

Agenda Item Timeline

Wood River Land Trust Letter of Intent to Annex

Motion to approve Resolution No. _____, a Resolution approving the Annexation Review Agreement and initiating the process and procedures contemplated by Idaho Code and Hailey's Municipal Code relating to a Letter of Intent to Annex, submitted by the Wood River Land Trust and represented by Samantha Stahlnecker of Opal Engineering, an approximate fifteen (15) acre parcel (FR SW TL 7900 SEC 9 2N 18E) into city limit boundaries of the City of Hailey.

Total Time: 2 hours

Time	Duration	Action Item	Responsibility
00:00	10 min	Introduction/Staff Presentation	Staff
- Staff will introduce item, outline purpose of discussion, and other relevant information			
00:10	30 min	Applicant Presentation	Applicant Team
- Applicant will present LOI and supporting documentation, and other relevant information			
00:40	60 min	Public Comment	Community
- Structured opportunity for residents to speak - Public comment will be limited to 3 minutes per person and last 60 minutes - If public comment needs to be longer than 60 minutes, Council may continue public comment after Council discussion to ensure everyone has been heard			
01:40	30 min	Council Questions/Council Deliberation	City Council
- Council members may ask clarifying questions to understand the details of the proposal - Council members discuss the item, considering staff analysis and public input - Mayor will either call for a vote or continue the item to a date certain			
02:10	5 min	Buffer/Transition	Mayor
- Brief transition to the next agenda item			

AGENDA ITEM SUMMARY

DATE: 04/13/2026

DEPARTMENT: CDD/Legal

DEPT. HEAD: RD/CPS

SUBJECT: Motion to approve Resolution No. _____, a Resolution approving the Annexation Review Agreement and initiating the process and procedures contemplated by Idaho Code and Hailey's Municipal Code relating to a Letter of Intent to Annex, submitted by the Wood River Land Trust and represented by Samantha Stahlnecker of Opal Engineering, an approximate fifteen (15) acre parcel (FR SW TL 7900 SEC 9 2N 18E) into city limit boundaries of the City of Hailey.

AUTHORITY: ☐ ID Code _____ ☐ IAR _____ ☐ City Ordinance/Code Title 14
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED: The Wood River Land Trust (WRLT) is poised to submit an Annexation Application for the inclusion of approximately fifteen (15) acres (FR SW TL 7900 SEC 9 2N 18E) into city limit boundaries of City of Hailey, that would include conservation lands open to the public, and deed restricted housing.

Pursuant Hailey Municipal Code, Title 14: Annexation Procedures, the Applicant is required to pay for city staff time on an hourly basis, as established by ordinance, to review and comment on the application, to assist and prepare any fiscal impact required for an annexation and to prepare any necessary reports and findings, and enter into a written agreement in this regard. The matter before the Council is the review and approval of the proposed Agreement attached hereto. Historically, the noticed public hearing regarding these Annexation Review Agreements has been used as a general preview of the Annexation Application prior to completion of the contemplated study preparation and Local Land Use Protection Act (LLUPA) process, including referral to the Planning and Zoning Commission for contemplation of recommended zoning designations.

The action item is limited to deliberation upon approval or denial of the Annexation Review Agreement but general discussion by Council of the forthcoming Annexation Application, and notification of adjacent property owners and/or affected parties, is welcome.

It is important to note that the Council's discussion will be centered around the documents submitted by the Applicant at this time (the Letter of Intent to Annex, associated Exhibit, and Draft Review Agreement). Details as to land use characteristics, zoning and density, vehicular impacts, water and wastewater impacts, wildlife, or others, will not be thoroughly analyzed nor discussed until an Annexation Application has been received, along with the various studies submitted, as required by Code. It is also important to note that in the State of Idaho, local government entities are required to process all land use applications in accordance with law in compliance with the Local Land Use Planning Act (LLUPA), specifically [Idaho Code § 67-6535](#).

The Letter of Intent to Annex, the Exhibit, and the Draft Annexation Review Agreement are attached. The Hailey City Council will consider these items on April 13, 2026.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # _____
Budget Line Item # _____ YTD Line-Item Balance \$ _____
Estimated Hours Spent to Date: _____ Estimated Completion Date: _____
Staff Contact: Robyn Davis Phone #: 208.788.9815 ext. 2015
Comments: _____

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

☐	City Administrator	☐	Library	☐	Safety Committee
☐	City Attorney	☐	Mayor	☐	Streets
☐	City Clerk	☐	Planning	☐	Treasurer
☐	Building	☐	Police	☐	_____
☐	Engineer	☐	Public Works, Parks	☐	_____
☐	Fire Dept.	☐	P & Z Commission	☐	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD: Motion to approve Resolution No.

_____, a Resolution approving the Annexation Review Agreement and initiating the process and procedures contemplated by Idaho Code and Hailey's Municipal Code relating to a Letter of Intent to Annex, submitted by the Wood River Land Trust and represented by Samantha Stahlnecker of Opal Engineering, an approximate fifteen (15) acre parcel (FR SW TL 7900 SEC 9 2N 18E) into city limit boundaries of the City of Hailey.

