed AFTER the ordinance was passed, and I see no implementation of that rule. I have concerns about the number of dogs encouraged out there and how all the new trees and golf greens will get rid of the animals when they damage the new plantings. The dog poo on the road now is already one problem.

Hillside development:

Even though it is not the top of the hill, bulldozing that expanse of hillside property to one's own needs is a crying shame. Let's do strip mining like in the old days, and preserve the natural historic character of the town. Is that a good idea?

Water:

Water that is not used now is of course going back into the ground and replenishing the underground aquifers that feed to the Big Wood River eventually, no matter how far

away. I understand that the water table will drop and my well may and probably will go dry. I was informed of this from my sprinkler service people. If my water table drops for my well, will the developer replenish the aquifer to kick that level back up? i.e. drain the pond into a dry well? The problems of this are already numerous in the Mid and North Valley areas for the older residents' wells and the present new developments there.

Land Use Efficiency:

Less houses per acre than the 4-5 is not appropriate for an annexation into the City of Hailey. It would not be "maintaining the current character of the town". We have already sprawled enough, as presented in Staff Report of June 18, 2008 on pages 9-14. This is after all a CITY annexation.

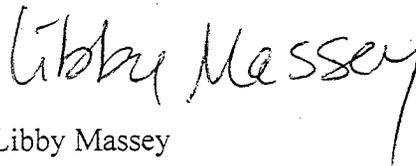
Maintaining Character:

Currently this land is a high desert hillside with no trees on the outskirts of town. Planting all those trees will change the character forever. Green space is not the same as natural open space. The golf course is not the natural open space that is there now. When the elk eat the new trees, the new home and golf course grass, the foxes dig holes, etc., the new homeowners will run them off and that is not maintaining the character of the present land there.

I can see that an annexation of the closest section by the football field may be appropriate, although I maintain that most of those people will not walk that mile and a half to town. The houses would have to support true affordable prices for teachers, Emergency Room nurses, pharmacists, and regular folks for sustaining the operations of the City of Hailey. I do believe it will be a crying shame to see this developed as presented, and for the City of Hailey to represent itself in this manner of sprawled development just for the "amenities", as we already have those hiking, sledding, and biking "amenities" now as it sits now. Golfing of course is another matter, and best left to the Blaine County Parks and Rec District to figure that out themselves, if the City will not own it anyway.

Thanks for your time and energy to consider all the issues. You have been doing a terrific job so far.

Sincerely,



Libby Massey

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JUL 9 7 2008

Public Comment - Quigley Canyon Annexation Application

Name: Libby Massey

Street Address: 3 Quigley Rd

Date: 7/7/08

Comment:

→ Commissioners comments were great!

→ How do ^{they} remove animals from damaging the greens?

→ How to save the "new 1000's of trees" from animals eating them? - Chase w/ snowmobiles like Greenhorn?

→ I feel the new amount of dogs is ~~the~~ a major concern with the wildlife + the big 10' wide pathways to have them on.

→ How will a person who pays low "public fees" be "discouraged" from golfing when a higher paying client wants that time?

→ Who will own the restaurant?

→ Why would the City feel pressure to adopt this now cuz of amenities →

-2 (cont.)

have had 2 golf course propositions in last 5 yrs. There will be more -

→ These people will NOT be walking. I was running late and drove 1 mile - took 4 mins. instead of arriving 20-30 mins. late.

Planning and Zoning
115 Main St S
Hailey , ID 83333

RECEIVED
JUL 14 2008

(BZ)

Dear Planning and Zoning Commission:

The cities annexation and involvement with the Quigley Canyon Ranch raise and continue to raise grave concerns as have been deliberated in well run meetings. All too often small towns have sold out for development plans that have benefited the developer far more than the community while permanently changing the land . Degradation of the environment, including land , water and habitat resources of are one concern. The incurred costs of water, sewer, safe transportation, fire prevention and maintenance of facilities ie golf course, nordic course and playing fields are concerns not unique to this plan and should be looked at very carefully in a time of economic strain.

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Yes, Hailey loves its Nordic facility that has been generously allocated over the past years. Many love the idea of an affordable golf course that is a jaunt away. But should it occur at the expense of a high density and sprawling development up one of Hailey's remaining side canyons in a time when numerous partially developed real estate projects are sitting idle. I sure hope we can see beyond the short sighted nature of this and really weigh the pros and cons not soley driven by sway of the development dollar.

And if not: Could some stipulations be had that included mandatory xeroscaping, wetlands preservation, prohibiting the diversion of stream into stagnant ponds that serve to breed mosquitoes and other viral vectors? And have been proposed by many already the importance of eliminating the home density to none or few in the up canyon development plan where animal habitat exists already in its fragile state.

L. Leigh Morse

PO BOX 38
Hailey ID
83333





RINKER COMPANY

DATE: July 17, 2008
TO: City of Hailey Planning Commission
RE: **QUIGLEY CANYON DEVELOPMENT APPLICATION**

As a property owner within the City of Hailey zone of influence (Peregrine Ranch), after reviewing the master Plan in the Hailey office, I would like to offer the following comments in support of subject Development Plan.

I hope your Commission and the City Council will recognize this application will enable Hailey to annex a development that is not only the latest state-of-the-art in planning, but will provide new housing to be self-contained within the Canyon and does not crowd other developments that frequently motivates objections. The only change I can recommend would be to increase the density by at least 100 to 479 units. By not utilizing all the land on a development contributes to urban sprawl.

Most importantly, this is a golden opportunity for the City of Hailey to annex a fully paid for 18-hole golf course (\$12-16 million dollars), plus the land **donated** to the City with a value of many millions more, giving an opportunity for the people of Blaine County to play golf at reasonable prices for the first time on an 18-hole course.

The merits of this fine development far exceed any perceived negatives that are voiced in the press such as "it doesn't adhere to the 2025 Comprehensive Plan" or "it will generate more traffic". When I came to Sun Valley in 1960 I created more traffic, and when we purchased our first home in 1968, we stayed longer and created even more traffic. Fortunately, there were no objections at that time otherwise I might not be here. Another negative comment is that it will "crowd the wildlife"; a large-scale map of this part of the state will reveal that development encompasses less than 1% with the remaining 99% open and available for wildlife habitat.

I urge you to recognize this opportunity and approve the Quigley Canyon Development Plan without delay.

Harry S. Rinker

/gt

Cc: Rick Davis, Mayor
City Council Members
Carol Brown
Martha Burke, President
Don Keirn
Fritz X. Haemmerle, Esq.
Ned Williamson, Esq.

RECEIVED

JUL 07 2008

BR

Linda S Haavik
608 Third Avenue South
PO Box 1707
Hailey, ID 83333

July 7, 2008

Hand-Delivered

Hailey Planning and Zoning Commission
Hailey City Hall

Re: Quigley Annexation

Hailey Planning and Zoning Commission Chair and Members:

I wholeheartedly support the annexation of the Quigley Ranch. While other annexations have occurred in the 28 years that I have lived in Hailey, none has included important public recreation amenities that this plan does.

The proposed 18-hole public golf course is part of an overall, well-thought-out plan to contribute an amazing collection of public recreational benefits as well as a variety of housing types that reflect local lifestyles. The golf courses existing in the County are beyond the reach of most citizens. Currently, access to reasonably-priced public golf takes our local money out of Hailey and out of Blaine County.

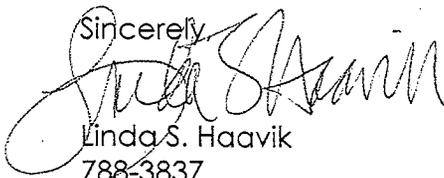
Recreation is a vital part of life in our area...it is what attracted us and what keeps many of us here, not to mention what visitors come here for. The golf course and other amenities offered in the Quigley plan have the potential for creating additional economic opportunities as well. Golf tournaments and cross country ski events could fill the hotels and restaurants.

The plan complies with the many goals of the Hailey Comprehensive Plan. It is quite clear that the provision of active recreation in a variety of forms is a sought after goal. In order to offer such a huge package of public amenities that include the golf course, the landowner must be allowed a return on his/her investment. I understand this and support it; and ask that you do too.

The land plan provides a comfortable and sensible transition of density and uses from the existing City's boundary to the rural county beyond. I find it extremely complementary to the development of the City offering multi-use unique to Hailey.

I urge you to recommend approval of this plan and the zoning required upon annexation.

Sincerely,



Linda S. Haavik
788-3837

RECEIVED

TO: City of Hailey Planning & Zoning
FROM: Wendy J. Pabich, Ph.D.
612 N. 4th Avenue, Hailey
DATE: July 21, 2008
SUBJECT: Quigley Canyon Water

JUL 21 2008

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As a citizen of Old Hailey and a hydrologist, I have significant concerns about the proposed annexation into the City of Hailey of the Quigley Canyon property and the resultant increased density and water use that will follow. It is critically important that the City conduct the appropriate analysis to understand 1) the water demands that will accompany this City expansion, 2) the City's current water rights situation, and 3) the impact of potential increased water demand on City taxpayers, in order to make an informed decision regarding annexation. It is not sufficient to assume that this project has "plenty of water rights".

My own analysis suggests that while the owners of Quigley Canyon show seven water rights totaling about 12 cfs appurtenant to their property (Table 1), only one of these is a senior water right (37-19736, priority date 10/11/1889 for 2.28 cfs). The other rights all have priority dates of 1966 and later. The Big Wood basin is already overallocated and junior water rights are in priority only during the early spring when the Big Wood River is running high. To lend perspective, in 2007 (Table 2), on June 22, all water rights in the basin with priorities of May 15, 1892 and later were cut and by July 17, all right with priority dates March 24, 1883 or later were cut entirely. Under this management structure, this one senior Quigley Canyon water right would have been cut by June 25th. This means that after June 25th, the project would have been looking to the City to provide for all its water demand.

An estimate of likely irrigated acreage in Quigley Canyon under the proposed plan seems to be about 363 acres. Based on available project maps, my best guess is that of the smaller parcels (Parcels 1-4), most of "developable land" will be irrigated, or about 115.5 acres. The plat suggests that for each lot greater than ½ acre, 26,000 ft² (minus the house footprint) -- or about 0.6 acres, will be allowably irrigated. Thus, the 68 units planned for Parcels 5-7 would add another 40.8 acres of irrigated land, for a total of 156 acres of residential development. The golfcourse and clubhouse account for 206.2 acres (minus building footprints). All told, this is about 363 acres of irrigated land (minus building envelopes), 43% of which is part of the residential areas, 57% of which is part of the golfcourse. IDWR allows .02 cfs (or 1") of water to the acre. Thus, this property would require 7.26 cfs of water (.02 cfs per acre * 363 acres). The development proposal includes plans for reuse of treated wastewater. Studies show that approximately 70% of residential water use in western states goes to outside uses; thus, perhaps 30% of the residential water will be recycled. (In reality, water is lost during treatment, so less than 30% of residential water use could be recycled and reused.) However, if we assume that 30% of residential deliveries are recycled, this would reduce the total water demand by .94 cfs (= .43*7.26*.3). Thus, the property would require 6.32 cfs.

Assuming that all water rights are administered conjunctively (side canyons with Big Wood rights as well as surface and groundwaters), with only one senior water right totaling 2.28 cfs (or, at .02 cfs per acre, enough for 114 acres), at best, the development will be looking to the City of Hailey to provide the balance of about 4 cfs to irrigate the remaining 249 acres. At worst, the City will be called to provide all 6.32 cfs once the one senior right is cut. To put this in perspective, the City of Hailey currently owns municipal water rights totaling 15.39 cfs (5.35 cfs from Indian Springs; 7.18 cfs from groundwater; and 2.86 cfs from Big Wood River), and one power water right totaling 3.38 cfs. Indian Creek Homeowners Association is disputing the City's right to take any more than 2.28 cfs from Indian Spring; if they were to prevail in the Snake River Basin Adjudication (SRBA), the City would have 12.32 cfs of municipal water. Thus, depending upon the outcome of the SRBA, Quigley Canyon has the potential to demand water in volumes that amount to up 51% of the City's existing water rights. Senior water rights are currently selling at anywhere from \$20,000 to \$50,000 per inch (or per .02 cfs). At these rates, the value of 4 cfs ranges from \$4 to \$10 million, and 6.32 cfs is worth between \$6.3 and \$15.8 million.

My question, then, is whether the City is prepared to take on the burden of providing water to Quigley Canyon in volumes that may amount to up to 51% of the City's current water rights? What will be the implications for the City's taxpayers and those already on the city water system? In my mind, it is imperative that these questions be thoroughly evaluated and answered appropriately before any annexation decision is made. It also seems quite important that any of the promises made in the development proposal be made part of the final plat (i.e., that all surface water rights are to stay with the property; allowable irrigated acreages are stated; xeroscaping is required, etc.). We all know the water issue is not going away. Please feel free to contact me if you have questions or would like clarification. Thank you very much for your consideration.

Table 1.

WATER RIGHTS APPURTENANT TO QUIGLEY GREEN OWNER LLC

Right No.	Source	Priority¹	Purpose	Amount²	Status	Remarks
37-2784A	Quigley Ck	1/3/1967	Irrigation Storage	16 afa	Rec. in SRBA	Obj. pending
37-7693	Quigley Ck	12/16/1977	Irrigation Irrig. Stor.	5.27 cfs 30 afa	Rec. in SRBA	Obj. pending
37-8283	Quigley Ck	9/23/1986	Stock water Rec. & Aesth. Stor.	0.12 cfs 35 afa	License	No SRBA claim required
37-19736	Quigley Ck	10/11/1889	Irrigation	2.28 cfs	Rec. in SRBA	Obj. pending
37-20902	Ground Water	7/21/1966	Irrigation Stock water	2.01 cfs 0.12 cfs	Rec. in SRBA	Obj. pending
37-21348	Ground Water	4/15/1985	Irrigation	0.27 cfs	Rec. in SRBA	Obj. pending
37-21349	Ground Water	10/28/1979	Irrigation ³	2.01 cfs 56.7 afa	Rec. for disallowal	Obj. pending

1. Priority as claimed and recommended in SRBA except for License 37-8283 (no claim in SRBA) and Claim 37-21349 (not recommended for decree). An objection to Claim 37-19736 is that the priority should be 1879.
2. The amount listed is as recommended in the SRBA except for License 37-8283 and 37-21349 (the claimed amounts). Limitations on diversion rate, diversion volume and number of acres irrigated apply for combined use of the rights.
3. Claim no. 37-21349 asserts an enlarged irrigation season and annual volume from that licensed under 37-20902.

