



THE BOARD OF BLAINE COUNTY COMMISSIONERS

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Tom Bowman, Chairman * Lawrence Schoen, Vice Chair * Sarah Michael, Commissioner

April 24, 2009

Dear USGS Study Partner:

As all of us approach the budgeting process for '09 – '10 fiscal year (FY '10), I would like to remind you of the continuing partnership we have with the US Geological Survey on our regional Wood River Valley comprehensive water study. For those of you new to local government, the overall goal of the USGS study is to give us the data and tools to understand our ground and surface water sources and their quality, and to answer whether we are using more water than can be sustained. Phase 1 indicates that natural ground and surface water levels are declining over historic levels. We just don't know why yet. Since all of the cities depend on ground water for their municipal use, this study is especially important considering future growth projections.

Phase 1 is completed and Phase 4, which will give us some idea of a water budget, is nearing review-stage completion. Phase 1 and 4 billings have been paid or budgeted. As a reminder, we are cost sharing this study with USGS at a 50 / 50 arrangement. Phase 3 and Phase 2 remain to be started and funded with Phase 3 next to be accomplished.

The objective of Phase 3 is to get a subsurface model of our aquifer. The following is from the original proposal:

Phase 3: Hydrofacies and aquifer property definition

The third phase of this water-resource work plan will address how aquifer properties vary throughout the valley and, with information from Phases 1 and 2, ascertain to what degree tributary canyons are in hydraulic communication with the main valley. Because this phase relies on data and interpretations from Phases 1 and 2, it can be started concurrently or after their completions.

The original cost estimate that was formulated in 2005 for Phase 3 was \$144,000 with our local match \$72,000 and our plan was to stretch payments over two fiscal years. Now that the study is upon us Dr Bartolino indicates that to do the job properly, we should plan for a third year of payment of \$72,000 for a local total for phase 3 of \$216,000. This letter is sent with the hope that during your upcoming budget process, your agency will fund the 2010 requirement and consent in principle to the 2011 amount.

Using the close to the same ratio that funded Phase 1 and 4 of the project, here are the amounts I came up with for Phase 3.

Phase 3

	Total	FY 09 (Paid)	FY 10	FY 11		Contact
Blaine County	\$45,000	\$ 15,000	\$ 15,000	\$ 15,000	41.67%	Tom Bowman
City of Sun Valley	\$8,700	\$ 2,900	\$ 2,900	\$ 2,900	7.76%	Nils Ribi
Sun Valley W & S District	\$8,700	\$ 2,900	\$ 2,900	\$ 2,900	7.76%	Pat McMahon
City of Bellevue	\$1,500	\$ 500	\$ 500	\$ 500	1.39%	Tom Blanchard
Blaine Soil Conservation District	\$750	\$ 250	\$ 250	\$ 250	0.69%	Laurie Ellsworth
The Nature Conservancy	\$9,000	\$ 3,000	\$ 3,000	\$ 3,000	8.33%	Trish Klahr
Citizens for Smart Growth	\$1,500	\$ 500	\$ 500	\$ 500	1.39%	Vanessa Crossgrove-Fry
City of Hailey	\$16,425	\$ 5,475	\$ 5,475	\$ 5,475	15.50%	Tom Hellen
City of Ketchum	\$16,425	\$ 5,475	\$ 5,475	\$ 5,475	15.50%	Steve Hansen
	\$108,000	\$ 36,000	\$ 36,000	\$ 36,000		

Here are the total amounts of funding from local agencies to-date for Phases 1 and 4:

\$ 75,000.00	Blaine County
\$ 13,760.33	City of Hailey
\$ 13,760.33	City of Ketchum
\$ 7,644.63	The Nature Conservancy
\$ 6,880.17	City of Sun Valley
\$ 6,880.17	Sun Valley Water and Sewer District
\$ 2,000.00	Blaine Soil Conservation District
\$ 1,528.93	City of Bellevue
\$ 1,528.93	Citizens for Smart Growth
\$128,983.47	Total Collected or Committed to date

I hope you can manage to squeeze your amount into your 2011 budget, but if not, please let me know as soon as possible in order to figure out another solution. Thank you for your consideration and, as always, feel free to call and discuss this or any other issue.

Tom Bowman

Board of Blaine County Commissioners
788-5500 x1176

Characterization of the water resources of the Wood River Valley, Central Idaho: Phase 3, Hydrofacies and aquifer property definition

Phase 3 of the work plan will use data and interpretations from Phases 1 and 4, drillers' logs on file with the Idaho Department of Water Resources, surface geophysical surveys, and previous work to develop an improved hydrogeologic framework for the Wood River Valley.

The third phase of this water-resource work plan will address how aquifer properties vary throughout the valley and, with information from Phases 1 and 2, ascertain to what degree tributary canyons are in hydraulic communication with the main valley. Because this phase relies on data and interpretations from Phases 1 and 2, it can be started concurrently or after their completions.

Problem

The alluvial Wood River Valley aquifer system which consists of a single unconfined aquifer that underlies the entire valley, an underlying confined aquifer that is present only in the southernmost valley, and the confining unit that separates them. Within the alluvium differences in sediment texture as well as the depth of alluvium control how water moves through the aquifer system thus influencing well yield. As development has spread from the main valley into tributary canyons, an increasing number of domestic wells have been completed in the bedrock underlying the Quaternary alluvium of the Wood River Valley aquifer system. It is unclear how much water these rocks contribute to these wells, the degree of their hydraulic connection to the main aquifer system, and whether they represent a significant source of groundwater. Defining and mapping hydrofacies (aquifer units with differing lithologic and hydraulic properties) and aquifer dimensions in the subsurface leads to a better understanding of how water moves through the system and interacts with surface water. It is also a necessary step in the construction of a groundwater flow model.