ADMINISTRATIVE COMMENTS/APPROVAL:

City Administrator _____ Dept. Head Attend Meeting (circle one) Yes No

ACTION OF THE CITY COUNCIL:

Date _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record *Additional/Exceptional Originals to: _____

Copies (all info.): _____ Copies (AIS only)

Instrument # _____

CITY OF HAILEY
RESOLUTION NO. 2026-_____

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HAILEY AUTHORIZING THE MAYOR TO SIGN AN ANNEXATION REVIEW AGREEMENT WITH THE WOOD RIVER LAND TRUST (WRLT) REGARDING AN IMPENDING ANNEXATION APPLICATION OF APPROXIMATELY FIFTEEN (15) ACRES IN THE HAILEY AREA OF CITY IMPACT FOR STAFF REVIEW OF THE ANNEXATION PROPOSAL AND TO MAKE A DEPOSIT OF TEN THOUSAND DOLLARS (\$10,000) TO COVER STAFF AND CONSULTANT COSTS, AND INITIATING THE PLANNING AND ZONING PROCEDURES SET FORTH IN CAPTER 65, TITLE 67, IDAHO CODE, TO ESTABLISH THE ZONING CLASSIFIACION OF THE LANDS TO BE ANNEXED, UPON SUBMITTAL OF THE CONTEMPLATED ANNEXATION APPLICATION.

WHEREAS, the Wood River Land Trust, an Idaho Non-profit Corporation, has submitted to the City of Hailey a Letter of Intent to file an Annexation Application as to approximately fifteen (15) acres of land adjacent to the City of Hailey, being more specifically described as FR SW TL 7900 SEC 9 2N 18E, and

WHEREAS, in the State of Idaho, local government entities are required to process all land use applications in accordance with law in compliance with the Local Land Use Planning Act (LLUPA), specifically [Idaho Code § 67-6535](#), and

WHEREAS, pursuant Idaho Code, Section 50-222 Annexation by Cities, paragraph (5) provides the lawfully required process for annexation proposals with an owner(s) consent, wherein upon determining that a proposed annexation meets the requirements of the subsection, a city may initiate the planning and zoning procedures set for in Idaho Code, Chapter 65, Title 67, and

WHEREAS, the requirements of Idaho Code, Section 50-222, subsection (5) are whether (a) the proposed annexation is by consent; (b) the land to be annexed is contiguous to the city, or surrounded by the city; and (c) the comprehensive plan includes the area of annexation, and

WHEREAS, the land proposed for annexation is by consent of the owner thereof, the land is contiguous to the City of Hailey and it is included in the Comprehensive Plan Land Use Map, and

WHEREAS, the City of Hailey has adopted Chapter 14.01: Annexation Procedures applicable to the presented circumstances, requiring an annexation applicant to pay for staff time on an hourly basis as established by ordinance to review and comment on the application, to assist and prepare any fiscal impact required for an annexation and to prepare any necessary reports and findings, and to enter into a written agreement therefore, and

WHEREAS, the City of Hailey and The Wood River Land Trust have agreed to the terms and conditions of the Annexation Review Agreement, a copy of which is attached hereto.

WHEREAS, the Hailey City Council approves the Annexation Review Agreement, authorizes the Mayor to sign the Agreement, and remands the Annexation Application to the Hailey Planning and Zoning Commission for zoning classification recommendations in keeping with the Local Land Use Planning Act (LLUPA).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, that the City of Hailey approves the Annexation Review Agreement between

the City of Hailey and The Wood River Land Trust and that the Mayor is authorized to execute the attached agreement, and upon submittal of the contemplated application initiating the LLUPA, specifically [Idaho Code § 67-6535](#), process and procedural requirement of HMC, Chapter 14.01.

Passed this _____ day of _____, 2026.

City of Hailey

Martha Burke, Mayor

ATTEST:

Mary Cone, City Clerk

ANNEXATION REVIEW AGREEMENT

THIS ANNEXATION REVIEW AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2026, by and between the City of Hailey (“City”), a municipal organization of the State of Idaho, and The Wood River Land Trust (“Owner”), an Idaho Nonprofit Corporation.

RECITALS

A. The Owner is owner of certain real property consisting of fifteen (15) acres west of River Street located in Blaine County, State of Idaho (“Real Property”), for which the Owner has submitted a Letter of Intent for annexation to Hailey for a subdivision consisting of residential lots under the name of Sawmill Cottages (“Project”).

B. Pursuant to Chapter 14.01 of the Hailey Municipal Code, the City and the Owner must enter into an agreement in which the Owner will pay for City Staff time on an hourly basis, to review and comment on the application, and to assist in the preparation of and/or prepare any necessary documents, agreements, ordinances, surveys, reports and findings (“Staff Services”).

C. In order for the City to properly consider whether to annex the Real Property and approve the Project, and the terms and conditions thereof, the City may deem it advisable and if Owner agrees, for the City to retain independent professional consultants, services, and studies to assist and advise the City in long-range planning of land uses, infrastructure, services, finances, as well as the impacts, costs and mitigation of the proposed annexation and Project (“Consulting Services”).

D. The Owner is willing to fund such Consulting Services and Staff Services with the understanding that by accepting such financial assistance, the City is not contracting with or representing to the Owner that the City will ultimately decide to annex the Real Property or approve the Project.

E. Subject to the terms and conditions of this Agreement, the parties desire to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and agreements contained herein, the City and Owner hereby agree as follows:

1. Annexation Review Costs and Fees.

A. The City shall process and review the application for annexation of the Real Property and may employ third party consultants to assist in the review of the Owner’s request for annexation of the Real Property. The costs of any such third-party consultant shall be the obligation of Owner. The Owner shall pay for reasonably incurred Staff Services, on an hourly basis in

accordance with the most current fee schedule, which may be updated annually, a current copy of which is shown below.

