

Jessica Parker

From: Lisa Horowitz
Sent: Monday, July 12, 2021 10:51 AM
To: Jessica Parker
Cc: Mary Cone; Heather Dawson
Subject: FW: Croy Canyon acquisition
Attachments: WRLT Letter to Council 07092021.pdf

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 1
CELL: 727-7097

From: Amy Trujillo <atrujillo@woodriverlandtrust.org>
Sent: Friday, July 9, 2021 1:48 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Lisa Horowitz <lisa.horowitz@haileycityhall.org>; Brian Yeager <brian.yeager@haileycityhall.org>; Christopher Simms <christopher.simms@haileycityhall.org>
Cc: Scott Boettger <sboettger@woodriverlandtrust.org>; Keri York <keri@woodriverlandtrust.org>
Subject: Re: Croy Canyon acquisition

Dear Mayor Burke, City Council Members and Staff,
Please find attached a letter providing an update in advance of Monday's city council meeting. Please let us know if you have any questions.

Best,
Amy

On Wed, Jun 16, 2021 at 5:51 PM Amy Trujillo <atrujillo@woodriverlandtrust.org> wrote:

Dear Mayor Burke, City Council Members and Staff,
We look forward to working together toward the protection of the city's parcel in Croy Canyon. Please find attached a letter indicating that interest and an initial attempt to identify each of our needs for moving forward. As the letter indicates, we look forward to hearing from you as to who we should begin working with at the City on the details of the acquisition.

Please let us know if you have any questions.

Best,
Amy

--
Amy Trujillo
Deputy Director

Wood River Land Trust

119 E Bullion Street
Hailey ID 83333
Ph: 208-788-3947
www.WoodRiverLandTrust.org



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July 9, 2021

Mayor Martha Burke and City Council Members
City of Hailey
115 Main Street South, Suite H
Hailey, ID 83333

Board of Directors

Chair:
David Woodward

Vice Chair:
Roland Wolfram

Treasurer:
Rick Webking

Secretary:
Barry Bunshoft

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Kathie Levison
Nick Miller
Rebecca Patton
David Perkins
Connie Cox Price
Gayle Stevenson

Advisory Council

David Anderson
Ed Cutter
Jack Kueneman

Executive Director
Scott Boettger



119 E. Bullion Street
Hailey, Idaho 83333
Phone: 208.788.3947

WoodRiverLandTrust.org
Federal ID: 82-0474191

Re: Update on City owned parcel in Croy Canyon

Dear Mayor Burke and City Council members,

We see that there is an update on the Croy Canyon campground on the agenda for Monday's City Council meeting. At the last meeting on this topic, the City Council indicated a willingness to partner with the Land Trust to permanently protect this corridor. I trust you all received our letter dated June 16, 2021 that expressed our appreciation for the effort to conduct public outreach on appropriate land uses in the canyon, and for the City's commitment to working together toward a solution. This letter is intended to provide an update on this process.

In the June 16th letter, I'd asked for direction as to the appropriate City representative that we should begin working with, however I did not receive a response. Looking to move this forward, I've reached out to the City attorney. We continue to try to find a time to discuss the best path forward. I will continue to work with the City attorney unless I hear that another City representative is more appropriate.

We remain committed to working in partnership with the City toward our common goals. If you have any questions, please don't hesitate to call or email me.

Sincerely,


Scott Boettger
Executive Director
sboettger@woodriverlandtrust.org

Jessica Parker

From: Lisa Horowitz
Sent: Monday, July 12, 2021 10:43 AM
To: Jessica Parker
Cc: Mary Cone
Subject: FW: What??? No Campground!

Public comment for tonight.

Lisa

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 1
CELL: 727-7097

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

From: Laura j Bernard <indigo98110@gmail.com>
Sent: Saturday, July 10, 2021 11:30 AM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: What??? No Campground!

Please add my comments to Hailey City Council notes.

To City Council and Keri York WRLT

I cannot believe the campground idea is being brought back to the table again!! No. It cannot be so.

We would donate to WRLT to purchase of the property. Not otherwise in this case. What in heavens name is going on?

Our community believed the case was closed. How has it come up again? I have to believe the City Council is acting in a very crooked way and should be held accountable for this wreckless vu behavior. Martha Burke had no right to shut the last meeting down and stop taking comments against the scheme.

We do not understand , following the article in the paper stating it was not at all advised by fire officials and a vast group of protesters thought it was the end of any further discussion.

It remains a threat to us , a dangerous plan and completely inappropriate land use there. So this is suspicious indeed and should e legally investigated. Our homes are in the path of high fire potential and destruction of treasured and highly sensitive riparian systems.

Cease and desist.

Laura J. Bernard
Sherwood Forest Green Belt resident

Sent from my iPhone

Jessica Parker

From: Jessica Parker
Sent: Monday, July 12, 2021 1:34 PM
To: Jessica Parker
Subject: FW: PH 245: Update on the City of Hailey Croy Canyon Campground
Attachments: PH 245_Update on the City of Hailey Croy Canyon Campground_07122021.pdf

From: j loveday <lovedja@hotmail.com>
Sent: Sunday, July 11, 2021 10:53 AM
To: Martha Burke <martha.burke@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>
Cc: Christopher Simms <christopher.simms@haileycityhall.org>; Heather Dawson <heather.dawson@haileycityhall.org>; Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: PH 245: Update on the City of Hailey Croy Canyon Campground

Dear Mayor and Council Members:

As a community we, Residents of Hailey and Croy Canyon, continue to have questions about this proposal – the objectives, details and potential impacts. Below are a few of those. In particular, in researching other city-owned and operated campgrounds in Idaho, a number of concerning financial and operational trends emerged through personal interviews.