Objectives

The objectives of the overall work plan for the USGS study prepared in 2005 are (1) to provide data and interpretations about the water resources of the Wood River Valley to enable county and local governments to make informed decisions about those resources, and (2) to recommend additional data collection or studies necessary to furnish these data and interpretations to decision makers. The objective of the current phase is to determine the extent and hydrologic properties of the Wood River Valley aquifer system including its interaction with tributary canyons and underlying bedrock.

Approach

The proposed work is divided into three tasks: definition of hydrofacies and preparation of preliminary maps and cross sections with existing information (primarily drillers' logs); data collection to fill selected data gaps, and incorporation of this new data into finalized hydrofacies maps and cross sections.

Task 3.1: Analysis and compilation of existing data and drillers' logs

The primary goals of Task 3.1 are to define geohydrologic units within the Wood River Valley aquifer system and define its extent. Preliminary examination of a number of drillers' logs indicate that due to the discontinuous nature of alluvial fan deposits and the varying detail of drillers' logs, a meaningful delineation of hydrofacies within the alluvium may not be possible, at least not over the entire area. However, the extent of the confining unit above the confined aquifer and extent of basalt within the alluvium can be further refined over previous estimates. However, examination of drillers' logs shows that over 250 wells are drilled and (or) completed into the bedrock underlying the Quaternary sediment of the Wood River Valley aquifer system, most of which are in the tributary canyons to the Wood River Valley. These logs can be used to define aquifer thickness and extent in most of the tributaries.

- Drillers' logs, information from previous work (including consultant reports), and data from Phases 1 and 4 will be examined to identify the extent of major units within and the Wood River Valley aquifer system and the depth to bedrock where possible. Additional wells drilled in the 30 years since Moreland's (1977) work should allow refinement of his maps and cross sections of the extent of confining beds and lava flows.
- Aquifer tests from previous work will be used to assign hydraulic properties for different zones within the aquifer. To the extent possible, well performance tests reported on drillers' logs will be used to augment existing aquifer tests.
- Information from drillers' logs will be entered into Rockware RockWorks software in order to generate maps of aquifer system thickness and extent, as well as the extent of mappable units within it. Cross sections and (or) fence diagrams will be constructed as appropriate.
- Preliminary analysis indicates that the bedrock lithology and geologic unit can be identified in most wells penetrating bedrock—such identification can help guide water-quality sampling to determine areas of poor water quality.
- Data gaps will be identified and prioritized for the use of surface geophysical surveys.

Task 3.2: Geophysical surveys in selected areas

The primary goal of Task 3.2 is to fill some of the data gaps identified in task 3.1 by using surface geophysical surveys to determine the depth to bedrock within the main valley and tributary canyons. Two methods are most likely to provide the best data: the horizontal-to-vertical (H/V) ambient-noise seismic method and seismic refraction. Supporting information for the geophysical surveys can be found in the addendum.

- The relatively new horizontal-to-vertical (H/V) ambient-noise seismic method is a non-invasive technique that can be used to rapidly estimate the depth to bedrock. It has the advantage of rapid data collection by a single person, and if proven feasible, will be the preferred geophysical method. The Idaho Water Science Center was selected as a USGS demonstration site for the H/V method facilitating data collection and interpretation.
- A limited number of short seismic-refraction survey lines may be conducted if necessary. A low-energy source such as sledgehammer blows or weight drops will be used to minimize

disturbance. Because seismic refraction surveys are labor intensive, only a limited number of lines will be collected, if any.

- Geophysical data will undergo preliminary processing and interpretation in the field in order to assure the quality of data collection and guide changes to planned surveys in necessary.
- Both methods are sensitive to ambient noise and some data may need to be collected at night to reduce interference. Neither method should present a nuisance to residents if performed at night.
- In some cases permission for private property access may be necessary; the assistance of local government may be needed to identify ownership.
- After final data interpretation the results will be integrated into the data from task 3.1.

Task 3.3: Final data interpretation and report preparation

The primary goal of Task 3.3 is to finalize interpretations and maps of geohydrologic units within the Wood River Valley aquifer system and depth to bedrock, and complete report preparation.

- Any additional data will be evaluated and incorporated.
- Report text will be completed and maps and cross sections will be finalized and submitted for review and publication.
- The map and cross sections will be published as a USGS on-line report. Data and relevant GIS coverages with metadata will be transferred to cooperators and made available online.

Reports/products

Quarterly summary reports will be sent to co-operating agencies and groups. A USGS Scientific Investigations Report with maps, cross sections, and explanatory text will be prepared and published electronically. Data and relevant GIS coverages with metadata will be transferred to cooperators and made available online through the Geospatial One-Stop site (geodata.gov).

The report will contain a description of methods, relevant data, and discussions of the map products. The primary maps will be: (1) depth to bedrock including probable bedrock lithology (some areas of the valley may be incomplete with methods used in this study), (2) Extent and thickness of the confining bed and basalt flows in the southern Bellevue fan, (3) Selected cross sections and (or) fence diagrams, and (4) Hydraulic properties of the unconfined aquifer (some areas of the valley may be incomplete depending on available data). Maps will be made available as GIS coverages with metadata.

Budgets

The work plan for this study prepared in 2005 indicated a cost of \$144,000 if this project was started in FFY 2006, but indicated that if postponed, the estimate would need to be adjusted for inflation. Using the consumer price index to adjust the figures brings the total to \$160,000. Review of drillers' logs in the tributary canyons indicates that more effort should be made to

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characterize bedrock beneath the alluvium as well as to collect additional geophysical data thus requiring additional funding.

The total Phase 3 cost for is \$216,000 beginning in Federal fiscal year 2009. Funding for each of the three fiscal years is: \$72,000. The cooperators will provide half of the yearly funding and the USGS will match that with funds from the Co-op program.