Administrative Fee Schedule					
	NSF on Xpress Bill pay charges - pass through fee	\$15	No Change per State Statute		
	NSF for others not covered in other departments	\$20	No Change per State Statute		
	Upon issuance of any administrative or other department, third notice of violation, a monthly fee will be charged until said violation is addressed.	\$30	3%	\$1	\$31
	Monthly Parking Space Rental Fee: Monthly fee per parking stall at authorized locations.	\$100	3%	\$3	\$103
	Appeal (not related to Zoning or Subdivision)	\$129	3%	\$4	\$133
Labor Rate \$/hr	City Attorney	\$181.00	3%	\$5	\$186
	City Administrator / Engineer / Emergency Services Chiefs	\$88.00	3%	\$3	\$91
	City Clerk/Treasurer/Division Managers	\$67.00	3%	\$2	\$69
	Administrative Staff	\$42.00	3%	\$1	\$43

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Hailey Municipal Fee Schedule September 23, 2024

Application Name	Fee Description	FY 2025 Fee Amt	Percentage Increase/Decrease	Rate Difference	FY 2026 Proposed Rate
	Police / Fire Crews	\$52.00	3%	\$2	\$54
	Public Works and Dept. Staff	\$52.00	3%	\$2	\$54
	Legal and Outside Consultants	At consultant current rate			No Change

The Owner shall pay for Consulting Services in accordance with an alternative payment schedule as agreed upon by the City and Owner.

B. Upon the execution of this Agreement, the Owner shall deposit Ten Thousand and no/100 Dollars (\$10,000.00) into a separate City interest bearing account (the "Account"). The Application Fee shall first be the source and then the Account shall be the source of the funds to pay and/or reimburse the City for Staff Services and Consulting Services and reimburse the City the costs as set forth in this Agreement. If the funds in the Account are ever less than Two Thousand and no/100 Dollars (\$2,000.00), upon fifteen days written notice by the City to Owner, the Owner shall pay the City such additional funds to maintain the Account at Ten Thousand and no/100 Dollars (\$10,000.00) which shall be placed into the Account and used by the City as set forth in this Agreement.

C. If after the City's final decision whether to annex the Property or approve the Project, there is money left in the Account, the principal amount plus any accrued interest shall be returned to the Owner, and if the costs of the services exceed the amount in the account, the Owner shall pay such additional sum to the City within fifteen (15) days of the City's written request to the Owner.

D. The Consulting Services and Staff Services include, but are not necessarily limited to, without limitation, the following:

(i) engineering regarding water and sewer systems and traffic, impacts and improvements by the city engineer and other engineering consultants;

(ii) legal services by the city attorney and other legal consultants which shall include, without limitation, the drafting of all ordinances, amendments to existing ordinances, agreements, as well as attending meetings, research and other services and time spent regarding the requested annexation and the Project;

(iii) long range planning, fiscal and needs analyses of city services, infrastructure and departments and analysis of demands, impacts, costs and mitigation thereof, including the fiscal impact conducted pursuant to Section 14.01.090(B) of the Hailey Municipal Code;

(iv) review by all applicable Hailey staff personnel regarding the impacts of the Project on city services; and

(v) review of the community housing proposal by all applicable Hailey staff personnel and local community housing agencies.

E. The City shall provide the Owner copies of all invoices for the costs of all Consulting Services and invoices for Staff Services with a general itemization of the service performed and the time spent on the service paid from the account.

F. A scope of work for the Consulting Services shall be provided to Owner before submission to any third-party consultant. Owner only has the right to comment on the scope of work. Once a third-party consultant has been selected, the City shall provide the Owner with an estimate of costs for the third-party consultant. Prior to incurring any third-party consultant or Consulting Services costs, Applicant shall have the right to object to such costs and withdraw their application at no further cost to Applicant.

2. Direct Out-of-Pocket Costs. All costs of publication, copying, travel expenses, lodging and other direct out-of-pocket costs reasonably incurred by the City regarding the requested annexation shall be paid for by the City from the Account.

3. Costs of Specific Applications. The amount paid by the Owner to the City under this Agreement shall be in addition to any sums required by the ordinances of Hailey to file, review and process any specific land use application, including without limitation, preliminary subdivision applications or permits for the Project or any portion thereof.

4. Miscellaneous Provisions.

A. Attorney's Fees. In the event of any dispute regarding the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to recover his/her reasonable

costs and attorneys' fees incurred therein, whether a lawsuit is filed, and on any appeals, and in any bankruptcy proceeding.

B. Notices. Notice under this Agreement shall be in writing and shall be effective when delivered. If mailed, notice shall be deemed effective 48 hours after mailing as registered or certified mail, postage prepaid, directed to the other party at the address set forth below or such other address as the party may indicate by written notice to the other:

City:

City of Hailey
115 Main Street South
Hailey, ID 83333

Owner:

Wood River Land Trust
119 E. Bullion Street
Hailey, ID 83333

with a copy to:

Christopher P. Simms, PLLC
101 E. Bullion Street
Hailey, ID 83333

C. Entire Agreement. This Agreement contains the entire understanding between and among the parties and supersedes any prior understandings and agreements among them respecting the subject matter of this Agreement.

D. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Idaho.

E. Number and Gender. The term "Owner" is herein without regard to the number or gender of the persons constituting such party. Whenever any gender or neuter term is used herein, such term shall be construed to include the masculine, feminine and neuter and shall include any party whether male, female or partnership or other entity as may be appropriate. Whenever a singular term is used herein it shall include the plural, and whenever a plural term is used herein it shall include the singular.

F. Titles and Captions. All article, section and paragraph titles or captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Agreement.

