



PO Box 1292
Ketchum, Idaho 83340
(208) 726-4411
www.archbc.org

To: The City of Hailey

March 12, 2023

RE: Barfuss Design Review Application

Delivered Electronically

Dear Members of the Hailey Planning and Zoning Commission,

I am the Executive Director of ARCH Community Housing Trust, thanks to your community leadership, our organization has developed and owns multiple homes in Hailey. Our homes in Hailey have been leased or sold prior to completion and our vacancy rate is zero. We have an extensive waiting list for both ownership and rental properties.

From 2022 to today, advertised 3 bedroom rental rates in Hailey increased 43.31%. And, according to Windermere Real Estate, the median sales price in Hailey increased 14.39% from 2021 to 2022. This is a direct result of a catastrophic undersupply of housing. Any increase to the supply of housing – significantly income restricted, lightly income restricted, or otherwise, will help ease the cost burden associated with a structural under-supply of housing.

ARCH applauds the ethos of this proposed development which anticipates a variety of housing options. We agree with the many industry experts who point to the value, sustainability and sense of community created by developments which integrate all types of housing into neighborhoods.

ARCH fully endorses this application and I hope you will consider the significant benefits this development could provide as you evaluate this application.

Sincerely,

Michelle Griffith

Michelle Griffith

Executive Director

A large, stylized blue outline of a house with a chimney, similar to the one in the top left logo, is positioned at the bottom of the page. The text "DEVELOPING PERMANENTLY AFFORDABLE HOUSING SOLUTIONS" is written in green and blue letters across the bottom right of the page.

DEVELOPING PERMANENTLY
AFFORDABLE HOUSING SOLUTIONS



BLAINE COUNTY HOUSING AUTHORITY

208.788.6102 | INFO@BCOHA.ORG | WWW.BCOHA.ORG | PO BOX 4045 | KETCHUM, ID 83340

May 12, 2023

To: Members of the Hailey Planning and Zoning Commission, City of Hailey Community Development Director Robyn Davis

From: Sarah Michael, Interim Executive Director and Nate Hart, City of Hailey's Representative on the BCHA

Subject: Support for the Barfuss PUD Application on Silver Star Dr

On behalf of the Blaine County Housing Authority, we are writing in support of Darin and Kathleen Barfuss' Planned Unit Development concept to subdivide 1371 Silver Star Drive into 5 lots ranging in size from approximately 8,000-13,000 square feet.

The slight increase in density will allow the owner to deed restrict 2 of the lots and single-family homes to be sold or rented exclusively to local full-time employees. **This is a valuable proposal because the Barfuss Subdivision may provide housing to what is called the "missing middle."** The "missing middle" includes full-time Blaine County workers who earn too much money to qualify for income-restricted housing but not enough money to buy a market-rate home in Hailey. Essential workers like school principals, nurses, bus drivers, and City workers fall within this group.

The Blaine County Housing Authority has only one property with such a "lite" deed restriction in its inventory, a community housing unit for our "Section L" category. Yet, our database and phone inquiries tell us that more housing is needed. While the City of Hailey has 15% of its homes or 505 rental units that are available to those who earn less than the Area Medium Income, this housing is significantly subsidized with low rents and higher-income families do not qualify. More community housing units are needed for the "missing middle"

Regarding the community housing deed covenant and compliance practices, the BCHA is comfortable with the language contained in the proposed Planned Unit Development Agreement. The "lite" deed restriction model for people in the Section L category has been implemented and is known to be effective in many resort areas with a high cost of living.

We hope that you recognize the merits of the proposed community housing units and the Applicant's adherence to Hailey's housing goals, as articulated in the Comprehensive Plan. Blaine County has a serious housing shortage. There is no silver bullet, yet project by project we can offer a sufficient and diverse array of solutions.

Thank you for your service and consideration of our comments.

From: [Jesseca Sali](#)
To: [planning](#)
Subject: Comments on Silver Star Dr. for 5/15 meeting
Date: Monday, May 15, 2023 3:19:23 PM

Good afternoon,

We would like to express our opposition to the planned unit development on Silver Star Dr. While we support personal property rights, we do not think the density of this proposed development is appropriate for the area. The lot sizes for the surrounding neighborhoods average 1/3 of an acre. We feel this development should be consistent with the surrounding neighborhoods. We appreciate your consideration on this matter.

Sincerely,
Levi and Jesseca Sali
Hailey, ID

Jessica Parker

From: Anne Pemberton <anne.pemberton@hotmail.com>
Sent: Monday, May 15, 2023 11:23 AM
To: planning
Subject: 5/15/23 Public Hearing comment re 1371 Silver Star Dr development application

Hailey County Commissioners/ Planning and Zoning,

I am strongly opposed to granting waivers requested in the Preliminary Planned Unit Development Application to subdivide parcel 1371 Silver Star Drive by Darin and Kathleen Barfuss.