The study will be completed in approximately 27 months over 3 fiscal years, depending on when the study is funded. This workplan assumes funding will start in July 2009 with report delivery by the end of September 2011.

Personnel

A USGS hydrologist will act as project chief and principal investigator, assumed to be J.R. Bartolino. The manager will be responsible for project planning, supervision of project personnel, coordination of activities, data management, design and preparation of reports, and transfer of data and map coverages with metadata documentation. A student or hydrologic technician will help evaluate drillers' logs and other data, use GIS and other software for project tasks, and assist with the geophysical surveys, all under the close supervision of the project chief. An additional student or hydrologic technician will assist with the geophysical surveys. A hydrologist/geophysicist from the Office of Groundwater Branch of Geophysics will participate in early phases of the geophysical surveys to assist project staff with equipment and data interpretation.

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Addendum

Bedrock underlying the Wood River Valley aquifer system

In the Wood River Valley and its tributaries over 250 wells are drilled and (or) completed in the bedrock underlying the Quaternary sediment of the Wood River Valley aquifer system. It is unclear how much water these rocks contribute to these wells and whether they represent flow systems separate from the Wood River Valley aquifer system (like the hot springs of the area), downward percolation of water from the aquifer system into fractures, wellbore storage of water in low yield areas, or some combination of the three.

Previous studies of the hydrothermal systems in the Wood River Valley (Anderson and Bideganeta, 1985; Foley and Street, 1988; Street, 1990) concluded from isotopic data that water discharged from thermal springs was not modern and probably represented Pleistocene recharge. If similar flow systems are present in nonthermal water produced from wells, such water would be expected to have similar chemistry.

The Wood River Valley is filled with interbedded, Quaternary basalts and lacustrine, fluvial, and proglacial sediments deposited during late-Pleistocene glaciation. Sediments underlying the valley floor

in the southern part of the Wood River Valley were largely deposited as an alluvial fan (the Bellevue fan) with the Big Wood River continually shifting and depositing sediment across its surface. Episodic volcanic activity disrupted the surface-water drainage pattern; after one such eruption created a lava dam, a lake formed over the Bellevue fan, depositing fine-grained lacustrine sediments. After the dam was breached, deposition of alluvial sediments continued until post-glacial climate change caused the Big Wood River to incise about 30 ft, resulting in its current appearance. The highlands surrounding and bedrock beneath the valley are Precambrian metamorphic, Mesozoic sedimentary, and Tertiary intrusive and volcanic rocks.

Limited areas of Silurian and Ordovician sedimentary and Precambrian metamorphic rocks are exposed in the upper reaches of Trail Creek and the East Fork Big Wood River, but because they are not immediately adjacent to the Wood River Valley aquifer system, they may be neglected as a possible source of water. The Paleozoic rocks of the Wood River Valley comprise most of the central Idaho black shale mineral belt and are composed of interbedded black argillite, siltstone, limestone, sandstone, chert, quartzite, and conglomerate. Because of similarities between the units they are often difficult to differentiate. The Devonian Milligen Formation is mainly exposed in the northeastern part of the valley in the Seamans, Slaughterhouse, Quigley, East Fork, Elkhorn, Trail Creek Lake Creek, and Eagle Creek drainages. The Pennsylvanian and Permian Dollarhide Formation exposed west of the Big Wood River from Warm Springs Creek, south, and extends into the Picabo Hills. The Pennsylvanian and Permian Wood River Formation is found along the entire eastern side of the valley and into the Picabo Hills; on the western side of the valley, exposures are found from Colorado Gulch, north.

Cretaceous granitic intrusive rocks of the Idaho batholith are present west of the Big Wood River from Warm Springs Creek, south, and extend into the Picabo Hills. They are overlain by Tertiary (Eocene) Challis volcanic and volcanoclastic rocks which are exposed throughout the study area. Tertiary (Miocene) Idavada rhyolitic rocks overlie the Challis volcanics and are exposed in the vicinity of Gannett and in the Picabo and Timmerman Hills.

Quaternary basalts of the Snake River Group are found in the southwestern and southeastern parts of the valley where the Big Wood River and Silver Creek, respectively, exit the valley. In the southern Bellevue fan these basalts are also interbedded within the Quaternary sediments that comprise most of the Wood River Valley aquifer system.

Bartolino (2008) described 28 tributary canyons that contributed significant flow to the Wood River Valley aquifer system and estimated the groundwater recharge contributed by each. One source of uncertainty in these estimates is the amount of groundwater that passes through the alluvial sediments in the tributaries directly into the main body of the aquifer. Another concern is that most of these canyons have homes with domestic supply wells and residents have described lowered water levels and related problems with their wells. Whether the source of water to wells in these canyons is alluvium or bedrock flow systems, they should be sensitive to precipitation amounts and withdrawal rates. It is therefore important to map the thickness of the alluvium and depth to bedrock in these tributary canyons to characterize aquifer extent. Previous authors have largely not addressed the thickness of alluvium in these canyons, however, Schmidt (1962) noted that the alluvial fill averages about 8 ft in the smaller canyons of Brock and Reed Creeks, and depth to bedrock may be as little as 30 ft in the Warm Springs drainage.

The determination of subsurface inflow into the Wood River Valley aquifer system at its upper end presents the same need for determining the depth to bedrock and approximate cross sectional area across the valley. Castelin and Winner (1975), using surficial geophysical methods, estimated bedrock at a depth of 22-32 below the Big Wood river above its confluence with the North Fork Big Wood River. Bartolino (2008), using drillers' logs, estimated bedrock in the same area to be at a depth of about 50 ft.