Table 2.

2007 PRIORITY CUTS

BIG WOOD RIVER ABOVE MAGIC RESERVOIR WATER DISTRICT 37		
Date Priority Cut Made	Date of Priority	Remarks
June 22, 2007	May 15, 1892	
June 25, 2007	June 12, 1886	
June 26, 2007	May 15, 1885	
June 28, 2007	October 15, 1884	
July 2, 2007	August 1, 1884	
July 3, 2007	July 10, 1884	
July 9, 2007	May 2, 1884	
July 10, 2007	March 24, 1883	75% cut of 3/24/1883
July 17, 2007	March 24, 1883	100% cut of 3/24/1883
August 17, 2007	August 1, 1882	
BIG WOOD RIVER BELOW MAGIC RESERVOIR WATER DISTRICT 37M		
Date Priority Cut Made	Date of Priority	Remarks
May 31, 2007	May 1, 1887	
June 26, 2007	August 15, 1886	
August 14, 2007	April 15, 1883	
SILVER CREEK & LITTLE WOOD RIVER WATER DISTRICT 37M		
Date Priority Cut Made	Date of Priority	Remarks
June 25, 2007	May 27, 1899	Cottonwood Rights
June 26, 2007	May 15, 1904	

July 13, 2007
August 14, 2007
August 21, 2007
August 24, 2007
August 30, 2007
September 25, 2007

November 1, 1889
September 1, 1887
April 1, 1886
April 1, 1884
September 1, 1883
September 1, 1883

75% Cut

Beth Robrahn

From: Beth Robrahn [beth.robrahn@haileycityhall.org]
Sent: Tuesday, July 22, 2008 2:43 PM
To: Geoff Moore (GMOORE280@msn.com); Mark Spears; 'Mike Pogue'; 'Owen Scanlon';
'Stefanie Marvel'
Subject: FW: Public comment submission for Quigley
Attachments: cph-2-1-1.pdf



cph-2-1-1.pdf (46
KB)

This got missed in the various rounds of getting copies of public comments to you.

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

From: Daryl Fauth [mailto:DaFauth@stewart.com]
Sent: Monday, June 23, 2008 5:06 PM
To: beth.robrahn@haileycityhall.org
Subject: Public comment submission for Quigley

Beth-

I'd appreciate it if you could please add these comments to the record for the Quigley annexation application as I'll be out of town for Thursday's public comment meeting. Thanks!

To Hailey Planning and Zoning-

To those that oppose the Quigley Canyon project, I simply ask what your alternative might be. The Quigley canyon will be developed by someone. In my experience, the canyon could be developed to County specifications and we could have upwards of 150 homes out there with the possibility of absolutely no recreational opportunities added to our community. The City of Hailey would still feel the impact of the development, but could have virtually nothing to offset that impact. You would still have the traffic, the impact on wildlife and impact on water. Let's not fall into the predicament that Warm Springs Ranch is in right now. There was a 'reasonable' development on the table 6 years ago. Now, due to the increase in property values and pricing, the development is 'huge' in comparison to the previous project and you have people up in arms about the scale of what is currently proposed.

What we have here is a reasonable development with a few issues that Mr. Hennessy is working on diligently on with the surrounding communities to find solutions to. Mr. Hennessy has been a longtime resident of our valley and knows that solutions to traffic, wildlife and water are possible if we all work together.

I take issue with the City of Hailey's population projections from their Wastewater Facility Plan 'Draft.' First of all, the 1990 population figures are wrong in the 'draft.' (That, evidently, the City of Hailey is using for planning purposes, even though it has not been approved) According to the US Census Bureau, the 1990 population of Hailey was 3,687, not 3,575. (Please see the attached page from the 1990 census I

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RINKER COMPANY

RECEIVED

JUL 21 2008

given to Commissioners 7/21

DATE: July 17, 2008
TO: City of Hailey Planning Commission
RE: **QUIGLEY CANYON DEVELOPMENT APPLICATION**

As a property owner within the City of Hailey zone of influence (Peregrine Ranch), after reviewing the master Plan in the Hailey office, I would like to offer the following comments in support of subject Development Plan.

I hope your Commission and the City Council will recognize this application will enable Hailey to annex a development that is not only the latest state-of-the-art in planning, but will provide new housing to be self-contained within the Canyon and does not crowd other developments that frequently motivates objections. The only change I can recommend would be to increase the density by at least 100 to 479 units. By not utilizing all the land on a development contributes to urban sprawl.

Most importantly, this is a golden opportunity for the City of Hailey to annex a fully paid for 18-hole golf course (\$12-16 million dollars), plus the land **donated** to the City with a value of many millions more, giving an opportunity for the people of Blaine County to play golf at reasonable prices for the first time on an 18-hole course.

The merits of this fine development far exceed any perceived negatives that are voiced in the press such as "it doesn't adhere to the 2025 Comprehensive Plan" or "it will generate more traffic". When I came to Sun Valley in 1960 I created more traffic, and when we purchased our first home in 1968, we stayed longer and created even more traffic. Fortunately, there were no objections at that time otherwise I might not be here. Another negative comment is that it will "crowd the wildlife"; a large-scale map of this part of the state will reveal that development encompasses less than 1% with the remaining 99% open and available for wildlife habitat.

I urge you to recognize this opportunity and approve the Quigley Canyon Development Plan without delay.

Harry S. Rinker

/gt

Cc: Rick Davis, Mayor
City Council Members
Carol Brown
Martha Burke, President
Don Keirn
Fritz X. Haemmerle, Esq.
Ned Williamson, Esq.

Beth Robrahn

From: Michael Beck [michaelbeckafs@cox-internet.com]
Sent: Monday, July 07, 2008 9:21 AM
To: beth.robahn@haileycityhall.org
Subject: Quigley Canyon

Dear Ms. Robrahn,

I would like to go on record as supporting the Quigley Canyon development. I have attended several open houses to familiarize myself with the project. I have found that the owner/developer has given serious attention to minimizing the project's impact on traffic, wildlife and scenery of the canyon. The additional amenities of a world class cross country ski facility and a golf course can be a huge boost to our local economy on a year round basis. I urge the P&Z to approve the project.

Cordially,

Michael Beck

660 El Dorado Lane

Hailey, ID 83333

July 7, 2008 ✓

Beth Robrahn

From: robert kantor [rakantor@gmail.com]
Sent: Monday, June 30, 2008 2:46 PM
To: heather.dawson@haileycityhall.org; robin.crotty@haileycityhall.org;
beth.robahn@haileycityhall.org
Subject: [Spam?] Quigley

To the city of Hailey, Respectfully, I submit this unqualified letter of support for the Quigley annexation and the development plan. Please listen to the developer when they represent the necessity of the estate lots as financially required to make the very generous recreation and open space portions of this plan work. This is a plan for the future. The requirement of a mixed density approach is essential.

Also, the "old Hailey" feel of the more dense portions of Quigley are essential to retain the "Hailey" feel. Ketchum failed to plan for the future. It provided no ability to replicate its population base in required housing. Hailey is and should continue to do a better job.

Finally, regarding the controversy about impact fees: It is more than equitable for new annexations, and properties that are rezoned to more dense use and thereby create more impacts to infrastructure and city costs, to pay impact fees representing their equitable share of the infrastructure costs. It is unfair to charge impact fees to new development on existing zoned but vacant land. To do so would constitute not only a tax, but one that is not equitably proportioned. Such fees on existing zoned and vacant land within Hailey creates a burden on the property owner not suffered by previously developed neighboring properties. Additionally, such fees discourage development of vacant property, and in some instances, like todays market, may make it financially impossible to develop, which is not in Hailey's interest.

Thank you for reading this letter.

Robert Kantor
265 Golden Eagle

July 7, 2008

RECEIVED

To City of Hailey, planning and zoning

JUL 01 2008

June 28 2008

(BC)

On your shady actions to try to run the Quigley subdivision through, I feel that 5:30 starting of the meeting made it very hard for the average person to attend the meeting. But if that is the way you want it that is ok. Then your flamboyant tall tales for 10,000 new people in the next 15 years in the area is a bit like saying the moon is made of cheese. If you are so sure should you be pushing for a four lane highway to transport all of these new people or a new form of transportation. Then where is the new industry or white collar jobs? Don't we need some sort of idea of where these jobs are coming from? Or do you have a crystal ball or jest another high priced study. You government types sure like to do studies and distance yourself from the decision making don't you.

But on to the subdivision my main complaints are the density the country say 150 houses and you have come up with 350 houses which is way to much for the city to handle. In it present state, how can the streets dept. handle the extra work load or the police. Then there is the schools, If you build it will magically appear.

But the most important part is the spread of traffic on the streets that have no sidewalks as in Deerfield which is going to take a lot of the traffic. It will not be safe to walk since we have to walk now in the streets. Then I live on E. Bullion st. which is close to the downtown area and I walk to the store or ride my bike. Which has no sidewalks either. But since it has the only stop light it will see increased traffic also. Where do we walk or ride now? Where do the kids ride since there are no bike paths?

First we need promise from the city on proper control and safety of the increased traffic flow (Isugeset traffic circles to slow down the traffic) and second bike path/or pedestrians walkways. We need to be careful on subdivisions at this time as Cutters is very slow and Sweetbriar is dead. It seems that the answer is to open up more and it will all be good. Smaller is good as it is a bit easier to get a feeling for. But first take care of the citizens that have a interest here. Try to increase your base as a strong economy not jest by urban sprawl I do not here of any attempts to bring business to the valley..

Lets say wait a minute here and demand a safe flow of traffic and more work on safty in the form of sidewalks, and traffic control. A golf course is a good idea but once again you are pushing the water issue to the breaking point. Do they have the water rights and can they be useful to the city in the long term. We will run out of water very soon. And if you believe that there is plenty I suggest that you get your heads out of the mud.

There is no reason for the city to rush on any of this and it would be to your best interest to move very slowly on any of this.

Think about the people's safety and our life in a small town. This is never going to be a Aspen on Vail we do not have I90 going through the middle of the valley. But a small over worked 2 lane highway.

Leni McKenna

Comments by Lili Simpson 720-2666
JUL 7 2008

JUL 9 7 2008

~~DRAFT~~

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY IDAHO, ADOPTING A NEW CHAPTER 14.02 OF THE HAILEY MUNICIPAL CODE THAT ESTABLISHES A HAILEY/BLAINE COUNTY AREA OF CITY IMPACT, PROVIDING FOR A SHORT TITLE, A PURPOSE SECTION, DEFINITIONS, ANNEXATION, TRANSFER OF DEVELOPMENT RIGHTS, GOVERNING PLANS AND ORDINANCES, STANDARDS, NOTICE AND RENEGOTIATION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is enacted to ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life in accordance with the Hailey Comprehensive Plan for the desirable future physical development of the City of Hailey;

WHEREAS, this ordinance is adopted pursuant to authority granted by Idaho Code §67-6526, as amended, and

WHEREAS, both Blaine County and Hailey have found that a negotiated area of City impact, subject to the plans and ordinances described herein, is consistent with their respective Comprehensive Plans.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY IDAHO, AS FOLLOWS:

SECTION 1. ADOPTION. Hailey Municipal Code is amended by the addition a new Chapter 14.02, Title 14, entitled "Hailey/Blaine County Area of City Impact Ordinance," with the addition of the following language:

HAILEY/BLAINE COUNTY AREA OF CITY IMPACT ORDINANCE

14.02.010 Short Title. This Ordinance shall be known as the Hailey/Blaine County Area of City Impact Ordinance

14.02.020 Purpose.

14.02.020.01 This ordinance is enacted to ensure that development of land surrounding Hailey does not directly or indirectly negatively impact Hailey City services, infrastructure or quality of life, all in accordance with the Hailey Comprehensive Plan for the desirable future orderly development of the City of Hailey.

14.02.020.02 This ordinance is adopted pursuant to authority granted by Idaho Code §67-6526.

14.02.020.03 Both Blaine County and Hailey have adopted this Ordinance and shall ensure that the contents herein are enforced consistent with this ordinance.

14.02.020.04 Both Blaine County and Hailey find that this ordinance is consistent with their respective Comprehensive Plans.