G. Agreement Binding. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

H. Severability. Every provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

I. Presumption. This Agreement or any section thereof shall not be construed against any party because this Agreement or any section thereof was drafted by said party.

J. Recitals Incorporated. The recitals set forth in this Agreement are hereby incorporated herein by reference.

K. Facsimile. Facsimile transmission of any signed original document and retransmission of any signed facsimile transmission shall be same as delivery of the original.

L. Authority. Each signatory agrees that he or she has full authority and consent to sign this Agreement.

M. Police Powers. Except as otherwise expressly provided herein, nothing contained herein is intended to limit the police powers of the City or its discretion in review of subsequent applications regarding development of the Real Property. This Agreement shall not be construed to modify or waive any law, ordinance, rule, or regulation not expressly provided for herein, including, without limitation, applicable building codes, fire codes, Hailey's Zoning Ordinance, Hailey's Subdivision Ordinance, and Planned Unit Development requirements for the Real Property.

IN WITNESS WHEREOF, the City and Owner and have executed this Annexation Review Agreement on the day and year first written above.

CITY OF HAILEY

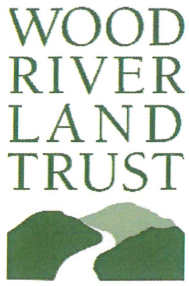
By _____
Martha Burke, Mayor

ATTEST:

By _____
Mary Cone, City Clerk

OWNER

By _____
Amy Trujillo, Executive Director, WRLT



January 26, 2026

City of Hailey
115 South Main Street, Suite H
Hailey, ID 83333

Board of Directors

Chair:
Karen de Saint Phalle

Vice Chair:
Trish Klahr

Treasurer:
Mark Ullman

Secretary:
Jim Barnes

Mary Bachman
Victor Bernstein
Jeff Johnson
Elise Lufkin
Bob Ordal
David Perkins
Jeff Seely
Jim Speck
Gayle Stevenson
Roland Wolfram
David Woodward

Advisory Council

David Anderson
Kathleen Bean
Ed Cutter
Ranney Draper
Susan Flynt
Jack Kueneman
Kathie Levison
Sue Orb
Rebecca Patton

Executive Director
Amy Trujillo

RE: Letter of Intent to Annex

Dear Mayor and Council of the City of Hailey,

Wood River Land Trust intends to prepare an Annexation Application for the inclusion of approximately 15 acres (FR SW TL 7900 SEC 9 2N 18E) in the City of Hailey.

The property, located on the east side of the river between Bullion Street and the Bow Bridge at Draper Preserve, has formerly been known as “the old Board Ranch” or the “Caplow property.” For years, the Wood River Land Trust hoped to acquire it to create official public access from Bullion Street to the Hailey Greenway. In December 2021, a donor made a restricted gift that allowed for the acquisition of the property under specific conditions that the disturbed portion of the property— the old sawmill site— would be made available for community workforce housing and the remainder of the property would be incorporated into the Draper Preserve portion of the Hailey Greenway. To realize the intent of the gift and support the needs of the community, the Land Trust now intends to submit applications for Annexation and a Large-Block Preliminary Plat.

The attached exhibit shows the boundaries of the parcel for annexation, including the proposed open space area, number of housing units and zoning of the three (3) large blocks. Thank you for your consideration and continued partnership in the stewardship of the Hailey Greenway.