The simplest way to determine depth to bedrock is to examine IDWR drillers' logs for wells that penetrate to bedrock and thus map thickness of the alluvium. Geologic maps will be used to identify the probable geologic unit of the bedrock. In some areas there are few or no wells drilled to bedrock and seismic refraction surveys or other geophysical methods will be used determine depth to bedrock.

Geophysical surveys:

A limited number of geophysical surveys have been conducted in the study area. Castelin and Winner (1975) conducted a seismic-refraction survey of one 100-ft line along the Big Wood River above its confluence with the North Fork Big Wood River. Frenzel (1989) used a seismic-refraction survey in the area of Glendale Road to determine the depth to bedrock. Airborne magnetic and gamma-ray surveys have been made of the area and are described in EG&G geoMetrics, Inc. (1980), McCafferty and Abrams (1991), and McCafferty and others (1999). Abrams (1991) presented a Bouguer gravity map of the area.

The relatively new horizontal-to-vertical (H/V) ambient-noise seismic method, if proven feasible, will be the preferred geophysical method for determination of the depth to bedrock in the study area. If necessary, seismic-refraction surveys will be conducted, though this would entail less data collection because of increased field effort and more complex data interpretation. Development in the area precludes electromagnetic methods because of cultural noise. The various bedrock types described above are typically well consolidated and the difference in seismic velocity between them and Quaternary sediments should be sufficient to distinguish the contact between alluvium and bedrock. Table 1 shows compressional velocities for rock types in the study area.

Rock type (from Haeni, 1988)	Compressional velocity (ft/s)	
Unsaturated alluvium	1,200	1,600
Saturated alluvium	4,000	6,000
Sandstone	4,600	18,000
Shale	9,000	20,000
Limestone	6,000	23,000
Granite	8,500	23,000
Metamorphic	10,000	23,000
Basalt	10,000	21,000

The mouths of Warm Springs and Trail Creeks are two areas where few wells are completed to the base of the alluvium and geophysical surveys could provide useful data.

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Table 1.—Project timelines

Work Description/Task	CY 2009					CY 2010					CY 2011											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
Task 3.1: Compilation of well and geologic data 3.1.1: Examine drillers' logs for all wells in the WRV 3.1.2: Create database with well locations, depths, lithology 3.1.3: Generate preliminary maps of bedrock depth and lithology 3.1.4: Generate map of units within alluvium, as possible 3.1.5: Identify data gaps for geophysical surveys Task 3.2: Surficial geophysical surveys and analysis 3.2.1: Identify sites 3.2.2: Conduct surveys 3.2.3: Interpret data and revise preliminary maps Task 3.3: Report preparation 3.3.1: Compile draft report and maps 3.3.2: Report review and revision 3.3.3: Report publication 3.3.4: Release published report Outreach, presentations, consultation																						

April 14, 2009

Blue Ribbon Commission Airport Governance Recommendation

The Blue Ribbon Commission was empanelled by the Board of Blaine County Commissioners for the purpose of making a recommendation to the Board as to the make up of the future replacement airport governance structure. The Commission was made up of representatives appointed by each city and one county commissioner:

- Sun Valley; Mayor Wayne Willich
- Ketchum, Charles Conn, Ketchum City Council
- Hailey, Martha Burke, Hailey City Council
- Bellevue, Tom Blanchard, Bellevue City Administrator
- Carey, Vonnie Olsen, Carey City Council
- County, Tom Bowman, Blaine County Commissioner

After three months of research, a number of speakers and rigorous debate, the Commission, by unanimous vote, makes the following recommendation to the Board of Blaine County Commissioners:

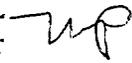
The new airport governance structure will be considered an Airport Authority and consist of five members:

- A single member appointed by the Blaine County Commissioners nominated by the Chairman of the Board and ratified by majority of the Board of Blaine County Commissioners.
- A single member appointed by the Blaine County Commissioners, which will be chosen from two nominees submitted by a nomination board comprised of broad aviation interests in Blaine County.
- A single member appointed by the Blaine County Commissioners, which will be chosen from two nominees submitted by a nomination board comprised of elected city officials from Bellevue and Carey and the district one county commissioner.
- A single member appointed by the Blaine County Commissioners, which will be chosen from two nominees submitted by a nomination board comprised of elected city officials from Hailey and the district two county commissioner.
- A single member appointed by the Blaine County Commissioners, which will be chosen from two nominees submitted by a nomination board comprised of elected city officials from Sun Valley and Ketchum and the district three county commissioner.

Nominees must be Blaine County residents. Although the airport authority will act as an semi-autonomous body, the Board of Blaine County Commissioners will retain the authority to remove any member without cause by majority vote.

Submitted by Tom Bowman

STAFF REPORT

TO: Hailey City Council
FROM: Mariel Platt, Planner 
RE: Alley Vacation – Hailey Readiness Center (Armory)
HEARING: May 11, 2009

Applicant: Idaho Army National Guard
Request: Vacation of Block 125 alley between Lots 8-12 and Lots 20-24, Block 125, Hailey Townsite
Zoning: General Residential (GR) and Townsite Overlay
Note: Staff analysis is in lighter type.

Notice

Notice for the public hearing was published in the Idaho Mountain Express on April 22, 2009 and on April 29, 2009; the notice was mailed by certified mail to property owners within 300 feet on April 22, 2009.

Application

The applicant has requested the vacation of the 26-foot wide alley right-of-way in Block 125, between Lots 8-12 and Lots 20-24.

Background

On February 2, 2009, the Idaho Army National Guard received approval for the vacation of Cedar Street right-of-way. At that time a sewer easement for the sewer within the alley right-of-way was required to be recorded for the subject property. Staff has prepared a 16.8 foot wide sewer easement, which has been approved by the state. The easement will be presented at the same time as the third reading of the ordinance vacating the alley.