1
2 14.02.030 Definitions.
3

4 “Blaine County Land Use Ordinances” shall mean the zoning ordinance, subdivision ordinance,
5 international building and residential codes and/or other applicable Blaine County ordinances.
6

7 “City” shall mean the City of Hailey, Idaho.
8

9 “Community Park” shall mean that area which serves a broader purpose than other parks and is
10 focused on meeting community recreation needs, as well as preserving unique landscapes and green
11 spaces. Five (5) acres is generally the minimum necessary to provide space for recreation activities and
12 up to twenty (20) acres, or more, depending on activities and number of residents served.
13

14 “Common Useable Green Space” shall mean that area, not including required setbacks or
15 encumbered by any roadway, parking area, substantial structure, or slopes over twenty-five (25) percent
16 grade, which is maintained for the purpose of being used and enjoyed for either informal or structured
17 recreational uses by the residents or employees of a development and by the public.
18

19 “Development Proposal” shall mean and include all applications for conditional use permits and
20 subdivisions required by the Blaine County Land Use Ordinances within the Hailey ACI.
21

22 “Hailey ACI” shall mean those lands in the unincorporated area of Blaine County as depicted on
23 the Hailey ACI Map, as adopted by Blaine County and the City of Hailey.
24

25 “Institutional Use” shall mean that use by an established organization, especially of a public
26 character, including but not limited to schools, colleges, governments, and non-profit organizations.
27

28 “Live/Work Unit” shall mean one dwelling unit, where the accessory use is dedicated to the
29 making, servicing or selling of goods, or the providing of services:

- 30 i) artist studio;
31 ii) making, processing, and assembly of products on a small scale;
32 iii) personal and professional services;
33 iv) testing, servicing, and repairing of goods.
34

35 “Regional Park” shall mean that park area which serves broad regionally-based recreational
36 needs, as well as preserving unique landscapes and open spaces, which is strategically located based on
37 availability to citizens and which is generally twenty (20) to one hundred (100) acres in size.
38

39 14.02.040 Annexation.
40

41 14.02.040.01 City Initiated Annexations. The City shall limit city initiated annexation
42 to those lands within the H, N and W Zones of the Hailey ACI, except those contiguous lands in the A
43 Zone of the Hailey ACI under the same ownership or those lands contiguous to the City necessary to be
44 annexed to allow an annexation pursuant to Section 14.02.040.02 may be annexed by the City.
45

46 14.02.040.02 Owner Requested Annexations. The City may annex those lands within
47 the Hailey ACI when requested by property owners desiring annexation into the City of Hailey, except
48 the City shall not annex any land lying within another city’s area of city impact, even when requested by
49 a property owner, without the consent of the other city.

1
2 14.02.040.03 Discretionary Act. The provisions of Section 14.02.050 shall not in any
3 way obligate the City to annex any land, or vest any property within the Hailey ACI with any
4 development right or privilege.

5
6 14.02.040.04 Sewer and Water Districts. The provisions of Section 14.02.040 shall not
7 in any way prohibit the creation of water and/or sewer districts, whereby property owners outside the
8 Hailey city limits may enter into a contractual agreement with the City to provide water and/or
9 wastewater services, should such districts be found to be in the best interest of the public health, safety
10 and welfare.

11
12 14.02.050 Transfer of Development Rights.

13
14 14.02.050.01 Applicability. Development rights may be transferred to the Hailey ACI
15 in accordance with Title 10, Chapter 10 of the Blaine County Code, and with the provisions set forth
16 herein.

17
18 14.02.050.02 Annexations. All annexations into the City over five acres in size shall
19 purchase Transfer of Development Rights (“TDR’s”), at the rate of one unit per five acres of
20 developable land (e.g., an application to annex 100 acres into the City would be required to purchase and
21 plat 20 TDR’s as part of the annexation).

22
23 14.02.050.03 Sending and Receiving Areas. The Sending and Receiving Areas for
24 TDR’s are designated on the Hailey ACI Map. All of or part of W, N and H Zones are hereby designated
25 as Receiving Areas as shown on the Hailey ACI Map.

26
27 14.02.050.04 Restrictions. TDR’s transferred to the W Zone shall be sent from the area
28 designated as the “Hailey ACIW Sending Area.” TDR’s transferred to the N Zone shall be sent from the
29 area designated as the “Hailey ACIN Sending Area.” TDR’s transferred to the H Zone shall be sent
30 from the area designated as the “Hailey ACIH Sending Area.” Any TDR from the Hailey ACIW, ACIN
31 or ACIH Sending Areas are only certifiable at the rate of one unit per allowable County density for that
32 underlying zoning district. No density bonus for a potential planned unit development within the
33 Sending Area shall be allowed, nor transferred to a Receiving Area. All planned unit developments
34 within designated Receiving Areas shall have the option to purchase development rights from
35 designated Sending Areas to increase density by twenty percent (20%) of the base density of the
36 underlying County zoning district.

37
38 14.02.060 Governing Plans and Ordinances.

39
40 14.02.060.01 Applicability. Any Development Proposal within the Hailey ACI shall be
41 reviewed in accordance and comply with this ordinance. No structure or land within the Hailey ACI
42 shall be subdivided, used or occupied and no structure shall be erected or altered except in accordance
43 with this ordinance.

44
45 14.02.060.02 Governing Ordinances. Development Proposals shall conform to the
46 applicable Blaine County Land Use Ordinances and to the applicable standards described in Section
47 14.02.070. Blaine County shall review and approve, conditionally approve or deny all applications for
48 Development Proposals within the Hailey ACI.

1 14.02.060.03 Subdivisions. All proposed subdivisions within the Hailey ACI are
2 required to be developed as planned unit developments.

3
4 14.02.060.04 Density. The base density shall be controlled by the standards of the
5 underlying County zoning district.

6
7 14.02.060.05 Uses. Any permitted, conditional or accessory uses allowed in the
8 underlying county zoning district may be allowed. Conditional uses shall be subject to conditional use
9 permit review as set forth in Title 9 of the Blaine County Code.

10
11 14.02.060.06 Modifications and Waivers. The Board of County Commissioners may
12 grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent
13 of this ordinance and the land use policies of Blaine County pursuant to Title 9 of the Blaine County
14 Code.

15
16 14.02.070 Standards. Each Development Proposal within the Hailey ACI shall comply with
17 the applicable standards of Blaine County Land Use Ordinances and this Section 14.02.070.

18
19 14.02.070.01 General Standards.

20
21 A. Services and Infrastructure. Each Development Proposal within the
22 Hailey ACI shall not directly or indirectly negatively impact Hailey City or Blaine County services,
23 infrastructure or quality of life for the desirable future physical development of the City of Hailey and
24 Blaine County.

25
26 B. Connectivity. An integrated system of non-motorized connections, as well
27 as multi-modal roadways, shall be provided for safe and convenient connectivity between uses within
28 and adjacent to the new development, including connectivity to existing or planned facilities, including
29 but not limited to the Wood River Trail system, other public trail systems and existing and/or planned
30 transit routes. Amenities, including but not limited to, covered kiosks, rest stations bus shelters, bicycle
31 racks and access for emergency medical service (EMS) vehicles shall be provided.

32
33 C. Public Access. Public access and connections to existing and planned
34 recreational areas or facilities, such the Big Wood River, trail systems, golf courses or adjacent hillside
35 lands shall be provided and maintained. A recorded planned unit development agreement, or a plat note
36 shall contain provisions requiring that such access, connections and facilities be maintained for public
37 use in perpetuity.

38
39 D. Common Useable Green Space. Common Useable Green Space shall be
40 provided in accordance with the following formulas: For residential planned unit developments, a
41 minimum of .05 acres per residential unit. For non-residential planned unit developments, a minimum
42 of 15% of the gross area of the proposed planned unit development. If a subdivision is approved,
43 Common Useable Green Space shall be identified and granted for public use, in perpetuity, on the plat, a
44 property owners association shall be responsible for the long term maintenance of the Common Useable
45 Green Space, and restrictions shall be provided against any encroachment into the Common Useable
46 Green Space. Special consideration shall be given to parks and green space that connects or combines,
47 or has the potential to combine, with other green space, park or recreational opportunities.

48
49 E. Subdivision Improvements. Any subdivision application for land within

1 the H, N, W and A Zones of the Hailey ACI shall meet and conform with the applicable standards set
2 forth in Section 5 of Hailey's Subdivision Ordinance, as adopted and subsequently amended.

3
4 F. Development in flood plain areas shall incorporate no rise FEMA criteria
5 with extensive mitigation. Riparian areas shall be enhanced and protected according to the standards of
6 Titles 9 and 10 of the Blaine County Code, as adopted and subsequently amended.

7
8 14.02.070.02 Heritage (H) Zone.

9
10 A. Purpose. The special characteristics of the Heritage (H) Zone, include its
11 location between the cities of Hailey and Bellevue, heritage and scenic features including large
12 agricultural open spaces, floodplain and riparian areas, and proximity to the Friedman Memorial Airport.
13 The purpose of the H Zone includes:

- 14 a. Preservation of floodplain and riparian areas; development out of
15 floodplain areas is encouraged.
16 b. Consideration of heritage and scenic features including open spaces
17 currently in agricultural use.
18 c. Maintaining a physical separation and visual distinction between the cities
19 of Hailey and Bellevue.
20 d. Achieving a compatible and balanced relationship between the variety of
21 uses in and adjacent to a new development, including airport, light
22 industrial, residential, green space and recreational uses.
23 e. Enhancement of public trial systems.
24 f. Development that mirrors the City's development standards including but
25 not limited to lot size, building design and street layout.
26 g. Clustering the developments to most efficiently use land and achieve goals
27 (a) through (f) above.

28
29 B. General Requirements.

- 30 a. A physical separation and visual distinction between the cities of Hailey
31 and Bellevue shall be provided and maintained as Common Useable Green
32 Space.
33 b. Development shall be clustered near existing city boundaries to maintain a
34 physical separation and visual distinction between the cities of Hailey and
35 Bellevue.
36 c. Enhanced drought resistant/low water tolerant landscape buffers shall
37 mitigate the visual impact of development.
38 e. Each planned unit development shall also provide one (1) or more of the
39 following amenities, commensurate with the size and density of the
40 development, and commensurate with the modifications requested by the
41 applicant, to ensure a public benefit:
42 i. Active recreational or cultural facilities, including but not limited
43 to a public golf course or Regional Park.
44 ii. Provision of Live/Work Units that provide dwelling space within
45 the same building or group of buildings as the occupants' place of
46 employment, and designed and located to provide a buffer between
47 commercial or light industrial uses and lower density residential
48 uses or green space/recreation areas.

- 1 iii. Preservation of significant existing vegetation on the site, to
- 2 include the preservation of at least 75% of mature trees greater
- 3 than 6-inch caliper on the site.
- 4 iv. Dedication or conveyance of real property or an interest in real
- 5 property to a public entity approved by Blaine County and the City
- 6 of Hailey.
- 7 v. Other project amenities and/or benefits to the community that are
- 8 found, by recommendation of the County Planning and Zoning
- 9 Commission and approval of the Board of Commissioners, to
- 10 promote the purpose of this Article and the goals and objectives of
- 11 the Blaine County Comprehensive Plan and Hailey Comprehensive
- 12 Plan
- 13
- 14
- 15

14.02.070.03 Near Proximity (N) Zone.

- 16 A. Purpose. The N Zone includes special characteristics such as immediate
- 17 proximity to established residential neighborhoods, environmentally sensitive
- 18 areas such as riparian and wetland areas, wildlife corridors and wintering grounds,
- 19 and recreation corridors including the Big Wood River, adjacent public lands and
- 20 existing or planned public trail systems. The purpose of the N Zone includes:
- 21 a. Preservation of floodplain, riparian and wetland areas.
- 22 b. Consideration of wildlife migration corridors and wintering habitat.
- 23 c. Achieving a compatible relationship between the uses and scale of
- 24 development in and adjacent to new development.
- 25 d. Connecting and combining parks, trails and green space.
- 26 e. Mitigating to the extent feasible the impact of traffic from new
- 27 development through existing neighborhoods.
- 28 f. Compatible layout of streets and other infrastructure to allow “seamless”
- 29 connections to city infrastructure.
- 30 g. Clustering the developments to most efficiently use land and achieve goals
- 31 (a) through (f) above.
- 32 h. Encouraging cooperation between property owners to achieve master
- 33 planning of parcels in separate ownership.
- 34
- 35 B. General Requirements.
- 36 a. Identification of the specific locations of wildlife corridors and wintering
- 37 grounds, and mitigation or protection measures for them, in response to
- 38 recommendations from relevant agencies.
- 39 c. Each planned unit development shall also provide one (1) or more of the
- 40 following amenities, commensurate with the size and density of the
- 41 development, and commensurate with the modifications requested by the
- 42 applicant, to ensure a public benefit:
- 43 i. Active recreational or cultural facilities, including but not limited
- 44 to a public golf course or Regional Park.
- 45 ii. Provision of and adherence to a master plan including adjacent
- 46 properties under separate ownership in a broader context, such as
- 47 the lands lying between Northridge Subdivision and Highway 75.

- 1 iii. Preservation of significant existing vegetation on the site, to
- 2 include the preservation of at least 75% of mature trees greater
- 3 than 6-inch caliper on the site.
- 4 v. Dedication or conveyance of real property or an interest in real
- 5 property to a public entity approved by Blaine County and the City
- 6 of Hailey.
- 7 vi. Other project amenities and/or benefits to the community that are
- 8 found, by recommendation of the County Planning and Zoning
- 9 Commission and approval of the Board of Commissioners, to
- 10 promote the purpose of this Article and the goals and objectives of
- 11 the Blaine County Comprehensive Plan and Hailey Comprehensive
- 12 Plan.

13
14 14.02.070.04 West (W) Zone.

15
16 A. Purpose. The W Zone includes special characteristics such as access over

17 the Big Wood River (Croy Street Bridge), considerable wetlands, and potential

18 future development of Institutional Uses and residential development, all in close

19 proximity to each other. The purpose of the W Zone includes:

- 20 a. Preservation of floodplain, riparian and wetland areas, including enhanced
- 21 public access to or along the river or waterways.
- 22 b. Promoting a cohesive neighborhood, integrating Institutional Uses with
- 23 residential uses, where residents interact with each other and emphasizing
- 24 vehicular and non-vehicular connectivity between all developments.
- 25 c. Promoting access to nearby recreation opportunities, such as Lions Park,
- 26 adjacent public lands and existing or planned public trail systems.
- 27 d. Clustering the developments to most efficiently use land and achieve goals
- 28 (a) and (c) above.
- 29 e. Providing bridge and related infrastructural connections between the City
- 30 and W Zone that meets health and safety standards and future travel needs
- 31 for both vehicular and non-vehicular traffic.