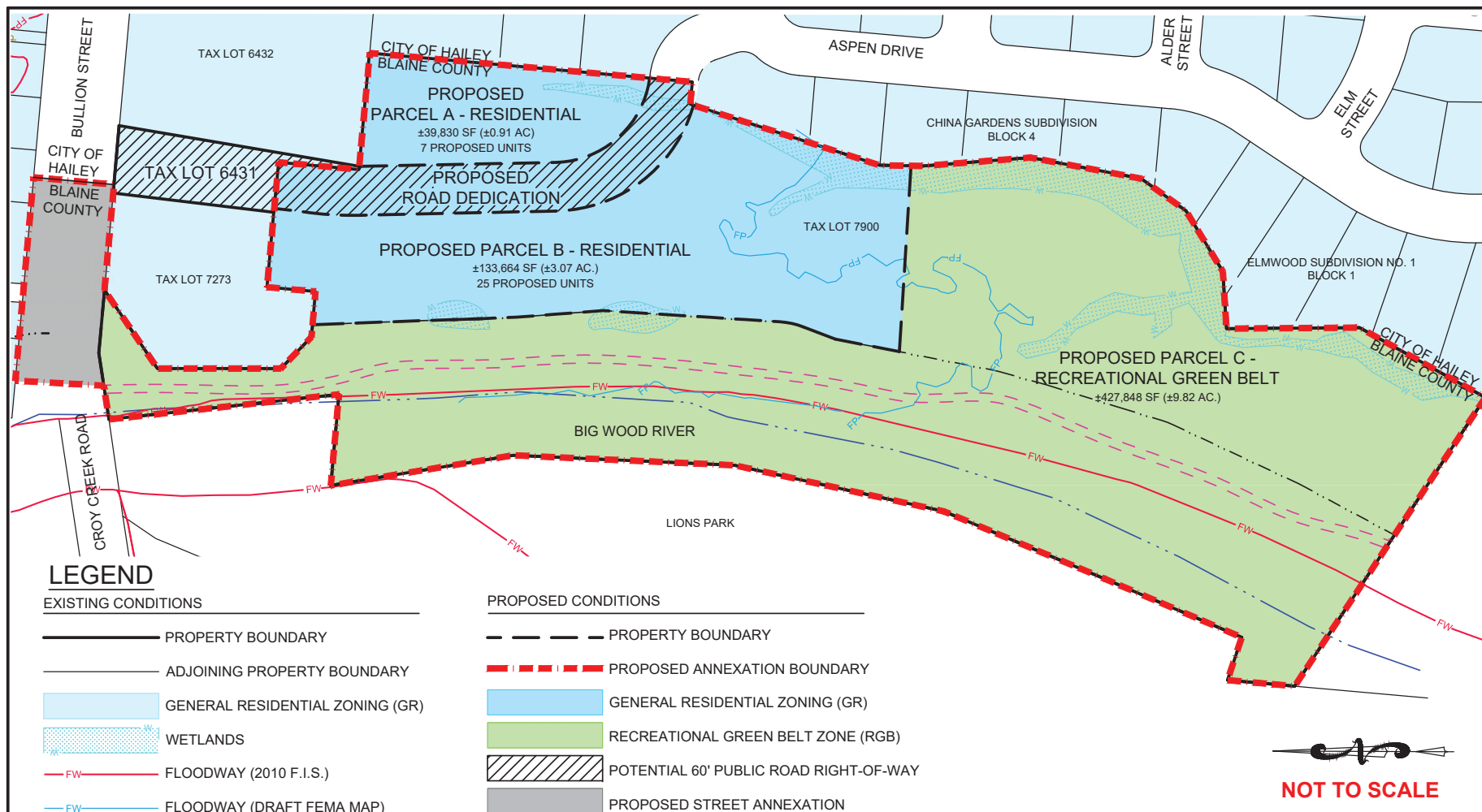
Sincerely,


Amy Trujillo
Executive Director



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

WoodRiverLandTrust.org
Federal ID: 82-0474191



**PRELIMINARY
NOT FOR
CONSTRUCTION**

DENSITY SUMMARY

ALLOWABLE DENSITY = 10 UNITS / AC
 ALLOWABLE DENSITY (DENSITY BONUS) = 14 UNITS / AC

PROPOSED GR AREA = 4.74 AC
 PROPOSED GR AREA (MINUS ROAD AREA) = 3.98 AC

ALLOWABLE UNITS (GR MINUS ROAD) = 39
 ALLOWABLE UNITS (GR MINUS ROAD, DENSITY BONUS) = 55

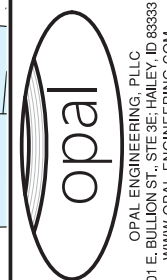
*PER 17.05.040, FOOTNOTE 23: 40% ALLOWABLE DENSITY BONUS WITH 1 TYPE B ACCESSIBLE UNIT AND 1-2 DEED RESTRICTED COTTAGE UNITS OR 2-4 DEED RESTRICTED DETACHED TOWNHOME UNITS (RESTRICTED UNITS EQUAL TO AT LEAST ONE MARKET RATE UNIT)

PARK SUMMARY

REQUIRED PARK AREA (16.04.110A) = 0.0277 AC PER UNIT
 REQUIRED PARK AREA (32 UNITS) = 0.89 AC

PROVIDED RGB ZONED LAND = 9.82 AC

PROVIDED RGB ZONED LAND OVER REQUIREMENT = 8.93 AC



OPAL ENGINEERING, PLLC
 101 E. BULLION ST., STE 3E, HAILEY, ID 83333
 WWW.OPAL-ENGINEERING.COM

ZONING ANALYSIS EXHIBIT

SAWMILL COTTAGES
 WOOD RIVER LAND TRUST

22045
 PROJECT NUMBER

EX

April 8, 2026

MEMO to Hailey City Council

Re: Wood River Land Trust Letter of Intent to Annex

Dear Mayor and City Council members,

We are providing this memo in preparation for the April 13th Council meeting regarding our Letter of Intent to Annex approximately 15 acres (FR SW TL 7900 SEC 9 2N 18E) between Bullion Street and Walnut Street.

As a conservation organization, we spend a great deal of time asking hard questions, like “how do we care for the landscapes and wildlife that make this place special while also acknowledging the realities of a community that lives, works, and grows here?” We believe this potential annexation thoughtfully balances those realities, and we look forward to being able to discuss it with you so that our upcoming application addresses concerns from councilmembers and the public.

How we got here

Over the years, the Land Trust has pieced together the Hailey Greenway, one parcel at a time, through land donations, land swaps, landowners willing to sell below market price, and even an annexation at Colorado Gulch Preserve where the landowner developed the portion outside of the floodplain and we protected the open space area. The Hailey Greenway now spans over a mile of the Big Wood River, all walkable from downtown Hailey. We have appreciated our partnership with the City of Hailey in the stewardship and care of the Greenway.

If you'll remember, the last privately-held parcel that stood between the Bow Bridge and Bullion Street, was the 15-acre parcel known as “Old Board Ranch” or “the Caplow property” (outlined in red on **Figure 1** below). For years, although there had been an informal path that ran along the river through this parcel, access could have been closed at any time, or lost entirely through private riverfront residential development.

For over 20 years, we worked with the landowner to explore conservation options. However, the property's value was tied to its perceived residential development potential, and a conservation purchase was not financially feasible.

Then, in 2021, a long-time Valley philanthropist approached the landowner and asked if he'd consider selling the property at less than full value in order to achieve two things that our community was, and still is, calling for: create permanent access from Bullion Street to the Hailey Greenway and conserve the majority of the parcel, while redeveloping the old sawmill site, that had been filled and degraded over the decades,

into deed restricted community workforce housing. Inspired by this vision, the landowner agreed to sell the property below full value and the donor offered to fund the reduced purchase price if the Land Trust would acquire the property with those intentions.