On April 13, 2009, the alley vacation application was heard by the Hearing Examiner. Based upon the Findings of Fact, the Hearing Examiner made the following Conclusions of Law and Recommendation:

- a) Adequate notice, pursuant to Idaho Code Section 50.1306A, was given for the public hearing.
- b) Block 125's alley right-of-way, between Lots 8-12 and Lots 20-24, meets the criteria for vacation of alley right-of-way set forth in Section 9 of Hailey's Subdivision Ordinance and in Idaho Code Sections 50-311 and 50-1317 through 50-1325 (as amended),

- c) The application for vacation of Block 125's alley right-of-way, between Lots 8-12 and Lots 20-24, is recommended for approval.
- d) A sewer easement, of at least 10 feet, shall be approved concurrently with the vacation of the alley, between Lots 8-12 and Lots 20-24, Block 125.

Standards of Evaluation

Alley vacations are regulated by Section 9 of Hailey's Subdivision Ordinance.

9.1 Applications for vacation of a public right-of-way, alley or easement (other than utility easements) shall comply with Idaho Code §50-311 and §§50-1317 through 50-1325, as amended, and the provisions of this Ordinance. Applications for vacation of utility easements shall comply with Idaho Code §50-1306A, as amended.

Only sections 50-1311 and 50-1321 apply to vacation of public right-of-way. Idaho Code Section 50-311 states "Cities are empowered to...vacate" any street "whenever deemed expedient for the public good..." This section further provides that "whenever any street, avenue, alley or lane shall be vacated, the same shall revert to the owner of the adjacent real estate, one-half on each side thereof, or as the city council deems in the best interests of the adjoining properties, but the right of way easements and franchise rights of any lot owner or public utility shall not be impaired thereby."

9.2 Applications for vacation of streets, alleys, or easements shall be submitted to the Hearing Examiner, except that the Administrator and Chair of the Commission, jointly, shall have discretion and authority to refer a vacation application to the Commission. The Hearing Examiner or Commission shall make a recommendation, concerning the application for vacation, to the Council. The Hearing Examiner or Commission shall consider the following items in making their recommendation:

9.2.1 The application and testimony of the applicant and such other information as may come before it with regard to the proposed vacation or dedication.

No testimony was received at the Hearing Examiner meeting on April 13, 2009, nor has any testimony been received at the time of writing this staff report. Public testimony will be taken again at the public hearing on May 11, 2009.

9.2.2 The interests of the adjacent property owners and public utilities.

The adjacent property to the east (Lots 8-12) and west (Lots 20-24) of the subject alley are held in joint ownership by the State of Idaho and the City of Hailey. Notice was sent to all public utilities.

9.2.3 Conformance of the proposal with the Comprehensive Plan.

The Goals of the Transportation and Circulation section of the Comprehensive Plan include (I.) "To promote the safe and efficient movement of people" and (II.) "To minimize public expenditures for road maintenance and improvement".

This alley is not maintained as an access road. Currently, the Armory building encroaches into the alley right-of-way, which is fenced off from public access.

9.2.4 The future development of the neighborhood.

The current use and general configuration of the alleyway would not change given the Armory was built partially within the alleyway and the alley is currently fenced off from public access. This is not anticipated to effect the future development of the neighborhood.

9.2.5 That the public right-of-way, alley, or easement no longer serves a public purpose.

The current use and general configuration of the alley right-of-way would not change given the Armory was built partially within the alley right-of-way and the alley is currently fenced off from public access. A sewer easement, measuring 10 feet wide, at a minimum, with no obstructions along the sewer main (5 feet on each side of the sewer mainline) is required to meet City Standards and to ensure access to the mainline at anytime for emergency repairs and maintenance. This can be achieved by creating a utility easement over the portion of the alley right-of-way, which contains the sewer line. Staff has prepared a 16.8 foot wide sewer easement, which has been approved by the state. The easement will be presented at the same time as the third reading of the ordinance vacating the alley.

9.3 In considering a street, alley or easement vacation following recommendations by the Hearing Examiner or Commission, the Council shall establish a date for public hearing and give such notice as required by law. The Council shall hear and consider the public testimony, applicant testimony, recommendations of the Hearing Examiner or Commission, public purpose and any other information, including findings of facts, as may be brought before the Council.

Please refer to staff's comments regarding Sections 9.2.1, 9.2.2, and 9.2.5, above and the attached findings of fact.

9.3.1 Any vacation to be granted by the Council shall be supported by findings that the right-of-way in question is no longer needed for public use.

The current use and general configuration of the alley right-of-way would not change given the Armory was built partially within the alley right-of-way and the alley is currently fenced off from public access. A sewer easement, measuring 10 feet wide, at a minimum, with no obstructions along the sewer main (5 feet on each side of the sewer mainline) is required to meet City Standards and to ensure access to the mainline at anytime for emergency repairs and maintenance. This can be achieved by creating a utility easement over the portion of the alley right-of-way, which contains the sewer line. Staff has prepared a 16.8 foot wide sewer easement, which has been approved by the state. If this application is approved, the easement will be presented at the same time as the third reading of the ordinance vacating the subject alley.

9.3.2 Should the Council approve the application, in the case of public right-of-way, alley, or street, the City shall pass an Ordinance vacating the same. When a street or alley is vacated, the City shall provide adjacent property owners with a quitclaim deed for the vacated right-of-way. The vacation shall become effective upon enactment of the Ordinance pursuant to Idaho Code.

Please see the attached ordinance.

Summary

Section 9.3 of the Hailey Subdivision Ordinance states that the Council shall consider the applicant's and the public's testimony, the Hearing Examiner's recommendation, and the findings of fact, when reviewing an application for vacation of a right-of-way. The Council shall approve or deny the application, including findings that the right-of-way in question is no longer needed for public use.