32
33 B. General Requirements.

- 34 a. Transportation and pedestrian improvements shall address bridge
- 35 improvements over the Big Wood River and the provision of integrated
- 36 system of non-motorized pathways as well as multi-modal roadways,
- 37 providing for safe and convenient connectivity between uses within and
- 38 adjacent to the subject planned unit development, whether in common
- 39 ownership or separate ownership.
- 40 d. Provision of connections to existing public access and recreation
- 41 opportunities, including but not limited to Lions Park, adjacent public
- 42 lands and existing or planned public trail systems.
- 43 e. Each planned unit development shall also provide one (1) or more of the
- 44 following amenities, commensurate with the size and density of the
- 45 development, and commensurate with the modifications requested by the
- 46 applicant, to ensure a public benefit:
 - 47 i. Active recreational facilities or cultural asset, such as a public hot
 - 48 springs or Regional Park.

- 1 ii. Significant wetlands area, constituting at least 10% of the gross
2 area of the proposed planned unit development shall be preserved
3 as wetland area.
- 4 iii. Provision of shared amenities between uses within and adjacent to
5 the subject planned unit development, whether in common
6 ownership or separate ownership, such as access to natural hot
7 springs, recreational facilities, playing fields, or any other facility
8 that will promote integration of all uses.
- 9 iv. Preservation of significant existing vegetation on the site, to
10 include the preservation of at least 75% of mature trees greater
11 than 6-inch caliper on the site.
- 12 v. Dedication or conveyance of real property or an interest in real
13 property to a public entity approved by Blaine County and the City
14 of Hailey.
- 15 vi. Other project amenities and/or benefits to the community that are
16 found, by recommendation of the Commission and approval of the
17 Board, to promote the purpose of this Article and the goals and
18 objectives of the Blaine County Comprehensive Plan and Hailey
19 Comprehensive Plan.

20
21 14.02.080 Notice.

22
23 14.02.080.01 Notice to Blaine County. The Hailey Planning and Zoning Administrator
24 shall provide Blaine County with copies of all applications for annexation to the City of Hailey and give
25 official notice of public hearings no less than thirty (30) days prior to said hearing. The purpose of the
26 notice is to receive official comment on the application from Blaine County. Blaine County shall return
27 written comment on the application no less than seven (7) days prior to the scheduled date of hearing.
28

29 14.02.080.02 Notice to Hailey. The Blaine County Planning and Zoning Administrator
30 shall provide copies of applications and give official notice of public hearings no less than thirty (30)
31 days prior to the hearing, to the City of Hailey, for all applications pertaining to land within the Hailey
32 ACI. The purpose of the notice is to receive official comment on the application from the City of
33 Hailey. The City of Hailey shall return written comment on the application no less than seven (7) days
34 prior to the scheduled date of hearing.
35

36 14.02.080.03 Pre-Application Meeting. A pre-application meeting shall be held
37 between the applicant and representatives of each jurisdiction within 30 days of certification of
38 application for all applications for annexation to the City of Hailey and all applications for Development
39 Proposals to Blaine County within the Hailey ACI.
40

41 14.02.080.04 Post-Application Meeting. An additional planning meeting shall be held
42 between the applicant and representatives of each jurisdiction within 30 days prior to Hailey City
43 Council's or Board of County Commissioners' initial hearing of all applications for annexation to the
44 City of Hailey and all applications for Development Proposals to Blaine County within the Hailey ACI.
45

46 14.02.090 Renegotiation. The Hailey ACI may be reviewed and renegotiated at any time
47 upon the request of either party, as provided for in Idaho Code §67-6526, as adopted and subsequently
48 amended. The provisions hereof may only be modified by ordinances identical in substance duly passed
49 by each of the parties hereto.

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SECTION 2. SEVERABILITY CLAUSE. Should any section or provision of this ordinance be declared in a court of law to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared.

SECTION 3. REPEALER CLAUSE. All ordinances, including Hailey Ordinance Nos. 649 and 731, or parts thereof in conflict herewith are hereby repealed.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND APPROVED by the City Council and Mayor of the City of Hailey, Idaho, this ____ day of _____, 2007.

Winter/Seasonal Area of Critical Environmental Concern (ACEC) An ACEC designation highlights areas where special management attention is needed to protect, and prevent irreparable damage to, important historic, cultural and scenic values, fish or wildlife resources or other natural systems or processes; or to protect human life and safety from natural hazards. An ACEC designation indicates to the public that the BLM recognizes that an area has significant value and has established special management measures to protect these values. This designation may include areas with "significant fish or wildlife resources including but not limited to endangered sensitive or threatened species, or habitat essential for maintaining species diversity". Idaho Game and Fish has recommended a seasonal closure of critical big game habitat to all users in the Wood River Valley, represented on the Proposed Winter Recreation Areas Map in blue (see legend). The Plan proposes that this area be designated an ACEC in the winter, which would be closed to use sometime after December 1, and based on wildlife migration, snow depth and road conditions, would reopen between March 15 and April 30. (Traditional non-motorized uses such as trapping for furbearers and the taking of game birds may be allowed in areas designated by established hunting seasons. These details will be worked out during the NEPA process with Idaho Fish and Game.)

Blaine County Comprehensive Plan, adopted on November 7, 1994, included the following wildlife protection objectives: " 1. The County shall encourage and support policies and actions which preserve and promote wildlife; 2. The County shall enforce review criteria for the evaluation of development which may adversely affect existing wildlife or wildlife habitat; 3. The County shall maintain existing migration corridors; 4. The county shall adopt floodplain management policies which preserve or promote natural fisheries and stream side vegetation. 5. The County shall adopt regulations which restrict development in critical winter range areas. 6. In the event that local private Wildlife and Fisheries groups and the public agencies charged with management of these resources can coordinate their objectives and develop joint plans relating to the care and management of these resources, the County would encourage and support such cooperation.

The Blaine County Comprehensive Plan included a number of objectives with regards to wildlife protection, specifically that "Wherever potential conflicts arise between subdivision development and wildlife access and corridors, wildlife will be preserved and development prohibited."

Title 36-103 of the Idaho Code authorizes the Idaho Fish and Game department to administer wildlife policy and where the 2005 Idaho Comprehensive Wildlife Conservation Strategy created by the Idaho Fish and Game department states the following goals, "Sustain Idaho's fish and wildlife and the habitats upon which they depend" and "Ensure the long-term survival of native fish, wildlife, and plants and increase the capacity of habitat to support fish and wildlife"; and the Idaho Fish and Game's 2005 Idaho Comprehensive Wildlife Conservation Strategy identifies important habitat and the need for conservation to protect and manage a mosaic of habitats for fish and wildlife species.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data. The text also mentions that regular audits are necessary to identify any discrepancies or errors in the accounting process. Furthermore, it highlights the role of technology in streamlining financial operations and reducing the risk of human error. The document concludes by stating that a robust accounting system is essential for the long-term success and stability of any organization.

In the second section, the author delves into the specifics of budgeting and financial forecasting. It explains how a well-defined budget can help an organization allocate its resources effectively and stay on track with its financial goals. The text provides insights into various forecasting techniques, such as trend analysis and regression models, which can be used to predict future financial performance. It also discusses the importance of monitoring key financial indicators and adjusting the budget as needed to respond to changing market conditions. The section ends with a call to action, encouraging organizations to adopt a proactive approach to financial management.

The third part of the document focuses on the role of the accounting department in providing strategic support to management. It describes how accountants can provide valuable insights into the company's financial health and identify areas for improvement. The text also discusses the importance of clear communication and collaboration between the accounting department and other departments within the organization. The section concludes by emphasizing the need for continuous learning and professional development in the accounting field.

Finally, the document addresses the challenges and opportunities in the current business environment. It notes that while there are many uncertainties, there are also significant opportunities for growth and innovation. The text suggests that organizations should embrace change and be prepared to adapt to new market conditions. It also highlights the importance of maintaining a strong ethical foundation and ensuring compliance with all applicable laws and regulations. The document ends with a final statement on the importance of staying informed and proactive in the face of a rapidly changing world.

Beth Robrahn

June 26, 2008
Commissioner

From: Elizabeth Schwerdtle [schwerdtle@cox.net]
Sent: Wednesday, June 25, 2008 4:32 PM
To: beth.robahn@haileycityhall.org
Subject: Citizen comment on Quigley proposal

Dear Ms. Robrahn, and Planning and Zoning Committee Members:

I am a citizen of Hailey and would like to comment on the proposals for developing Quigley Canyon.

Comments:

1) A Needs Assessment should be done by Planning and Zoning to ensure that demand exists for more housing in Hailey. This should be based on concrete data showing that the number of well-paying jobs will increase as least as fast as the rate of new homes being built. In other words, new, high-paying jobs must be a precursor to development. If it is determined that the number of new jobs can adequately support a major new development like Quigley, then this data should also be used to help determine the size of the project,

Without job-driven demand for housing, homes will sit empty and housing prices throughout the valley will be depressed by excess supply, which will lead to lowered assessments and a loss of property tax revenue. This will have to be offset by a rise in the property tax rate if we are to maintain the current level of services--so new developments like the one being proposed for Quigley, if they are not quickly occupied by homeowners, can significantly raise taxes of current residents and make our valley even more expensive than it already is. Therefore, our community, as represented by P & Z, has a right to deny these developments if 1) there are not enough jobs to justify demand 2) they would result in higher taxes for current residents because of their contribution to increasing the number of unoccupied homes in our community.

2) If--and only if--a Needs Assessment determines that new, higher-paying jobs would support a major new development, then I strongly believe that the best plan for Quigley is the one that includes higher density close to Hailey downtown, and plans for recreation such as nordic and an environmentally-friendly, low water-usage golf course that would not use harmful pesticides or fertilizers, as many residents (my family included) drink from the aquifer that would be affected.

Thank you for all the time and effort you have put into this project.

Elizabeth Schwerdtle
11 Big Dipper Lane
Hailey, ID 83333

Beth Robrahn

*June 26, 2008
Commission*

From: Chris Leman [goodtrails@gmail.com]
Sent: Thursday, June 26, 2008 1:28 AM
To: Beth Robrahn
Subject: [Spam?] Chris Leman public comment on Quigley

From: Chris Leman, Executive Director - Big Wood Backcountry Trails
To: City of Hailey Planning and Zoning Commission
Re: Proposed Quigley Canyon Annexation
Date: 6 26 08

To all concerned,

Thank you for the opportunity to make public comment on the application by Quigley Green Owners, LLC for the annexation of Quigley Canyon Ranch into the City of Hailey.

The mission of Big Wood Backcountry Trails is to improve dirt trail opportunities for all trail users in, and around, Idaho's Wood River Valley. As the Executive Director of Big Wood Backcountry Trails I would like to comment on the dirt trails component of the applicant's plans for Quigley.

At every turn, BWBT has found the applicant to be accommodating in its efforts to provide outstanding dirt trail opportunities for the citizens of Hailey and for the greater Wood River Valley. Once implemented, this plan will provide trails that are a fine asset to all of us who enjoy the health benefits of trails based recreation. The trails plan proposed for Quigley will also complement our local economy by helping bring business to local bike shops, sporting goods stores, tack and feed stores, restaurants, hotels, and other local establishments.

Equine facilities like the Sagebrush Equine Training Center for the Handicapped located on Buttercup Road will benefit from the development of trails in Quigley Canyon.

While the trails in Quigley are designed for non-motorized activities, motorized trail users will benefit from the trailhead and parking facilities proposed for the BLM parcel that is up-canyon from the proposed development.

The applicant's plans are helpful to the trail-using community. We feel that the implementation of the plans will provide us with many more miles of enjoyable trails. This, in turn, will provide our community with the many benefits that the construction of great trails bring with them.

Big Wood Backcountry Trails finds the dirt trails aspect of this application to be outstanding.

Sincerely,
Chris Leman
Executive Director - Big Wood Backcountry Trails P.O. Box 5131 Ketchum, ID 83340
(208) 721-1691
goodtrails@gmail.com

--
Big Wood Backcountry Trails
"A positive voice for our community trails"
www.bwbt.org

Chris Leman
Executive Director
208/721-1691

Beth Robrahn

*June 26, 2008
Commission*

From: Dick Coleman [dcoleman@firstbankidaho.com]
Sent: Thursday, June 26, 2008 12:36 PM
To: beth.robahn@haileycityhall.org
Cc: Daryl Fauth
Subject: QUIGLEY ANNEXATION PROPOSAL

Please accept this email as my support of the annexation proposal by Mr. Dave Hennessy and the development group he represents. I believe the developer's vision for this property is a good one, viable for many different reasons with the City of Hailey's future growth and needs well balanced. The myriad of topics discussed to this point are somewhat balanced with a bent towards "no growth" by the anti-growth sentiment that exists in our community and a "what's in it for me" attitude by others who want developers to pay for their agendas. I believe moderate and progressive growth is mandatory for the livelihood of our community and the City of Hailey has the perfect opportunity to embrace that vision with this project as presented by Mr. Hennessy. THANK YOU

Dick Coleman

First Bank of Idaho

111 Main Street - PO Box 9000

Ketchum, ID 83340

208-622-1129

REMINDER: E-mail sent through the Internet is not secure. Do not use e-mail to send us confidential information such as account numbers, changes of address, PIN numbers, passwords, or other important information. Do not e-mail requests to transfer funds or send time sensitive instructions. We will not accept such requests or instructions. Your e-mail message is not private in that it is subject to review by the Bank, its officers, agents and employees.

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Beth Robrahn

*June 24, 2008
Commission*

From: hpeller@powereng.com
Sent: Tuesday, June 24, 2008 3:32 PM
To: beth.robahn@haileycityhall.org
Subject: Public comment submission for Quigley

Dear Ms. Robrahn-

I'd appreciate it if you could please add these comments to the record for the Quigley annexation application as I will not be able to attend the public comment meetings in person. Thanks!