Development allowed by current zoning, yes. Waiving lot size, park size, and flag lot requirements, no.

Residents and landowners close to the Barfuss lot have invested in their properties trusting that the existing zoning, zoning which was established after thoughtful study and planning, would preserve the neighborhood which was created with long term vision.

Please don't allow this development to be over-built, congesting and degrading a neighborhood which is important to all of Hailey.

Thank you for this opportunity to comment.

Anne Pemberton
1381 Snowfly Drive
Hailey

From: [Carole Freund](#)
To: [planning](#)
Subject: Starlight subdivision
Date: Friday, May 12, 2023 10:58:14 AM

City of Hailey
Planning and Zoning
Community Development Department
115 S Main St.
Hailey, ID 83333

To whom it may concern,

We are opposed to any waivers in the proposed Starlight subdivision. This land is zoned LR2 and we feel that it should stay that way, without waivers.

The proposed "Planned Unit Development" to us is just a way for the developer to get around the LR2 zoning to create a more dense and profitable project. There are no restrictions on the sale price, and these homes will likely sell for upwards of over a million dollars, which does not constitute affordable housing. We understand they could be purchased and rented to a local. Are there guardrails in place to stop the owner for renting them for sky high rates?

In addition, this proposal has 5 potential ADUs, with potentially 20 cars in this space. This does not fit in with the existing neighborhoods.

Lowering the amount of green space should be a "no go," simply because the developer anticipates more revenue from five homes rather than three.

In short, we would like to see this development stay zoned LR2 and maintain the existing feel of the neighborhoods.

Thank you,

Robbie and Carole Freund
1360 Queen of the Hills Drive, Hailey

Jessica Parker

From: mary Hogan <mhogan@cox.net>
Sent: Thursday, May 11, 2023 1:43 PM
To: planning
Subject: May 15 th meeting P And Z

To Hailey Planning and Zoning,

I am writing this letter because I will not be at the meeting this Monday. This is regarding the new plans for 1371 Silver Star Dr.

The plans look a little better than the first proposal but I am not in favor of changing the zoning and the waivers.

I know there is a shortage of housing especially affordable. There is so much construction going on in Hailey with other subdivisions and high density housing on River street and Woodside.

How much more can there be when water/sewer are a big issue and the need for road improvements ? It seems to me improvements in the roads, bike paths etc need to be in place before moving on!! Broadford road is already very congested during commute times. Highway 75 needs to have 4 lanes from Bellevue to Hailey.

We need to encourage more zeroscape for the yards and parks to save water. There needs to be better enforcement of noxious weed control and getting Hailey residents to control their dried up grasses / yard waste to reduce fuels in case there are fires.

I know that does not have anything to do with this proposal but I think the city needs to have things in place before approving more and more development.

I am against higher density that is further from our downtown core.

Thank you for your time and work you do, Mary Hogan
1320 Queen of the Hills Dr
Hailey, ID

Cece Osborn

From: catherine sullivan <cwsparis@yahoo.com>
Sent: Wednesday, May 10, 2023 3:06 PM
To: planning
Cc: Colorado Gulch Preserve Subdivision HOA; moverfelt@yahoo.com
Subject: 1371silver star drive development app

Hailey County Commissioners
Planning and Zoning

To whom it may concern,

I am totally opposed to the proposed development request for the lots at 1371 Silver Star Road in Hailey. Yet again, someone is requesting a change in the zoning restrictions that allow for more houses, smaller lots, rental units and ultimately greater density to our disappearing rural neighborhood. Everything you have allowed over the past few years has impacted and diminished dramatically the serenity and peacefulness of Broadford Road. With everything that's going on in this valley, what only five years ago was a quiet, rural, beautiful drive is now a freeway. In the morning, especially during rush hour, cars heading north cut onto Broadford from Bellevue and the traffic line is non-stop, often going as fast as 60 miles per hour. It is totally disruptive and extremely unsafe. We do not have sidewalks protecting us from these cars and trucks. Bikers, runners, kids, families walking their dogs or pushing their babies, even people riding their horses are now at a much increased risk of injury or even death. Adding more houses than allowed on that property will increase the traffic even more and the back-up out of Broadford onto Cedar, either way, will be impossible. The people living along upper Broadford especially will be severely impacted by the increased traffic and back-up. It is understood that that property at 1371 is allowed to be developed but only according to zoning restrictions. To change the zoning or make exceptions to it benefits no one in the neighborhood nor the residents in Hailey. The only people gaining from this are the owners of 1371 and the city of Hailey, both of whom are only concerned with money. The Barfuss family moved out of this neighborhood to Belleview when the Colorado Gulch Preserve development went in because they disliked what was happening and did not want to be impacted. Now they are trying to do what they hated only to make money. The city of Hailey should look beyond filling their pockets and protect the serenity and safety of historic neighborhoods and the nice people who live in them. We appreciate and protect each other. You should do the same.

Sincerely,
Catherine Sullivan
92 Broadford Road