Motion Language

Motion to approve the vacation of the 26 foot-wide alley right-of-way of Block 125, between Lots 8-12 and Lots 20-24, in the Hailey Townsite.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION

On April 13, 2009, the Hailey Hearing Examiner considered an application by Idaho Army National Guard for the vacation of a portion of Block 125's alley, between Lots 8-12 and Lots 20-24. The Hearing Examiner, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Recommendation.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Idaho Mountain Express on March 25, 2009 and on April 1, 2009; the notice was mailed by certified mail to property owners within 300 feet on March 25, 2009.

Application

The applicant has requested the vacation of Block 125's alleyway, between Lots 8-12 and Lots 20-24, which has a 26-foot wide right-of-way.

Background

On February 2, 2009, the Idaho Army National Guard received approval for the vacation of Cedar Street right-of-way. At that time a sewer easement was required to be recorded for the subject property, which resides in the alley right-of-way. At this time the Council has not approved the sewer easement.

Standards of Evaluation

Alley Vacations are regulated by Section 9 of Hailey's Subdivision Ordinance.

- 9.1 Applications for vacation of a public right-of-way, alley or easement (other than utility easements) shall comply with Idaho Code §50-311 and §§50-1317 through 50-1325, as amended, and the provisions of this Ordinance. Applications for vacation of utility easements shall comply with Idaho Code §50-1306A, as amended.**

Only sections 50-1311 and 50-1321 apply to vacation of public right-of-way. Idaho Code Section 50-311 states "Cities are empowered to...vacate" any street "whenever deemed expedient for the public good..." This section further provides that "whenever any street, avenue, alley or lane shall be vacated, the same shall revert to the owner of the adjacent real estate, one-half on each side thereof, or as the city council deems in the best interests of the adjoining properties, but the right of way easements and franchise rights of any lot owner or public utility shall not be impaired thereby."

- 9.2 Applications for vacation of streets, alleys, or easements shall be submitted to the Hearing Examiner, except that the Administrator and Chair of the Commission, jointly, shall have discretion and authority to refer a vacation application to the Commission. The Hearing Examiner or Commission shall make a recommendation,**

concerning the application for vacation, to the Council. The Hearing Examiner or Commission shall consider the following items in making their recommendation:

9.2.1 The application and testimony of the applicant and such other information as may come before it with regard to the proposed vacation or dedication.

No testimony has been received. Public testimony was requested at the public hearing on April 13, 2009; however no one gave any testimony regarding this application.

9.2.2 The interests of the adjacent property owners and public utilities.

The adjacent property to the east (Lots 8-12) and west (Lots 20-24) of the subject alley are held in joint ownership by the State of Idaho and the City of Hailey. Notice was sent to public utilities.

9.2.3 Conformance of the proposal with the Comprehensive Plan.

The Goals of the Transportation and Circulation section of the Comprehensive Plan include (I.) "To promote the safe and efficient movement of people" and (II.) "To minimize public expenditures for road maintenance and improvement".

This alley has not been maintained as an access road for sometime. Currently, the Armory building encroaches into the alley right-of-way, which is fenced off from public access.

9.2.4 The future development of the neighborhood.

The current use and general configuration of the alleyway would not change given the Armory was built partially within the alleyway and the alley is currently fenced off from public access. This is not anticipated to effect the future development of the neighborhood.

9.2.5 That the public right-of-way, alley, or easement no longer serves a public purpose.

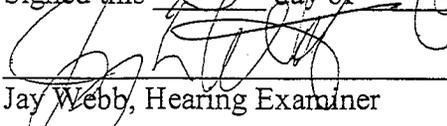
The current use and general configuration of the right-of-way would not change given the Armory was built partially within the alley right-of-way and the alley is currently fenced off from public access. A 10 foot sewer easement, with no obstructions along the sewer main (5 feet on each side of the sewer mainline) is required to meet City Standards and to ensure access to the mainline at anytime for emergency repairs and maintenance. This can be achieved by a creating a utility easement over the portion of the alley right-of-way, which contains the sewer line.

CONCLUSIONS OF LAW AND RECOMMENDATION

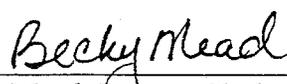
Based upon the above Findings of Fact, the Hearing Examiner makes the following Conclusions of Law and Recommendation:

- a) Adequate notice, pursuant to Idaho Code Section 50.1306A, was given for the public hearing.
- b) Block 125's alley right-of-way, between Lots 8-12 and Lots 20-24, meets the criteria for vacation of alley right-of-way set forth in Section 9 of Hailey's Subdivision Ordinance and in Idaho Code Sections 50-311 and 50-1317 through 50-1325 (as amended),
- c) The application for vacation of Block 125's alley right-of-way, between Lots 8-12 and Lots 20-24, is recommended for approval.
- d) A 10 foot-wide sewer easement shall be approved concurrently with the vacation of the alley, between Lots 8-12 and Lots 20-24, Block 125.

Signed this 13 day of April, 2009.