To Hailey Planning and Zoning-

As a long time resident of Hailey I am pleased with the balanced approach that is being proposed for the Quigley Canyon development. Additional housing in Hailey is inevitable and the recreational benefits proposed with this development are exciting and affect a broad range of users.

Sincerely,
Holger Peller
961 Foxmoor Drive
Hailey, Id

Public Comment - Quigley Canyon Annexation Application

Name: RITA MCINTYRE | KAREN GREENE
Street Address: Box 3345 | 721 DOESKIN Hailey
Date: 6/24/08

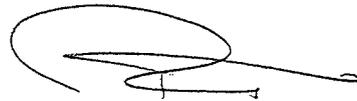
Comment:

*STRONGLY URGE PRESERVATION
IN CURRENT FORM - ABSOLUTELY
NO BUILDING IN UPPER CANYON.*

RECEIVED

JUN 24 2008

*June 24, 2008
Commission*



Beth Robrahn

*June 24, 2008
Commission*

From: Jim Finch [jim@mountainrides.org]
Sent: Tuesday, June 24, 2008 9:55 AM
To: beth.robahn@haileycityhall.org; 'Tom Hellen'; 'Rick Davis'
Cc: 'Jason Miller'; 'Liv Jensen'
Subject: Deerfield Safe Routes to School and Quigley Development

Attachments: image001.jpg



image001.jpg (8 KB)

Dear all,

I have worked with the Deerfield neighborhood for 4 years on developing and building the largest Safe Routes to School Neighborhood groups in Blaine County. Liv Jensen is one of the neighborhood champions we strive to form a lasting partnership with in creating a sustainable SR2S effort. Deerfield neighborhood also has significant traffic barriers and requires some calming or mitigation remedies. The proposed Quigley development will exacerbate the Deerfield neighborhood traffic problems and create a potentially unsafe barrier to a growing SR2S program.

I have reviewed Liv Jensen's traffic calming and SR2S routing plan and support her efforts requesting the City of Hailey to use impact fees from Quigley to improve the "easement" in Deerfield, to install seasonal bumps or raised crossings, to install more stop signs (especially on Eastridge) and to install separated bike/ped sidewalks or striped bike lanes where possible. Deerfield Neighborhood is a fairly walkable and bikeable neighborhood- let's all take this opportunity to improve and enhance the infrastructure and amenities. The Quigley Developers are willing to step forward and work with the Deerfield Neighborhood. I encourage the City of Hailey to embrace the efforts of the Deerfield Neighborhood "champions". They are the hearts and souls of our Safe Routes to School program and are a key partner in any effort to make Hailey a Walkable and Bikeable Community.

Sincerely, Jim

Safe Routes to School Coordinator

MtnRides[1]

Jim Finch

Multi-modal Coordinator

Phone: 208-788-RIDE (7433) ext. 2

Email: jim@mountainrides.org

Web: www.mountainrides.org

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JUN 19 2008

PPZ

IN THE GENERAL COMMENTS DISCUSSED AND
ONE SAID ANYTHING ABOUT THE INHOLDINGS
SCATTERED FARTHER UP THE CANYON, WHETHER
THEY BECOME CONSERVATION EASEMENTS UNDER
CITY OR COUNTY AUSPICES ISN'T IMPORTANT, ANY
INTENTION TO DEVELOP THESE ~~ISOLATED~~ REMOTE
PARCELS MUST BE REMOVED. AVALANCHE ISSUES
HAVEN'T BEEN ADDRESSED.

WILLIAM F. HUGHES

June 24, 2008
Commission

June 19, 2008
Commission

RECEIVED

JUN 19 2008

TO: Hailey P&Z

First let me apologize for the incoherent babble Wed. 6/17. I was a train wreck or possibly a basket case after one of 'those' days. It was nice to finally get this process started. There will probably not be significant public participation until you pass this annexation application/development proposal in some form on to the Council. People just don't have the time. This letter is intended to be a more thoughtful consideration of issues raised at the first meeting.

General comments would wonder at the absurd expectations of this proposal extending development above the pond and out Deadman's Gulch. Stoney Burke and the Judds knew this would never happen, though isolated exclusive estate lots are where the profits lay. Consequently, they sold.

Again, with density at the mouth, a golf course and homes in the middle, and exclusive lots at the top, this proposal is the Wood River Valley in microcosm turned 90 degrees and stuffed out Quigley Canyon. The willingness of North Valley leadership to simply give it all away might have misled the applicant into believing the process is the same in Hailey. The absolute failures in the North Valley have proved beyond a shadow of a doubt that real estate development *is not* economic development. Many businesses are struggling or have closed. The short-term benefits vanish, the wealth quickly extracted, leaving behind a broad array of impacts and hollow communities. Workforce housing, transportation/congestion, infrastructure, and natural resource issues are not 'unintended consequences', but the direct result of poor vision in planning and the 'irrational exuberance' that greed inspires. It is comical to hear the lamentation in the North Valley over demographics. My experience is that you usually end up right where you are headed. In this case, old and white and rich and part-time. If this is what Hailey wants this proposed development as it is would push us firmly in that direction. If instead, citizens want a sustainable, diverse, *inhabited* community, embracing a healthy quality of life, then the applicants might want to consider a major overhaul of their current proposal. It is simply not compatible with existing development in Hailey.

My thought in circulating a petition to leave the road out Quigley in its current location and in its unimproved condition is that it now disperses a wide variety of use quickly and efficiently *away* from Hailey to Public Lands beyond, minimizing the impacts of noise, congestion, and potential conflict. With the current road, people are more inclined to begin their recreational pursuits directly from their homes, reducing the number of vehicles on the roads. The substantial carrying capacity, and convenience and ease of access associated with current patterns of use are interrupted and complicated by the proposal. To have a significant number of recreationists and their vehicles travel and be stacked up out the canyon beyond whatever development does occur would create more problems than it would solve. I think the applicant would prefer this substantial volume of traffic (study?) pass quickly *by* the development rather than slowly *through* it. I have seen far more conflict, accident reports and problems on the regulated bike path, than on this dirt road. Perhaps an *intended consequence* of the proposal is a de facto closure of this road, diminishing some types of use by making them inconvenient and difficult, an effort I might even support. Ironic, ain't it!

With Energy Star and LEEDS-Certified labels on large homes in Hailey, H.E.L.P. becomes simply more hypocrisy in a valley with an unhealthy abundance already. Exercises in pretension and excess are simply inappropriate in Hailey, particularly with regard to expansive artificial landscapes requiring constant saturation, but the water issue is Thursday.

"We do not inherit the land from our ancestors, we borrow it from our children."

William F. Hughes-241 Eureka

June 19, 2008 -
Commission

FOR BETH.
SEE HIGHLIGHTS PG. 2

RECEIVED

JUN 19 2008

EDITOR:

Finally, the ensuing legal battle over the City of Hailey's conduct in negotiations with a developer will focus attention more tightly on future growth and associated issues.

A decade ago citizens of Hailey rejected a sewer bond that raised concerns over the impacts of growth. Citizens understood that rapid growth is malignant, stressing all systems--transportation, schools, law enforcement and fire protection, water and sewer--of a community. A second sewer bond passed, due in large part to a referendum on the same ballot suggesting that growth should be managed. A committee representing disparate interests came to a compromise on how to control distribution of newly created capacity to regulate growth.

Ironic that the City is now using that capacity to promote growth, abandoning the wisdom of sustainability supported by an overwhelming majority of citizens, submitting to the inexorable pressure of special interests addicted to easy money.

I was encouraged recently by Hailey creating and adopting a growth management amendment to the Comprehensive Plan in response to prospective requests for annexation. This document concluded that added density was appropriate within the City core and expansive development of lands currently in the County, but within Hailey's area of impact, was to be discouraged.

The moratorium on annexation applications was lifted and I attended a recent Council meeting with the Cutter's application on the agenda to observe how this new tool in the Comprehensive Plan might be applied.

In the absence of any specific definition of what area constitutes the City core, I took to the meeting my perception of the City core as the area where non-motorized transportation to amenities is the more convenient, and consequently, the preferred alternative. I believe a motor vehicle will be the primary method of travel to and from the Cutter's location. Apparently Hailey P&Z and at least two members of the council see the City core as some arbitrary and continually expanding area created to accommodate added density through annexation, beyond current City limits. Please don't feed me that tired R.4 nonsense anymore, the County is not going to allow a sewage lagoon and the applicants have nowhere to pump the effluent from a package plant without the City.

Perhaps the City is trying to grow its way out of a tight budget. This is just as irrational as it sounds--think elephant and corset. Any honest land-use planner will tell you expanding the tax base has never, anywhere, in the history of this nation, provided anything but temporary relief to strained budgets. The short-term benefits of development quickly vanish, while the long-term impacts remain, forever.

Until the City and County integrate their consideration of the manifold development issues facing this valley, we are, as we should be, at a stalemate. A lawsuit against the City, combined with the Council's prudent insistence on a detailed analysis of the financial implications of the Cutter's annexation proposal, will hopefully eliminate taxpayer subsidies of development citizens don't want.

It is the pattern of developers to portray the denial of a proposal adding density as somehow a 'taking' or a violation of their property rights. This is entirely illogical. How can someone take away something you never had? Today, there must be a **huge** net public benefit to justify adding density anywhere in this valley.

This winter the game was on. Harry Rinker negotiated a deal with the City of Hailey to circumvent possible County limitations on density resulting from concerns over potential groundwater contamination. Harry throws out a number like 350, so later on 200 might sound reasonable, even though a legitimate process requiring more time and study would probably allow only half that. A lot of variables can influence this equation. We have an infinite supply of time. With real estate development there are no mulligans.

From an impact standpoint, 100 two million dollar homes is preferable to 200 one million dollar homes. Both maintain construction revenue and jobs, although I suspect much of that money and many of those paychecks are leaving the valley these days. Ketchum business is moving south to survive, while the oblivious continue with their plans for a YMCA at the Park and Ride lot.

Once again, in some nice place, vast sums of money are being extracted with minimal investment of time and energy, and certainly no conscience. It is all beginning to have the feel of buzzards at a carcass, the identity of the creature being lost in the frenzy. This is the nature of the greed exhibited in rampant speculative real estate development.

Money is digital information stored in a computer somewhere, with questions on its status answered by individuals from another culture oceans away.

This is my home. My quality of life is a reality I experience every day when I walk out the door. I would like elected officials to understand that my quality of life is not for sale, at any price.

The decisions being made today have real and significant consequences. Ask State officials about water. Ask Meridian officials about schools. Ask the hillside out East Fork.

Development interests who choose to respond to my concerns and opinions with the tired, worn-out invocation of "nimby", should first consider the homogenous exclusive enclaves they have already created, and the reality that any future development will be exactly the same as the result of market forces.

Some consideration is being given to affordable housing. At the Cutter's meeting some bright and considerate individual finally asked about the future of those property owners earning well below the median income, and hanging on for dear life. Apparently, they will be just another casualty of poor decision-making by government.

Occasionally someone submits a letter with words that succinctly and eloquently capture the heart of an issue. In past letters I quoted the late Brian Finnegan's comments on growth. I will conclude with the following paragraph that appeared recently as part of Rod Kegley and Pam Rheinschild's Guest Opinion.

"Increasing density requests for each new development or annexation application bodes the question of the future build out of Blaine County; just how many people are too many? Without a doubt there exists a demand in today's market for the product proposed in the Rinker development; however, growing demand nationally to relocate to a semi-rural area like the Wood River Valley will likely never be fully met, nor should be. The Comprehensive Plan was drafted to incorporate a manageable maximum population, a number which should not be exceeded due to a developer's wish for higher density simply to satisfy possible inexhaustable demand or to realize greater financial gain."

William F. Hughes

Hailey, 788-1277 or 720-3703

Beth Robrahn

*June 19, 2008
Commission*

From: Sarah Benson [sarah@solut.com]
Sent: Wednesday, June 18, 2008 5:01 PM
To: rick.davis@haileycityhall.org
Cc: carol.brown@haileycityhall.org; burkefamily203@cox.net; fritz.haemmerle@haileycityhall.org; don.keirn@haileycityhall.org; beth.robahn@haileycityhall.org
Subject: proposed quigley project

Dear Hailey Planning and Zoning, and Hailey City Council

My husband and I are residents of Hailey, and Chris and I are very much in favor of a golf course and Nordic Center in the proposed Quigley project. Unfortunately we are unable to make the meetings this week and next week due to previous commitments. We feel that something like this for Hailey is long overdue and encourage the City Council to do whatever it takes to make this happen. We feel the developer is creating a thoughtful project which is going to be a huge addition to Hailey. I understand there will always be concerns when growth is concerned, but as more and more people are moving out of the Valley due to lack of affordability and jobs, projects like this should be supported, if not expedited. I have been coming to this Valley for over 35 years, if you can believe that, and have seen lots of changes. I want a strong community and want to allow my children (ages 3 and 7) as many opportunities as I can, and a golf course/Nordic center would be a phenomenal addition.

In reading Ms Robrahn's staff reports there are some concerns that we have with her proposals, and suggestions.

Some of the proposals she includes are of concern to us:

Growth and Land Use:

5. The Commission should recommend a minimum land use efficiency for growth management and future development, including annexed land; 4 units per acre is a suggested minimum based on the Historic Townsite efficiency.

6. The Commission should consider limiting development to within a mile of the west property line, to ensure compliance with the growth, land use and transportation goals and polices of the Comprehensive Plan.

the resulting impact on the golf course design should be assessed and balanced in terms of overall community cost and benefit.

the desirability and benefits of the golf course should be assessed against the impacts on land use consumption and

the desirability and benefits of the Nordic facility should be assessed against the impacts on wintering wildlife.

The proposal of a minimum of 4 units per acre and more houses out Quigley seems ridiculous. To me it should be a maximum. It does not coincide at all with the look and feel of Deerfield.