We considered this proposal very carefully. This type of approach – concentrating development on previously disturbed areas while permanently protecting sensitive lands – is a well-established conservation model. We also understood this site's constraints: river restoration is not feasible on the east bank of the river due to the City sewer main that runs along the river, and portions of the property have been significantly altered by past industrial use. At the same time, important habitat remains, including mature cottonwood forest, wetlands, and floodplain areas.

We understand this donor restriction does not bind the City. We accepted this obligation because we felt that this outcome would be beneficial to the City and meet many of the City's comprehensive plan goals. Ultimately, the City retains discretion in whether to approve our annexation plan.

Under current County zoning, development can occur within lands designated as sensitive areas. We concluded that, with appropriate protections in place, our proposal could result in a significantly better outcome for the community that would address multiple goals of Hailey's comprehensive plan.

In recognition of the property's location along the Big Wood River and the presence of sensitive lands, our upcoming application is intentionally designed to avoid, minimize, and permanently protect this property by ensuring:

- No homes will be built in the floodplain
- A 100 foot buffer along the river will be maintained
- All wetlands will be protected to the extent possible
- Permanent public access will be provided from Bullion Street along the river corridor
- Mature forested areas will be incorporated into Draper Preserve
- Permanent deed-restricted community workforce housing will be concentrated on the disturbed old sawmill site, close to infrastructure and out of the floodplain, and developed by a non-profit housing partner.

Figure 2 below shows a proposed split for the lot that would make those goals possible.

Soon after we purchased the property, we held neighborhood meetings and listening sessions. The input we received was:

- Protect the wetlands and tailrace slough

- Preference for single family/detached homes, not apartment buildings
- Preference for cottage style pocket neighborhood concept (like at Old Cutters), with smaller units
- Homeownership model would be ideal
- Preserve access for the China Gardens neighborhood to the river
- Preference for the community housing to serve the “missing middle”
- Avoid connecting the road through Walnut Street (although City staff have since told us that is not an option).

With the exception of the connecting road, we have incorporated this feedback into our direction to the housing partner.

Procedure

Our letter of intent and the upcoming meeting are designed to introduce the City and public to the concepts behind the forthcoming annexation application and gather information and feedback that will help us submit the best annexation application we can. Once we submit a formal annexation application, we intend to continue to transparently follow all annexation requirements under city and state law. This includes meeting all requirements for an annexation application, conducting and publicly disclosing all required studies, providing notice to and holding all necessary public hearings with the Planning and Zoning Commission and City Council, and clearly establishing consistency with Hailey’s Comprehensive Plan, including evaluating how this annexation would meet Hailey’s Comprehensive Plan goals of environmental stewardship, recreation access, human-scaled streetscapes, attainable & diverse housing, economic resilience, connected community, and future generations.

The general annexation process under Hailey’s annexation ordinance, Ord. No. 889, proceeds as follows:

1. Application Submission to the City.
2. Certification of completeness by staff.
3. Schedule application review by the Planning and Zoning Commission.
4. Notice of Planning and Zoning Commission hearing is sent to all property owners within 300 feet of the property, at least 15 days before the hearing, and notice is published in the newspaper.
5. The Planning and Zoning Commission conducts a public hearing with the opportunity for public comment.
6. The Planning and Zoning Commission determines if the annexation application is consistent with the Hailey Comprehensive Plan and makes a recommendation to the City Council.

7. The City Council schedules a hearing to review the Planning and Zoning Commission's written findings and recommendation, request additional information, and discuss fiscal impacts of annexation.
8. The City Council determines if the application is harmonious with the Comprehensive Plan, considers zoning districts for the annexed land, and determines if an annexation agreement is needed.
9. If the City Council approves the annexation application, then it adopts an ordinance approving the annexation.

Idaho's current annexation statute, Idaho Code § 50-222, establishes a comprehensive land use process for city annexation of territory. The statute prescribes the required findings, allows for annexation agreements and development agreements, and mandates compliance with Hailey's comprehensive plan, zoning ordinances, and notice and hearing procedures. But, when prospective annexation applications had the consent of all landowners, as the WRLT's application will, the only substantive requirements that must be met are those in Hailey City Code and Ord. No. 889. The whole process culminates in the passage of an annexation ordinance if the City Council determines that all requirements in Hailey's annexation ordinance are met.

At the April 13th meeting, our goal is to publicly introduce our intent to file an annexation application, provide a broad overview of the history of the property and our reasons for wanting to annex the property into the City of Hailey. The only decision to be made at this meeting is whether the annexation review agreement, which reimburses the city for reviewing our forthcoming application, should be approved. The application itself, once submitted, will include all required information and studies to allow the City Council to determine whether annexation should be approved. After we submit our application and as we move through the required annexation process, we will continue to encourage the public to participate through the entire annexation process, which is expected to take several months and include just as many public hearings. Ultimately, we expect our application to evolve and improve as it moves through all of the required procedures and hearings, incorporating staff, council, and public input to create the best annexation project possible.

Why annexation into the City of Hailey?

This property is located in the City of Hailey's Area of City Impact (ACI) and is surrounded by residential development in the City of Hailey. The question is not whether this property will experience change over time, but under which regulatory framework that change will occur.

If development occurs under County jurisdiction, it could occur within the riparian habitat and floodplain, and the City will experience impacts to services such as emergency response, transportation, and parks, without corresponding authority or revenue. If annexed, the City can align impact, authority, and responsibility – ensuring that development, conservation, and infrastructure are planned cohesively.