Jay Webb, Hearing Examiner

Attest:


Becky Mead, Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 13th day of April, 2009, I served a true and correct filed copy of the within and foregoing document upon the parties named below, in the manner noted:

Via Electronic Mail:	Eugene Gussenhoven	<u>eugene.gussenhoven@id.ngb.army.mil</u>
	Dean Hagerman	<u>dean.hagerman@us.army.mil</u>
	Doug Werner	<u>douglas.werner@us.army.mil</u>
	Martin Powell	<u>martin@zga.com</u>

CITY OF HAILEY

By Becky Mead
Becky Mead, Deputy Clerk

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, VACATING THE CITY ALLEY BETWEEN LOTS 8 THROUGH 12, INCLUSIVE, AND LOTS 20 THROUGH 24, INCLUSIVE, BLOCK 125, ORIGINAL HAILEY TOWNSITE; PROVIDING FOR EXECUTION OF A QUITCLAIM DEED BY THE MAYOR CONVEYING TITLE TO THE VACATED PROPERTY TO THE OWNER OF PROPERTY ADJACENT TO THE VACATED RIGHT-OF-WAY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Hailey City Council has determined, and hereby finds, that the alley between Lots 8 through 12, inclusive, and Lots 20 through 24, inclusive, Block 125 Original Hailey Townsite, Original Hailey Townsite, is no longer needed for as a public alley, and that vacation of the alley between Lots 8 through 12, inclusive, and Lots 20 through 24, inclusive, Block 125 Original Hailey Townsite, is expedient for the public good; and

WHEREAS, the Hailey City Council believes it is appropriate to vacate the alley between Lots 8 through 12, inclusive, and Lots 20 through 24, inclusive, Block 125 Original Hailey Townsite.

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

Section 1. The city of Hailey hereby vacates the alley between Lots 8 through 12, inclusive, and Lots 20 through 24, inclusive, Block 125 Original Hailey Townsite, as shown on the official Plat of the City of Hailey on file in the office of the Blaine County Recorder.

Section 2. The Mayor of the City of Hailey is hereby authorized to execute and deliver a quitclaim deed, on behalf of the City of Hailey, transferring title to one-half (1/2) of each side of vacated property to the adjacent property owners pursuant to Idaho Code Section 50-311.

Section 3. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF FEBRUARY, 2009.

Richard L. Davis, Mayor, City of Hailey

Attest:

Mary Cone, City Clerk

City of Hailey Planning Department

MEMORANDUM

TO: Mayor and Council

FROM: Beth Robrahn, Planning Director 

RE: Discussion of forced annexation related to the Colorado Gulch Annexation application

DATE: May 11, 2009

Hartland Development Company LLC has submitted an application for annexation of 21.81 acres of the Colorado Gulch Preserve, located within W1/2NWSW TL 7859, SEC 15 and SESE, N1/2SE, 2N 18E, SEC 16 (70 Broadford Road). Pursuant to Hailey's annexation ordinance, the application is required to be heard by the Planning and Zoning Commission prior to being heard by the City Council.

This application raises the issue of the potential forced annexation of four (4) parcels currently located in the County between the property to be annexed and Airport West Subdivision and between the property to be annexed and Della View/Broadford Estates Subdivision. If the annexation of applicant's property was approved, four (4) parcels under different ownership would be surrounded by the city boundaries. There are both legal and practical problems if those four (4) parcels were not annexed but the applicant's property was annexed.

Staff advised the applicant that the forced annexation issue could be a stumbling block for the application. The applicant requested a discussion with the Council on the issue prior to proceeding with the application. Since forced annexation raises a policy issue; staff believes it is appropriate to address the limited issue of forced annexation without a recommendation from the Planning and Zoning Commission. If the City Council believed forced annexation was appropriate in this application, the Planning and Zoning Commission would then evaluate the entire application and make a recommendation to the City Council.

The applicant has indicated that the property owners' objections to annexation may be based on not wanting to be hooked up to the city water and sewer. Hailey Municipal Code, Chapter 13.04.030 does allow the requirement to hook to the city water and sewer to be delayed up to five years:

The Owner or occupant of any building, used for residential, commercial, industrial, governmental or other use that requires water or wastewater service, situated within the City which is abutting on or having a permanent right of access to any street, alley or right-of-way in which there is located a Municipal Water System or Municipal Wastewater System shall, if applicable, cease using any other method of domestic water service or other method of disposing of wastewater, waste or polluted water, as the case may be, and at the Owner's expense shall connect his Private Water System to the Municipal Water System or his Private Wastewater System to the Municipal Wastewater System in accordance with the provisions of this chapter within one hundred eighty (180) days after official notice from the City to do so; provided, however, that the Water Main

or Wastewater Main, as the case may be, is within three hundred feet (300') of any property line of the building to be served. **Notwithstanding the foregoing requirement, any Owner of Property annexed into the City in a City initiated annexation may request a delay in complying with the mandatory connection provided for herein by means of application to the City Council. Delayed compliance may be granted by the City Council only if the applicant establishes to the satisfaction of the City Council that the applicant's existing water system functions properly and meets all current health and safety requirements. Such a showing shall not entitle the applicant to delayed compliance, but such a delay may be granted by the City Council, in the City Council's discretion, if the facts shown indicate a delay would be fair and equitable and will not jeopardize the health and welfare of the residents of the City. In no event shall a delay be granted which exceed a period of five (5) years following granting of delayed compliance by the City Council. Any delay granted pursuant to this section shall be automatically terminated if there is a change in use of the annexed property. As used herein, "use" means the purpose for which the property or a building thereon is designed, arranged, intended, or for which it is or may be occupied or maintained**

Options

1. If the City Council believes it would not approve an annexation because of the forced annexation of the four parcels, then the Council can simply advise the applicant of its position. There is no need for a motion. The applicant would still be able to pursue its application for annexation under Hailey's annexation ordinance.
2. If the City Council believes it would approve of a forced annexation of the four (4) parcels if it found the applicant's annexation was appropriate after complying with the procedures of the annexation ordinance, then the Council can simply advise the applicant of its position only on the limited policy question relating to the forced annexation. Again, there is no need for a motion. The applicant would be able to pursue its application for annexation under Hailey's annexation ordinance.