Anyway we support the Quigley project as is, and hopeful our Council and P and Z does as well. Let's give them the tools to be successful.

Thank you, Chris and Sarah Benson

Sarah Benson

Solutions

President

sarah@solut.com

ph: 650-570-2242

fax: 650-570-2282

<http://www.solut.com>

City of Hailey Planning and Zoning Commission
City of Hailey Planning Staff
Hailey, Idaho

RECEIVED

MAY 8 0 2008

Dear Commissioners and Staff,

I am writing this letter to address the current schedule of Planning and Zoning meetings that will address the Application for Annexation of Quigley Canyon. It is my opinion that these meetings are occurring in too short a time span to appropriately consider this important application.

As some of you may be aware I am currently employed by the City of Hailey as one of the Hearings Examiners for the Townsite Overlay District. I write this letter not as an employee but as a neighbor of this annexation and a former member of the Planning and Zoning Commission.

The dates for these meeting as I understand them are: June 18th, 19th, 24th, 25th, 26th, and 30th. During my 5 years on the commission we saw many important projects for Hailey: the Annexation of Cutter's Subdivision, the design review of the new Wood River High School, the Woodside Bus Barn, the new Woodside Elementary School, we revised the Design Review Guidelines for the Business District, we created the Townsite Overlay District, we revised The Comprehensive Plan and other significant projects. None of these projects were as significant and the annexation application before you and in my opinion none of them could have been accomplished in the time frame you have planned to hold these meetings.

It is my understanding that under a typical schedule of regular Planning and Zoning Commission meetings, 6 meetings would happen over a 3 month period. It my experience this is a perfectly acceptable time frame and one that any experienced applicant would plan on for a project of this magnitude. The proposed schedule is, to my knowledge, without precedent in the City and, in my opinion, will inhibit due process for the following reasons.

1. This meeting schedule limits access to the public. Normally, highly interested parties will attempt to attend every meeting on a big issue such as this. It seems unlikely that a typical working Hailey family will afford 6 practically contiguous evenings away from home or work.
2. The fatigue from this schedule could inhibit your ability to make thoughtful decisions as well as City staff's ability to process meeting notes and staff reports.
3. This schedule limits your ability to request and review additional information and or studies.
4. It eliminates the opportunity for reflection. This is something I found invaluable during my 2 terms on Planning and Zoning.

5. This schedule inhibits the newspaper's ability to cover the meeting and share the results with the public. This applies to individuals' ability to spend this many nights covering the story as well as the realities of publishing this information before the meetings are complete.

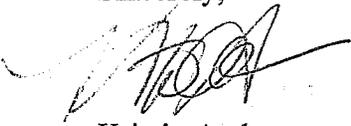
This annexation has been a long time coming. Anyone interested in local news has been hearing about the annexation of Quigley Canyon and the new Hailey golf course for, probably 10 years. The long time presence of this possibility might have created a sense of familiarity and inevitability of this annexation. I ask you to not let this circumstance prevent you from examining this application on its merits alone. There are big issues here: unexpected density, conflict with the downtown core and (in the scheme I have seen) the elimination of a great asset to Hailey, access to Quigley Canyon via Quigley Road

The City of Hailey will only have absolute discession on this application prior to annexation. In regard to the application before you, you will never again have to power you have now to serve the best interests of Hailey. This is truly Hailey's first and best shot at deciding where it's best interests lie in regard to this major development.

I ask you to please reconsider your current schedule of meeting for the Quigley Canyon Annexation Application for the benefit of Hailey and it's residents.

I thank all of you for your consideration and for your service to Hailey.

Sincerely,



Kristin Anderson

Beth Robrahn

From: Karin Lindholm [karinlindholm@mac.com]
Sent: Sunday, May 25, 2008 2:36 PM
To: beth.robrahn@haileycityhall.org
Subject: Comments on Quigly Canyon Development

I would like to know how to get my voice and others herd.

I have been unable to attend the meetings as I work outside the area and travel a lot. I do live in Quigley canyon area on Buckskin. I know that I am very disappointed and upset that the plans for the Quigley Canyon development have even gotten this far. I know all of our neighborhood feels the same. The traffic in the area is already too busy because of the high school. There are homes and lots that have not even sold in the current subdivision. Most of the golf courses in the nearby areas go unused. What do we need another one for?

I think having 300+ homes in that canyon does not make sense on so many levels, but here are just a few: 1) There is currently no need for more housing given the market conditions with almost all of the current subdivisions with empty homes, empty land, and a stagnant market. 2) There are better areas to place a subdivision statement 1 can actually be debated. 3) The natural pond and wetlands present on that land can not be protected and sustained in the setting of a golf course that uses an unbelievable amount of water, pesticides, and fertilizers. 4) The amount of use that Quigley canyon already sees in the form of runners, hikers, mountain bikers, dog walkers, dirt bikers, snowmobiles should alert the P & Z that this area is already a multi use area. How can you possibly put that many homes, a golf course in and provide the same amount of use for the community. 5) To leverage the Nordic center to try to promote community support for this ridiculous development plan is despicable. How can I be more vocal. How do we get our voices herd? Why is this going through?

Thank you, Karin Lindholm



Public Comment - Quigley Canyon Annexation Application

Name: JIM Hill

Street Address: 103 Third Avenue North

Date: May 16, 2008

Comment:

yes - yes - yes. make this happen. try to figure a northbound exit to buttercup road to keep traffic out of core city. Thanks.

RECEIVED
MAY 19 2008

Beth Robrahn

From: carol.brown@haileycityhall.org
Sent: Wednesday, May 07, 2008 6:23 PM
To: JOHNDJACOBY
Cc: Beth Robrahn
Subject: Re: QUIGLEY CANYON GOLF COURSE

Hi Mr. Jacoby, Thank-you for taking the time to comment. This application is being heard at the Hailey Planning & Zoning Commission right now. Beth Robrahn, the Planning Director will ensure your comments get to the P&Z for their consideration. So that I don't have any "ex-parte" communication, I only comment on active applications in Council Session. But I did want to acknowledge that your e-mail had been received and will be made part of the public record. Thanks again, Carol Brown

Quoting JOHNDJACOBY <JOHNDJACOBY@cox.net>:

> Dear Public Officials:
>
> I am writing to urge approval of the Quigley Canyon golf course. With
> the city of Ketchum removing the Warm Springs Tennis courts, and the
> Warm Springs golf course, recreational facilities are disappearing,
> especially for the working public. Fees have risen astronomically.
>
> A public golf course would be very attractive for the local residents.
>
> Please consider rapid approval of this much needed project for the
> local residents.
>
> Sincerely, Jake Jacoby

Subject: Re: Wednesday Quigley Open House

Date: Tuesday, May 6, 2008 6:39 PM

From: Bill Petzke <BPetzke@blaineschools.org>

To: Paula Perry <kpcbperry@sunvalleynet.com>

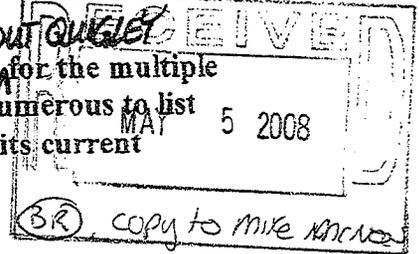
We will most likely be at Valley Club practicing Wed. and getting ready to go to state golf next week.

We do practice at the Valley Club here during the season, but that was limited to a total of 9 holes this year due to weather. All the boys that play either work at one of the courses in the North Valley or have a membership at Big Wood. None of the girls play in the summer. We would certainly have a more consistent and competitive team if the HS would have a public course to play on at Quigley. We have a very strong boys team right now, but that is because those specific boys are committed to the game and I'm not sure that will continue for long when this group of boys graduates. Lack of a public course does not help our program at all.

*Bill is teacher and Golf Coach
@ W.R. High.*

We, the undersigned residents of the Wood River Valley, respectfully submit our signatures in support of this advisory petition directed to local elected officials of both Blaine County and the City of Hailey.

We strongly advise continued access along the existing roadway for the multiple diverse uses of this historically Public Resource. For reasons too numerous to list here, we insist that this road remain in its current location, and in its current unimproved condition.



<u>NAME</u>	<u>PHYSICAL ADDRESS</u>
Jennifer Montgomery	720 4th Ave., So. - B1, Hailey
Lin Russell	700 4th Ave 17 Echo street, Hailey
Doris Adams	113 N. Creek Ln. Eastfork Canyon
Alison Stone	202 Starweather Dr, Hailey
Lynch Maran	1021 Queen of the Hills Hailey
Doug Mayer	295 N Sweet St. Rockford
Geoff Esterson	720 S 4th Apt. A-2 Hailey
Kathy Muller	720 4th A-3 Hailey
Dallas Palmer	720 4th C-1 Hailey
Logan Webber	637 Hailey Dr
Valerie Hartl	720 4th Ave S Unit F3
Paul Hartl	720 4th Ave S Unit F3
Elaine Zhang	720 4th Ave S. Unit B3

Please send copies to County Administrator Mike McNeese and Hailey City Administrator Heather Dawson. Return original to: William F. Hughes

Mike Bingham

P.O. 1175
HAILEY

P.O. Box 2651
Hailey, ID 83333

788-1277

We, the undersigned residents of the Wood River Valley, respectfully submit our signatures in support of this advisory petition directed to local elected officials of both Blaine County and the City of Hailey.

We strongly advise continued access along the existing roadway ^{OUT QUIET} for the multiple diverse uses of this historically Public Resource. For reasons too numerous to list here, we insist that this road remain in its current location, and in its current unimproved condition.

<u>NAME</u>	<u>PHYSICAL ADDRESS</u>
Jennifer Montezuma	720 4th Ave. So. - B1
John Smith	1061 Foxman
Quinn	1111 Boardman
Pat Duggan	720 4th Ave So Hailey
ALISSA (Keecher) (Goss)	720 4th Ave So Hailey
Dorion Just	720 4th Ave S. E3 Hailey ID 83333
Marilyn Walker	422 Chestnut St. Bellevue

Please send copies to County Administrator Mike McNees and Hailey City Administrator Heather Dawson. Return original to: William F. Hughes
P.O. Box 2651
Hailey, ID 83333

Beth Robrahn

From: patmcg@cox.net
Sent: Monday, May 05, 2008 3:39 PM
To: beth.robrahn@haileycityhall.org
Subject: Fwd: Quigley Canyon Golf

> Date: Mon, 5 May 2008 17:27:03 -0400 (EDT)
> From: <patmcg@cox.net>
> To: beth.robrahn@haileycityhall.org
> Subject: Quigley Canyon Golf

> Dear Beth:

> It is still unbelievable to me that a first rate city like Hailey does not have a public golf course and I would like to urge you to support the Quigley Canyon Golf project that has been in the works for so many years.

> Due to the high price of all local greens fees my husband and I commute to Twin Falls on weekends to play golf, where we are members of Blue Lakes Country Club along with many, many other 5B golf enthusiasts. Most of us play our 18 holes and then go out and spend more than a few dollars here and there for gasoline, groceries, clothing, sporting goods, furniture, appliances, and a myriad of home improvement items.and of course lunch or dinner in a Twin Falls restaurant. We would rather shop locally but since we have to drive to Twin Falls anyway, it is convenient and fun to save some money!

> The same local merchants who are losing our business would benefit by some tourist dollars that a golf course in Hailey would certainly bring their way. (Not to mention the North Valley golfers who would shop and dine in Hailey if they had a more affordable golf option than Sun Valley or Bigwood).

> My daughter, Britt VanPaepeghem, is the only girl in Wood River High history to make it to the State HS Girls' Golf Tournament. Her team was fortunate to be able to practice at The Valley Club -- all 4 of them. With all the athletic talent of the young people in this valley that is quite a sad statistic. As a teenager growing up in a town with a great muni golf course (now there are several) I spent hours and hours playing and practicing and just hanging out in the summer. I thought I was in heaven. The cost was \$15 for a season's pass!!! As a rule kids that learn to play golf have higher self esteem, better values and goals and a sense of belonging that keeps them off the streets.

> Our former Mayor did not care about helping Hailey build a golf course, but it really needs to be done!

> Sincerely,

> Pat McGinnis
> 621 Bonanza Lane
> Hailey, ID 83333

Liv Jensen, P.E.

STRUCTURAL ENGINEERING

441 East Ridge Drive

Hailey, Idaho 83333

Phone: 208 578 8162

May 1, 2008

Mayor Rick Davis
City of Hailey
Hailey, Idaho 83333

MAY - 1 2008

Cc: Tom Hellen

RE: Quigley Ranch Development

Dear Mayor Davis,

I am writing in regard to the Quigley Ranch Development. I am in favor of an affordable community golf course and continuing summer and winter recreation at that location. However, as a resident of Deerfield subdivision I have some serious concerns about the proposed subdivision's traffic impact on our neighborhood. Deerfield Subdivision already has serious traffic problems, it will only be made worse by the Quigley Ranch Development.

It is my opinion that having the only access to the new subdivision on Fox Acres Road will only amplify the current traffic problems we are experiencing. Deerfield Subdivision has streets that were only designed as neighborhood streets not as major through traffic arterials. The kind of traffic we are currently experiencing is very dangerous due to the lack of side walks, blind corners and excessive speed of the drivers. There are an astounding number of children that live in this neighborhood and travel on the streets by walking or biking to school, parks or town. Deerfield currently has the largest Safe Routes to school group for traveling to Hailey Elementary School.