Annexation would also:

- Generate annexation fees, development impact fees, and additional tax base;
- Allow connection to existing City water and sewer infrastructure, improving water quality outcomes compared to wells and septic systems near the river;
- Support long-term planning for adjacent City-owned lands such as Lions Park. The City of Hailey currently owns Lions Park adjacent to the west of this property; however, the park is located in Blaine County, not in the City of Hailey. The Annexation of “Old Board Ranch” would create a pathway for the City of Hailey to eventually initiate Annexation of Lions Park and gain control over the property.

Most importantly, annexation allows the City to ensure that development is directed to the least sensitive portions of the site, while permanently protecting critical environmental resources and securing public access.

This proposal reflects the Comprehensive Plan’s vision that states that “we consider growth that protects our natural environment, preserves open space, and provides quality housing and employment opportunities for all.” The Comprehensive Plan necessarily includes competing goals, and it provides broad policy goals to guide the intentional and smart development of existing and future City land. Our team has studied the Comprehensive Plan and feels the upcoming proposed Annexation preserves natural features while also addressing the social needs of our community by providing permanently deed restricted housing in close proximity to existing public infrastructure, public transit, parks, and bike and pedestrian facilities.

How Sensitive Lands are Evaluated through Annexation

We understand that properties along the Big Wood River are identified within the City’s Area of City Impact as “Sensitive Lands” in the Comprehensive Plan’s Future Land Use Map. We take that designation seriously.

Future Land Use Map designations are not typically interpreted as a prohibition on annexation, but rather as guidance for how land should be planned, evaluated, and protected if it is brought into the City. As a supportive document accompanying the Comprehensive Plan, the Future Land Use Map identifies Sensitive Lands as areas to

scrutinize carefully so overlay districts governed by the municipal code can be mapped properly for protection.

Annexation is the process by which the City gains the ability to:

- Apply its environmental standards and protections;
- Require site-specific studies (wetlands, floodplain, habitat, etc.);
- Establish appropriate zoning, overlays, and buffers;
- Negotiate annexation and/or development agreements that permanently protect sensitive areas.

For this reason, we view annexation not as a commitment to build indiscriminately, but as the appropriate step to ensure that any future development is carefully planned, environmentally responsible, and aligned with the City's Comprehensive Plan goals.

In recognition of the property's location along the Big Wood River and its identification as containing Sensitive Lands, the proposal is intentionally designed to **avoid, minimize disturbance of, and permanently protect wetlands, floodplain, old growth cottonwoods, etc.**, as described above. It protects 10 of the 15 acres making up the property. This approach – concentrating development on already disturbed areas while permanently protecting sensitive areas – is consistent with past projects in the City and within the Hailey Greenway.

For the reasons above, and more, our team feels Annexation into the City of Hailey is the right path for this property. We look forward to hearing your input at the hearing on the 13th on what you would like us to consider in the full application submission.

Sincerely,

Amy Trujillo

Executive Director



Figure 1. Old Board Ranch parcel (15 acres) outlined in red – the last private parcel between the Bow Bridge and Bullion Street in 2021.