5/6/2009

RECEIVED

MAY 07 2009

- A. **Scope**—These comments are preliminary and subject to revision due to the preliminary nature of the Hartland Development annexation application file and the unavailability at this date of the City of Hailey staff reports. These comments do not address the Hartland Development annexation application in areas unrelated to the forced annexation issue.
- B. **Position of Property Owner**—The undersigned property owner is opposed to the forced annexation for financial reasons and other practical and personal reasons.
- C. **Purpose of City Council Meeting**—The purpose the this City Council Meeting is unclear since the Hailey Annexation Ordinance clearly states that initial review and recommendation of an application are under the jurisdiction of the Planning and Zoning Commission. Online minutes and agendas provide no evidence of this having occurred.
- D. **Requirement for Forced Annexation**—The agenda item on the meeting notification letter contains the wording "...forced annexation of four parcels located within Blaine County that would occur if the City of Hailey processes the application of Hartland Development Company..." This wording strongly implies that such forced annexation would be mandatory, however, no provision can be found in the Hailey Annexation Ordinance or Idaho Statutes that would make it mandatory.
- E. **Content of Public Record**—The Hartland Development annexation application file contains little regarding this issue other than a copy of an e-mail referring to conversations among Beth Rothman, Jeff Pfaeffle, Ned Williamson, and Jim

Comments on Forced Annexation of 71 Broadford Rd Property

Prepared for Hailey City Council Meeting, 5/11/2004

William R Miles

5/6/2009

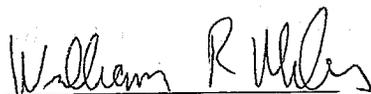
Laski regarding this issue. Records of such conversations should be part of the public record.

F. **Compatibility with Adjacent Property**—The Hartland Development annexation application states that the annexed property is compatible with adjacent property. Any requirement or request for involuntary forced annexation of adjacent property is not considered compatible.

G. **Financial Issues**—Little information is available regarding financial impact upon property owners subject to forced annexation, however if is likely to be expensive, particularly in light of the current economic situation and for a retired homeowner such a the undersigned. Any increase in property values is of no benefit until the property is sold and, in fact, would likely result in higher property taxes. It is acknowledged that the undersigned received a letter from Mr. Pfaeffle containing a vague offer to help mitigate the impact. Financial issues could be further complicated by geography and elevation issues with respect to city water and sewer hookups and the possibility of developer financial problems as has occurred in other local developments.

H. **Zoning**—No information is available on zoning impact on affected parcels.

I. **Legal Issues**—The undersigned has not yet consulted an attorney. A layman's opinion could be that forced annexation, especially accompanied by mandatory expenses, could constitute an unlawful taking.



William R. Miles
Property Owner, 71 Broadford Rd

5/7/2009
Date

Errol Carlsen
1261 Snowfly Drive
P.O. Box 2006
Hailey, ID 83333
Tel: 208.721.0368

MAY - 6 2009

City of Hailey
Planning and Zoning Department
115 South Main Street
Hailey, ID 83333

(GR), MC

Re: Request by Hartland Development Company LLC for annexation of four parcels of the Colorado Gulch Preserve.

Dear Sir or Madam,

I am writing about the “forced annexation of four parcels ...that would result if the City of Hailey processes the application of Hartland Development Company LLC...”

I completely and wholly oppose any annexation of the property in question for the following reasons:

- 1) There is no need to annex the property. Hailey has significant and more than sufficient unbuilt land within its urban boundary and also has significant and more than sufficient property within its urban boundary that can be upgraded. It is counterproductive to encourage “urban sprawl” even in a small town like Hailey.
- 2) Every annexation degrades Hailey’s quality of life for those already living in this community. Developments never pay for themselves and always result in higher taxes for the rest of the city. That is why developers want annexation – it forces the city taxpayers to help defray their costs of development, thereby enriching themselves at the expense of the taxpayer.
- 3) The property in question has substantial portions which are wetlands, substantial portions in the avalanche zone and also substantial portions which lie in the 100 year flood plain. What advantage accrues to those who live inside Hailey to take on the added burdens associated with having to protect houses and regulate construction in such an area? None. Only added expense, greater city services, more roadways to keep open year round, etc.

- 4) The property in question is fully governed under the existing county structure, which adequately protects the county and its residents and allows development while not encroaching on city residents. The developers purchased the property while it was under the county governing regime which currently applies. At that time the property was undoubtedly appraised at the value it would have if it remained under county control. There is no reason to give the developers a windfall profit by changing the governing regime. There is no legal or other impediment to the owners developing the property within the county governing structure.
- 5) I for one own property in Hailey because I like the fact it is a small town. If I wanted a bigger town I would move to Twin Falls or Idaho Falls. If the developer wants to develop properties, they should buy property in Twin Falls or Idaho Falls, where growth and urban sprawl are welcomed, rather than rezoning county property through the process of annexation to Hailey. There are no laws or other restrictions constraining the owners from purchasing property elsewhere and developing it.
- 6) I suspect the developer wants annexation in order to maximize profits to themselves through greater housing density. And perhaps also in order to avoid being regulated by Blaine County. There is no benefit to Hailey to greater housing density on this parcel. There is no benefit to Hailey for having to assume the regulatory functions over this difficult parcel of property. Even if there were some small benefit, each annexation changes the character of Hailey and moves farther from the small town quality of life most of its citizens want and appreciate.
- 7) All our governments, federal, state, county and city are facing budgetary problems. Now is the time for our City of Hailey officials to focus all their energies on preserving and protecting the quality of the city we have as well as its residents rather than spend further resources on expanding the town's burdens.
- 8) If the City were to allow the annexation, the City should demand 90% of the increased profit accruing to the developer from the annexation. At least then it would offset part of the costs to the residents of the annexation.

For the above reasons I beg the City of Hailey to not annex the property in question.

Thank you,



Errol Carlsen