The traffic load through Deerfield has severely increased over the years. When Deerfield Subdivision was developed there was a very limited amount of through traffic, mainly to the High School. The opening of the access to Fox Acres Road through Foxmoor Subdivision, via Eastridge Drive greatly increased the traffic through Deerfield. Once this access was opened, it became the fastest route for Woodside commuters traveling north. In opening this access the city promised the concerned residences of Deerfield that Fox Acres would be the sacrificial high traffic route, and they would take measures to discourage additional traffic through Deerfield. The first promise was accomplished. Fox Acres Road is a good example of a high traffic arterial with a safe pedestrian bike path, and safe crossings. Unfortunately, nothing has been done to make Deerfield less desirable to travel through. Traffic also increased through Deerfield when the new High school was built, because of people traveling to the Community Campus.

Drivers choose to travel through Deerfield because it is the easiest, fastest route from Fox Acres Road to North of Hailey and vice versa. You can travel from Myrtle Street and Buttercup to Fox Acres and only encounter one stop sign, and no Police officers. If you travel via Main Street you would have to go through three stop lights and obey the speed limit. Therefore, most people driving to the High school, the community Campus or Woodside will drive through Deerfield. It can be assumed that, future travelers will choose to travel to the new Quigley Ranch subdivision through Deerfield.

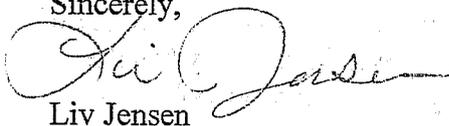
I am asking that if this development is approved that the traffic problem through Deerfield is addressed. Driving through Deerfield needs to be made the slower and more unpleasant alternative. I recommend stop signs and speed humps or speed dips. The only other alternative would be to accept a through street in Deerfield as an arterial and provide the required sidewalks and safe crossing opportunities.

I would also suggest a Safe Route to school via a bike path, directly from Quigley to Hailey Elementary. The Route down Fox Acres will be that much longer and less desirable to young walkers and Bikers. There are easements through Deerfield that could be utilized for a bike path.

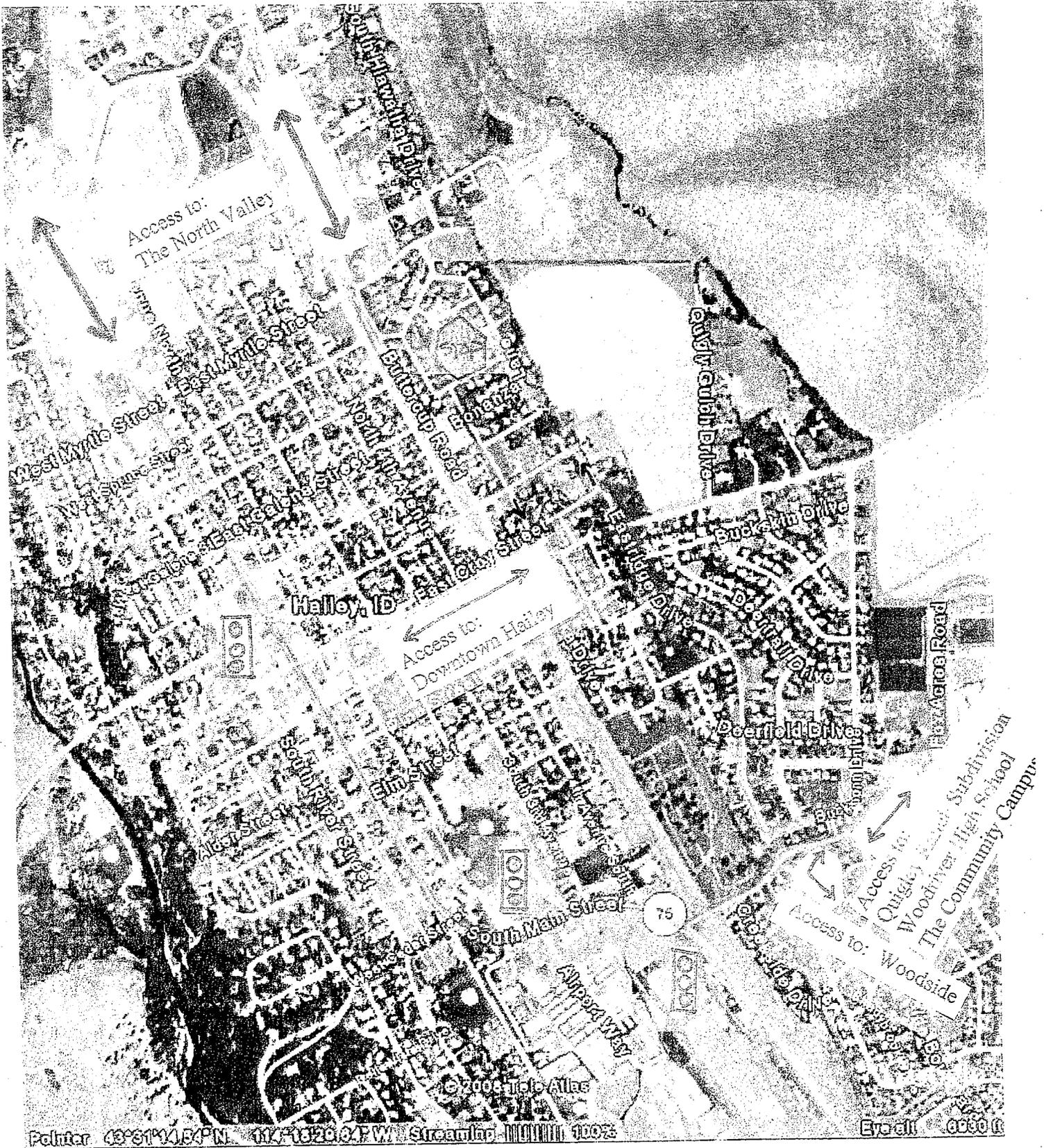
I feel this is an opportunity for the city to right some of their past oversights in regard to the traffic problems in Deerfield. I personally have made repeated requests to the previous Mayor, Tom Hellen and the Police Department to address the problem with the volume and speed of traffic passing through Deerfield Subdivision. I hope as the city contemplates the proposed Quigley Ranch Subdivision, that Deerfield and its' young mobile residents will not again be overlooked.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Liv Jensen". The signature is written in dark ink and is positioned above the printed name.

Liv Jensen



Which way would you go?

Beth Robrahn

From: charles wister [ckwister@earthlink.net]
Sent: Thursday, May 01, 2008 4:04 PM
To: beth.robahn@haileycityhall.org; rick.davis@haileycityhall.org; burkefamily203@cox.net;
carol.brown@haileycityhall.org; fritz.haemmerle@haileycityhall.org;
don.keirn@haileycityhall.org
Subject: Re; Quigley Canyon

Dear Hailey Public Officials,

I am very much in favor of the plan to have affordable public golf in Quigley Canyon. What a terrific asset this would be for our community! With Sun Valley's green fees reaching the stratosphere, and the 9 holes at Bigwood unable to handle the demand, the time for a new 18 hole golf course has come. We have been hearing about this Quigley idea for years, and I think it's time is here, now. I hope you will help to get Quigley Canyon started, now.

Best regards,
Charlie Wister

Beth Robrahn

From: carol.brown@haileycityhall.org
Sent: Thursday, April 24, 2008 8:50 PM
To: gordon wait
Cc: Beth Robrahn
Subject: Re: Quigley canyon

Hello Mr. Wait,

I'm copying your comments to the Hailey Planning Director, Beth Robrahn. This application is currently being heard by the Hailey Planning & Zoning Commission. She will ensure they see your comment and concern as they review the Quigley application. Thank-you, Carol Brown

Quoting gordon wait <gordo44@cox.net>:

> I hope that you do not allow the developers of Quigley canyon to
> prevent vehicle access on the existing road. There are many users of
> the canyon and to deny access and concentrate use is a public
> disservice. Thank you, Gordon Wait

RECEIVED

APR 07 2008

TO: Hailey Planning and Zoning

I am unable to attend tonight's meeting. Please read aloud the following comments and enter them.....
into the Public Record. I would first like to thank the Commission for their service.

During review of the Cutter's annexation application and development proposal, Rick Davis, on behalf of developers, continually lamented that "We've made these guys wait two years... We've made these guys wait three years". Three years and Officials representing Hailey still didn't get it right. At meetings a number of informed individuals commented that the water right at Cutter's was of very poor quality. I walked the project last fall, and every square inch without a structure will be irrigated, with a four inch diameter main line delivering water by spray to the sod and maple trees between the pavement and sidewalks. This, along with ponds, hardly exhibits restraint. How is your water pressure? And yes, I use too much water in July and August, my house built in 1984. Most of the open space constantly referenced in meetings on Cutter's would have been excluded by the Mountain Overlay District anyway. After the project was whittled down to 90 residences I stopped attending meetings. Just before the agreement was signed it ballooned back up to 149 with no explanation given.

In the north valley development shaped the community. Judge for yourself the results. In Hailey an overwhelming majority of citizens believe the community must shape development to maintain diversity, and promote a healthy future where all citizens can feel a sense of place.

The failed experiment in the north valley proved that real estate development is not economic development. Short term benefits quickly vanish, and all that remains are the impacts and more jobs mowing lawns and cleaning houses. We hear of businesses struggling or closing. Social engineering has removed the workforce and their paychecks. Efforts to provide workforce housing are strongly resisted. North valley leadership and the media have expressed opinions suggesting that Hailey should help provide solutions for poor decision-making in Ketchum and Sun Valley. Resistance to regional planning by Hailey is understandable. Hailey has enough problems of its own to resolve without being delegated responsibility for those created up north. Remember, Hailey and its citizens were entirely ignored in determining the location of the YMCA.

Judging by the drawings of the project out Quigley, the applicants must believe they are still in Sun Valley. They are either completely insensitive or totally clueless. Any development above the pond or out Deadman's Gulch entirely eliminates the north/south migration of the wildlife we continue to abuse. After the fire last summer, does local leadership believe it is wise to move the wildland-urban interface all the way out to this narrow part of the canyon?

Currently in the County, Quigley is zoned for 150 residences. Understandably, the County is concerned about groundwater contamination and is not going to allow 150 septic systems or lagoons if a package plant is considered. The only place to put the effluent from a package plant is into the pipe the citizens of Hailey own, and I imagine that alternative would be made prohibitively expensive. Hailey and its citizens hold all the cards. Stoney Burke and the Judds knew this. That is why they sold.

If the applicants are serious about annexation, my advice would be to abandon the current proposal and any associated expectations, and come to the community and ask what might work. Such a huge increase in density is of immense value. The first of any density added needs to be transferred from all other holdings to the barley field below the pond. There is more than enough area below the pond to accommodate a more progressive and thoughtful design that is something more than just one more wasteful exercise in pretension and excess.

Yes, I would like to have an affordable place to play golf, but I am not willing to sell my soul for this privilege. BCRDs own survey of citizens on their priorities for recreation found golf in fifth place. While circulating an advisory petition regarding the road, I talked to over 100 people walking out Quigley, most with dogs. I was the only individual that appeared interested in a golf course. All the backroom negotiations by BCRD and the Parks people are so far subordinate to issues such as infrastructure, expansion of the sewer plant, transportation, water, wildlife, fire and police protection, they are not even on the radar. I think Mary Austin Crofts understood when I expressed how unseemly it was for a publicly funded entity to attach itself to the interests of a developer because of a desire for some reward. In a valley pathologically obsessed with appearances, BCRDs lobbying on behalf of a developer has all the grace and dignity of buzzards at a carcass.

While the applicants were attempting a public relations victory using BCRD, they failed miserably with the rest of us. The hostile and abusive ZZ-TOP impersonator they employ, has verbally assaulted many of Hailey's citizens. I was walking the trail above the pond last spring when this person started yelling at me using foul language. I was amused and suggested he go get the authorities. His language became more foul and his screaming even louder if that were possible. A couple of deputies came out, and while I was discussing historic access with them, Tim Graves, the County Attorney who is also a runner, along with a half-dozen mountain bikers came down this same trail. I rolled my eyes and said "yes sirs". One gentleman I talked to said he was simply sitting on a rock by the side of the road when this crazy bearded lunatic gave him the same treatment. He was resisting, but scared as the hostility escalated. He left because he thought this unstable individual might have a gun. Now that is a PR campaign!

One Monday in March I attended a City Council meeting. The entire time was spent on Energy Star and LEEDS-certified construction. HELP, Hailey Environmental Leadership Program, becomes simply more hypocrisy if large homes are built out Quigley. Any development must be compatible with existing development in Hailey. Some formula needs to be considered using existing homes in determining a maximum square footage for this development. Huge displays of consumption are inappropriate in our community. Market forces have nothing to do with consideration of this application. If there is a demand for monster homes, those folks can always head north. Every person I talked to asked me why this development was being considered given the excess in inventory. I honestly don't know.

This development proposal appears irrational from every angle, and whoever conceived it apparently entirely ignored the possible concerns of city officials and citizens. I can't understand given the experience and failures of our past mistakes, why similar mistakes continue to be proposed. I wrote the following years ago about some environmental issue. But it works here:

"We proceed with our eyes to the ground upon a path with which we are all too familiar. We do so because it is comfortable, at one time obviously the best way to proceed. Eventually the path grows worn, down, down, down, until we find ourselves stumbling in the darkness. Still we continue because it is the course long ago proven, any departure from this course considered a heresy. Finally, the tunnel becomes our tomb, when by simply lifting our heads and changing direction, we might have moved forward in the light."

William F. Hughes -- 241 Eureka, Hailey

Beth Robrahn

From: Kelly Feldman [kfeldman@durance.com]
Sent: Sunday, April 06, 2008 1:30 PM
To: beth.robrahn@haileycityhall.org
Cc: Richard Whitelaw; Charles Weaver; John Koth; Jody Zarkos; Jack Dies; Jamie Everitt; Werner Morawitz; Tim Graves
Subject: Quigley Canyon Ranch Annexation

RECEIVED

APR 07 2008

April 6, 2008

Hailey Planning and Zoning Commission
c/o Beth Robrahn, Planning Director
Hailey City Hall
Hailey, Idaho

Re: Quigley Canyon Ranch Annexation

Members of the Commission:

On behalf of the Board of the Sawtooth United Football Club, I would like to comment on the proposal to annex Quigley Canyon Ranch into the City of Hailey. Our organization is committed to teaching the beautiful game of soccer to the children of the Wood River Valley on both a developmental and competitive level and we have grown steadily in numbers since our inception. We currently enroll over 500 children from throughout the Valley, with our greatest enrollment increases appearing in the South Valley.