Current state

There seems to be a narrative (or multiple) that has yet to be effectively communicated to the public:

1. What is the City's objective with this proposal?
 1. Is the City interested in placing a City-owned parcel in conservation easement, as unanimously cited by the Council at the last public hearing?
 2. Is the City interested in applying grant funding to a City-owned parcel to develop a City-owned and operated campground?
 3. Is the City seeking liquidity of a City-owned parcel by transferring to another party, via a land swap or outright divestiture?
2. Is this proposal the right project for the City to pursue at this time?
3. What are the expected benefits to the Residents of Hailey, City of Hailey, Blaine County and other stakeholders?
4. What are the expected costs to the Residents of Hailey, City of Hailey, Blaine County and other stakeholders?

Potential options

Plausibly, there are other viable options that may be pursued; because there's been little discussion on that topic, below is a question followed by several options that come to mind.

5. What other options might be available?
6. Options to reach solution

- **Current parcel**
 - Do nothing
 - Place in conservation easement

- Develop proposed campground
- **Sell parcel**
- **Land swap**
 - Do nothing
 - Develop proposed campground

Valuation of real estate

In most scenarios listed above, fair market valuation of underlying real estate will be a central component of negotiations.

7. What is the expected fair market value of the parcel?
8. At what valuation would the City be willing to dispose of the asset?
9. Which individuals or entities would be preferred acquirers of the City-owned parcel?

WRLT capital campaign

I’ve reached out via email and phone multiple times to WRLT to inquire about efforts to launch a capital campaign since the last public hearing, none of which have been returned.

10. What is the status of the proposed capital campaign to fund the WRLT’s acquisition of the parcel?

City-owned and operated campgrounds in Idaho

- **Overview:** Contacted three (3) Idaho city-owned and managed campgrounds; anecdotally, all have received funding from IDPR
- **Locations:** Bovill, Harrison and Oakley City RV Parks
- **Questions posed:** 1) number of reservations per year, 2) number of campers per year, 3) annual profitability
- **Takeaways:**
 - Key financial and operational metrics like annual site reservations, number of campers, average days stayed, revenues and expenses are not being tracked
 - all are unprofitable or merely break even, year-over-year, and draw on general funds for ongoing support
 - typically no campground hosts are in place to manage and oversee day-to-day operations
 - reservation systems are stood up internally by the cities, and managed via phone or in-person, if at all

Thanks, and looking forward to better understanding this proposal.

Regards,

Joel A. Loveday

Email sent to:

- Martha Burke, Mayor
- Heidi Husband, City Council
- Sam Linnet, City Council
- Juan Martinez, City Council
- Kaz Thea, City Council

cc’ed:

- Christopher Simms, City Attorney
- Heather Dawson, City Administrator

Lisa Horowitz, Community Development Director

Public Hearing 245: Update on the City of Hailey Croy Canyon Campground

Hailey City Council (7/12/2021)

Joel A. Loveday
310 W Walnut St
Hailey, ID 83333

July 12, 2021

Hailey City Council
115 S Main St, Ste H
Hailey, ID 83333

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Regards,

Joel A. Loveday

Email sent to:

Martha Burke, Mayor
Heidi Husband, City Council
Sam Linnet, City Council
Juan Martinez, City Council
Kaz Thea, City Council

cc'ed:

Christopher Simms, City Attorney
Heather Dawson, City Administrator
Lisa Horowitz, Community Development Director

Jessica Parker

From: Lisa Horowitz
Sent: Monday, July 12, 2021 4:29 PM
To: Jessica Parker
Cc: Mary Cone
Subject: FW: Campground Support

One last one!

Lisa

Begin forwarded message:

From: "L.L. Green's Hardware" <llgreenshardware@gmail.com>
Date: July 12, 2021 at 11:09:04 AM MDT
To: martha.burke@haileycityhall.org
Subject: Campground Support

Hello Martha-

In regards to the campground plans for Croy canyon-

I see the project as a plus for our city. I feel that there are people that are coming to our area for events and recreation that are ending up camping in dispersed areas with little to no provisions regarding campfires, restrooms and this would give them a place to do those things in a more regulated environment. We are currently putting on events like farmers markets, trailing of the sheep, rodeos, baseball tournaments, antique fairs, etc. and expecting those people to camp in parking lots and fields that don't have garbage removal or other amenities that end up leaving the area disheveled after a weekend. Also for consideration is that if there is nowhere for people to camp close by, they end up going out the closest canyons to the event they are attending and camping anyway, increasing the risk of an accidental fire to the neighbors that live out those canyons, and often setting up camp anyway in areas not meant for camping, causing damage to natural landscapes. I guess what I am saying is if you don't have somewhere set up for people to camp, it's not going to stop them-they'll just do it somewhere unexpected. Why not give them a place to go that has the provisions they need so that the adverse side effects can be minimized. An addition to our city like this seems like it completes a better picture of what would be expected of people who are coming to visit our community for various reasons.

Marc Green

--

L.L.Green's Hardware
101 N Main
Hailey, ID 83333
208-788-9359
llgreenshardware@gmail.com