With this growth, we have experienced a need for more field space. Although the Recreation District, School District, and the Cities have accommodated our needs to the best of their abilities, we still struggle to find suitable field space for all of our age groups. In addition, our Club shares this limited field space with other field users that are not affiliated with the Recreation District or School District. These field users vary from formal clubs such as ours to individuals seeking flat, open ground and invariably, there are conflicts.

Since a major component of this development proposal concerns recreation amenities, we ask that you take the needs of field users such as Sawtooth United into account as you consider the developer's plans for park space. The consideration and design of even small fields intended for our youngest players would be greatly appreciated. In the absence of available land for fields, this consideration could also ask for offsite improvements to Hailey's parks, such as addressing the need for new goals and other equipment.

Sawtooth United appreciates being given this opportunity to comment on the plans for the Quigley Canyon Ranch and also thanks you for your public service. If there is anything we can do to assist you or your staff during your deliberations on this important project, please do not hesitate to ask.

Sincerely,

Kelly Feldman
President, Sawtooth United FC

Public Comment - Quigley Canyon Annexation Application

Name: Robert Williams

Street Address: 95 Cozy Circle Ketchum

Date: 5/7/08

RECEIVED

MAY 12 2008

(BR)

Comment:

The Valley always needs more recreational opportunities, especially golf. Since I'm a golfer I approve of this project wholeheartedly, and I know the architect who has worked on these plans will only design a quality golf course that people will travel to to play, and come back.

Robert Williams

Public Comment - Quigley Canyon Annexation Application

Name: John S. (John)

Street Address: 760 Buckhorn

Date: 5/7/08

Comment: Please do route Quigley Road through lower neighborhood.

Please keep road width practical, ~~do not~~ wide enough to allow for snow to be pushed far enough from roadway allowing sun to help melt base, increase visibility. NOT LIKE AIRPORT WEST ROAD S. (JOHN)

Public Comment - Quigley Canyon Annexation Application

Name: Greg Fairfield

Street Address: 252 Winterberry Loop E

Date: 5-7-08

Comment:

I am a PGA professional who grew up in this area since 1978. It has always been a problem for me to afford golf in this area. I strongly support this project and I think it is a way to give kids a chance to get into golf.

Public Comment - Quigley Canyon Annexation Application

Name: BARRY NEUWERT

Street Address: 331 EASTRIDGE

Date: 5-7-08

Comment:

PLEASE CONSIDER MAKING THE QUIGLEY ROAD ACCESS AN EMERGENCY ONLY AND PEDESTRIAN ACCESS. THE ROADS THROUGH OLD HAILEY AND DEERFIELD WERE NEVER INTENDED TO BE MAJOR THOROUGHFARES LIKE FOX ACRE DRIVE IS. THIS PROJECT WILL NEED ONE MAJOR EAST/WEST ROUTE SO PLEASE MAKE IT FOX ACRES ROAD!!

Public Comment - Quigley Canyon Annexation Application

Name: Barbara Neiwert

Street Address: 331 Eastridge Dr

Date: 5/7/08

Comment:

I'm very much in favor of the proposal with the exception of routing traffic down Quigley Road. The impact to residential areas of old Hailey & the Deerfield Subdivision do not warrant the open road; emergency access as originally planned can be very effective.

Public Comment - Quigley Canyon Annexation Application

Name: Patricia Anderson

Street Address: 500 Buckhorn

Date: 5.7.08

Comment:

EVEN THOUGH FOXMOORE AND THE BUCKHORN AREA OF DEERFIELD ARE NOT PART OF THE "COLLECTOR" STREETS DESIGNED FOR THE TRAFFIC OF THIS PROPOSAL, THESE AREAS ALREADY TEND TO "COLLECT" TRAFFIC. SPEED REDUCTION AND TRAFFIC CALMING MEASURES WOULD BE A HUGE BONUS TO THESE AREAS TO KEEP THE ADDITIONAL TRAFFIC FROM ZIPPING THROUGH ON THE WAY TO AND FROM.

Public Comment - Quigley Canyon Annexation Application

Name: John Braafladt

Street Address: PO Box 2965 2340 Moonlight Drive Harley

Date: 5/7/08

Comment:

I'm an avid golfer and would like to see an affordable course in Harley!
The project looks great! Hope the ground is broken soon!

John Braafladt

Public Comment - Quigley Canyon Annexation Application

Name: Kathryn Graves

Street Address: 750 Buckhorn Dr

Date: 5/8/08

Comment:

- close street by Julie Fox's house
- make difficult to drive through Deerfield
 - stop signs
 - sidewalks w/ curbs

* like the 2nd Quigley access

Public Comment - Quigley Canyon Annexation Application

Name: Paula Dows

Street Address: 540 Whitetail Drive - Hazel

Date: 5-7-08

Comment:

Yes! Sounds great -
we really need affordable
golf in the W.R. Valley!

Public Comment - Quigley Canyon Annexation Application

Name: JOE BERGL

Street Address: 23 BUCK LN.

Date: 5.7.8

Comment:

GREAT PROJECT THAT WILL PAY DIVIDENDS
FOR YEARS TO COME. FRANKLY, I'M SURPRISED
IT'S TAKING SO LONG TO GET IT DONE.

Public Comment - Quigley Canyon Annexation Application

Name: Phil Hebert

Street Address: 121 Medans Loop

Date: 5.7.08

Comment:

Please, Please, Please much needed
and desired by the whole gulping
community!

Public Comment - Quigley Canyon Annexation Application

Name: Fritz Schafel

Street Address: 211 Starweather Dr

Date: MAY 7-08

Comment:

IT WILL BE NICE TO HAVE AFFORDABLE
GOLF & ETC. S. VALLEY WE NEED IT
NICE JOB ON THE PRECINCTS

Public Comment - Quigley Canyon Annexation Application

Name: DALE CLOSNER

Street Address: 561 WEST MEADOW DR. Harey

Date: 5-7-08

Comment:

BLAINE COUNTY NEEDS THIS COURSE
FOR THE ECONOMIC SURVIVAL OF THE
COMMUNITY.

Public Comment - Quigley Canyon Annexation Application

Name: Penny Thayer - 720-1927 (C) 788-9893 (H)

Street Address: 540 Buckhorn Dr.

Date: 5/7/08

Comment:

Suggestion: non-vehicle access via Antler + Buckhorn,
good for safe routes to school - High school +
Community Campus,
BCRD - Swimming pool
and more.

Public Comment - Quigley Canyon Annexation Application

Name: Phil Doerfler

Street Address: 2290 Bonnevie Dr. 83354 (E764444)

Date: 5/7/08

Comment: Golf course is a great addition to the Valley.

Public Comment - Quigley Canyon Annexation Application

Name: Bob Sidwell

Street Address: 109 S. Hawaiian Dr

Date: 5/7/08

- Comment:
- 1) I love the Golf Course! Please Build it.
 - 2) 4000 sq ft lot sizes are too small!
- Go to 6000 minimum.
 - 3) Keep the current Road OUT Quigley intact.
 - 4) Do NOT Allow the City of Hurley to Maintain the Golf Course or the Trails.

Public Comment - Quigley Canyon Annexation Application

Name: John Barlow

Street Address: 117 Eagle Crk Loop Bl Co.

Date: 5-7-08

Comment: I strongly ~~will~~ support and will play the golf course.

Public Comment - Quigley Canyon Annexation Application

Name: GERALD DUNNAN

Street Address: 217 WILLOWAY

Date: ~~07~~ 07.05.08

Comment: APPEARS TO BE A GOOD PLAN FOR RECREATIONAL USE OF THE CANYON!

Public Comment - Quigley Canyon Annexation Application

Name: David Demkovich

Street Address: 151 Yarrow

Date: 5/7/08

Comment:

Please Please Please get this built.
It is a Win-Win situation for everyone involved.

Thank You!

[Signature]

Public Comment - Quigley Canyon Annexation Application

Name: Maureen Patterson

Street Address: 720 Buckhorn Dr.

Date: 5-7-08

Comment:

Seems like a great project -
Thank you for the diligence &
timely efforts -
Good Luck

Public Comment - Quigley Canyon Annexation Application

Name: SCOTT CARTER

Street Address: 221 Melrose Street Bellvue

Date: 5/8/07

Comment:

Please accept ANNEXATION and expand
Recreational opportunities!

Public Comment - Quigley Canyon Annexation Application

Name: BILL HOMAN

Street Address: 891 Deerfield Hailes

Date: 4/30/08

Comment:

I believe the Quigley course
would be a fantastic community
resource!

Public Comment - Quigley Canyon Annexation Application

Name: Chuck Sloan

Street Address: 221 Willoway

Date: 7 MAY 08

Comment: As a golfer I feel we need an affordable course for the public.

Public Comment - Quigley Canyon Annexation Application

Name: Dave Bortelle

Street Address: 105 LOGANS LANE, 93313

Date: 5-7-08

Comment:

- AS A GOLFER, I SEE A NEED HERE (AFFORDABLE)
- DUAL USE WINTER & SUMMER IS A PLUS
- I LIKE THE AUDUBON^(S) SOCIETY INPUT
- THE USE OF 'GREY' WATER FOR WATERING
- I THINK PEOPLE'S PERCEPTION OF COURSES NEEDS TO BE CHANGED, THEY ARE MUCH MORE ENVIRONMENTALLY FRIENDLY TODAY!

Public Comment - Quigley Canyon Annexation Application

Name: Russ Girdler

Street Address: 1431 Shady Brook Drive - Hailey, ID

Date: 5/1/08

Comment:

I believe that the proposed golf course and nordic center at the Quigley Canyon would be a great asset to the citizens of Hailey and Blain County.

Public Comment - Quigley Canyon Annexation Application

Name: Gurmeet Singh

Street Address: 3250 Woodside Blvd.

Date: 4/30/08

Comment:

I feel this will be a great addition & resource for the community.

Public Comment - Quigley Canyon Annexation Application

Name: MARSHA EDWARDS

Street Address: 1126 CREEKSIDE DRIVE HAILEY

Date: 4/30/08

Comment: Thank you for considering the local's needs when development^{ing} this area.

Public Comment - Quigley Canyon Annexation Application

Name: DAVID DOUB

Street Address: 540 WHITETAIL DR

Date: 5/7/08

Comment:

I'm in favor of the golf course, would like to see less density at the mouth of the canyon. Let's have affordable golf in Hailey!!

Public Comment - Quigley Canyon Annexation Application

Name: Keith Batista

Street Address: 640 Fox Acres Rd.

Date: 5/7/08

Comment: I'm in favor of the Golf Course.
Would like to see less density in
main entry lots.
Also better access to Golf Club and
not through 1st phase.

Public Comment - Quigley Canyon Annexation Application

Name: Bob Walker

Street Address: 318 South 4th Ave

Date: 4/30/08

Comment: I like the integrated thought of recreational
AND RESIDENCES.
with the digital AGE - MIGHT WANT TO DO
SOME CAD STUFF TO ILLUSTRATE.
Should look at a SWESTMAN'S TV Add.

Public Comment - Quigley Canyon Annexation Application

Name: DOUG CLEVEN

Street Address: 744 PATMERS LN KETCHUM

Date: 4/30/08

Comment: I LIKE THE PLAN, ESPECIALLY
THE MIX OF WOODS, HIKING
& GOLF.

Public Comment - Quigley Canyon Annexation Application

Name: JAY JOHNSON

Street Address: 102 SPRING LN

Date: 4/30/08

Comment:

THIS PROJECT LOOKS TO BE VERY WELL
THOUGHT OUT AND ADDS AN INCREDIBLE
ASSET TO THE CITY OF HALEY AND THE
ENTIRE VALLEY. I STRONGLY URGE THE
CITY TO MAKE THIS HAPPEN.

Public Comment - Quigley Canyon Annexation Application

Name: Steve Ollila

Street Address: 750 River Trail

Date: 4/30/08

Comment:

It's a no brainer for the community. Address the environmental issues responsibly and start building. $\frac{1}{2}$

Public Comment - Quigley Canyon Annexation Application

Name: Rod Carlson

Street Address: 1011 Buckskin Dr.

Date: 04-29-08

Comment:

South Valley need a main golf course. If this project is 077 as the valley grows, it will be a great asset.

Public Comment - Quigley Canyon Annexation Application

Name:

Judy J. Harvey

Street Address:

930 Quigley Rd.

Date:

5/7/08

Comment:

I have a great concern for the traffic on Quigley. Ever since the road was opened to the high school to go through & down Quigley, we get so many high speed drivers, alot of loud boom boxes and constant trash being thrown in our yards. Please dont ad to this already annoying problem by having more & more additional traffic. It will be as if we lived on main Street instead a quiet home environment. We could sure ^{use} mitigation for traffic impacts. Help!!! ☺

Judy
Thanking You in Advance!

Public Comment - Quigley Canyon Annexation Application

Name: Mike Walbert

Street Address: 1030 Woodside Blvd

Date: 5/7/08

Comment:

Concerned with lack of access to the development. My understanding is that Fox Acres is primary access and Quigley Road is secondary. There is a 3rd access that is not planned to be used at present.

I feel Quigley Road should be primary access and Fox Acres as secondary with the 3rd access also developed.

Fox Acres is already an extremely busy road and does not need this additional traffic.

What traffic studies have been done, what fire access analysis (over) has been performed.

Do not like the access based on heavy traffic in the area.