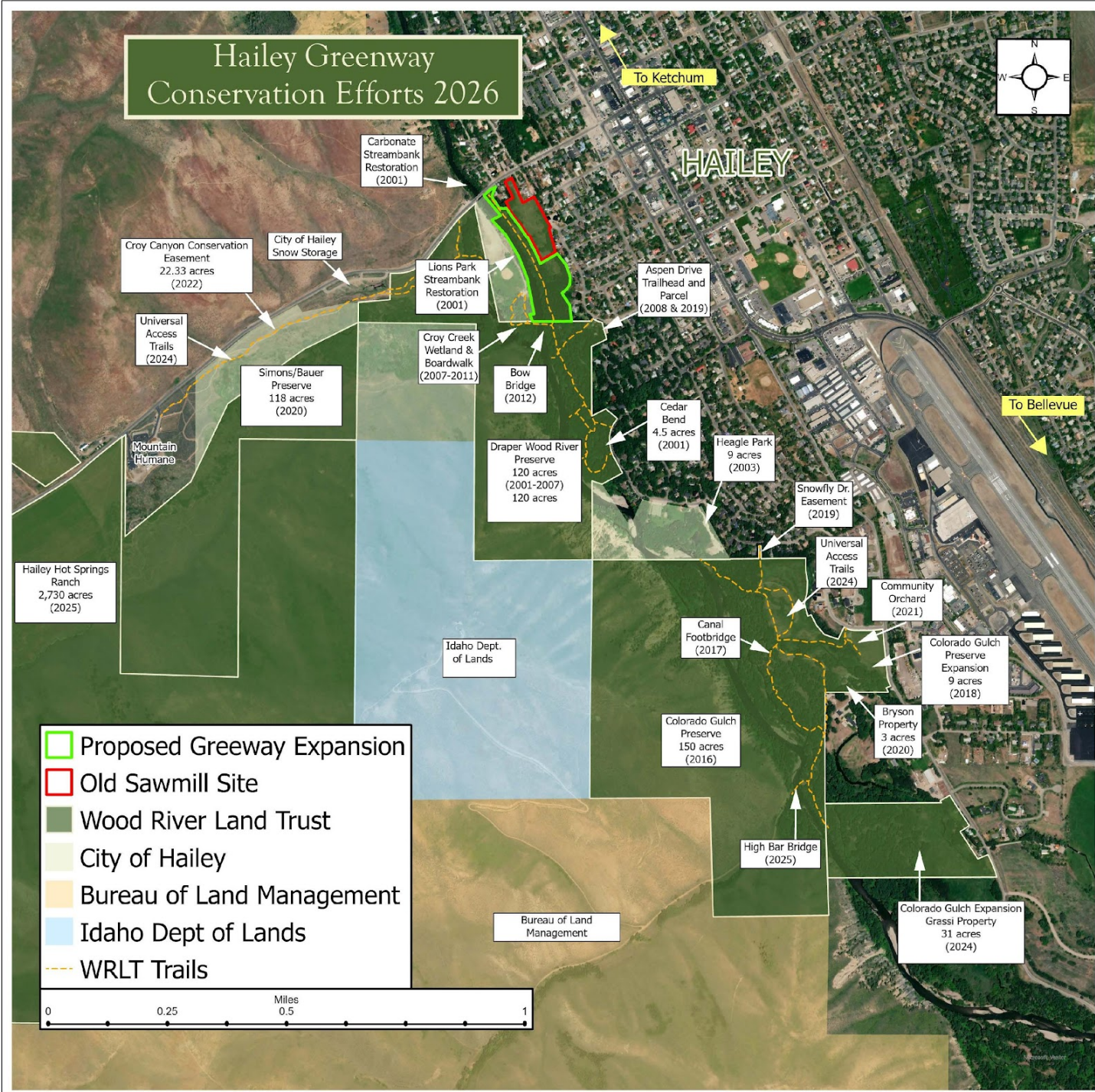


Figure 2. The Old Board Ranch parcel from Figure 1, showing the proposed split: Green shows the proposed area (~10 acres) to be added to the Hailey Greenway through annexation. Red shows the disturbed old sawmill site (~5 acres) proposed to be made available for community workforce housing.

Public Comment

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: Fw: Old Board Ranch
Date: Wednesday, February 25, 2026 8:45:27 AM

Get [Outlook for Android](#)

From: Mary Gibson <mary@firstlite.com>
Sent: Tuesday, February 24, 2026 5:29:09 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; jaun.martinez@haileycityhall.org <jaun.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Old Board Ranch

To the Hailey City Council, I am writing to you to urge you to not annex or plan to develop the Old Board Ranch parcel. It is an environmentally sensitive area and prone to flooding. The wildlife use it for habitat and it is an enjoyable, publicly accessed area. I also ask the council to publicly disclose the studies and standards required for a formal application for annexation. This disclosure would include evaluation of environmental and floodplain constraints, wildlife corridor impacts, less constrained alternatives and long term infrastructure and fiscal impacts. Finally, I ask that this letter be included in the Record. Thank you for your time,
Mary Gibson
Resident and tax payer in Hailey,ID

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Land trust development proposal
Date: Wednesday, February 25, 2026 1:08:51 PM

fyi

From: tim mckeegan <tmckeega@gmail.com>
Sent: Wednesday, February 25, 2026 1:00 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Land trust development proposal

As a full time Hailey resident, I think the land trust's purchases of land to preserve has been outstanding.

Conversely, I oppose their proposal to develop (needed) affordable housing on land so close to the river and nature trails.

1. I do not think the Land Trust's charter and focus should be development
2. I do not trust that these would be "affordable" for those intended, and I have not seen this type of development enforced.
3. The location is too close to the river and would lead to unnecessary trash, erosion and likely additional development
4. If the Land Trust wishes to develop for this reason, they have land out Croy Creek road that would be more suitable and less risky to the River

--

Tim McKeegan
Hailey, ID

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Written Comment – Old Board Ranch LOI to Annex (April 13)
Date: Monday, March 2, 2026 12:50:31 PM

From: Natalie Osborne <natalie@spinupcreative.com>
Sent: Monday, March 2, 2026 12:50 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Written Comment – Old Board Ranch LOI to Annex (April 13)

Dear Mayor, Council Members, and Clerk,

Please accept this letter as a formal written comment regarding the proposed LOI to annex the Old Board Ranch parcel. I respectfully request that it be entered into the public record.

I am a nearby resident and am writing to express my opposition to annexation of this parcel into the City of Hailey.

At this stage, my primary concern relates to policy consistency and precedent. The parcel is designated entirely as Sensitive Lands. Annexing land with that designation in order to enable high-density housing raises significant questions about alignment with the City's Comprehensive Plan and the standards governing annexation decisions. I respectfully request clear disclosure of how consistency with the Comprehensive Plan will be evaluated and what governing criteria will be applied.

Additionally, I am concerned about the broader precedent of accepting donated land that carries predetermined development requirements that appear inconsistent with its land use designation and adjacent conservation purpose. Land trusts exist to steward and protect land; they are not housing development entities. When donated land includes use conditions that conflict with established policy or Sensitive Lands protections, it places the City in a difficult position and undermines public trust in long-term conservation planning.

I also ask that the City publicly disclose:

- The full Letter of Intent
- Required studies already communicated to the applicant
- The governing standards that will be used to evaluate annexation
- How infrastructure, floodplain exposure, emergency access, and long-term fiscal impacts will be assessed

This is an important decision with long-term implications for policy integrity, conservation values, and community trust. I respectfully urge the Council to proceed cautiously and ensure that annexation decisions remain fully consistent with the Comprehensive Plan and Sensitive Lands designation.

Thank you for your time and thoughtful consideration.

Sincerely,

Natalie Osborne
321 W Cottonwood
Hailey, ID 83333

=====

Natalie Osborne
[SpinUp Creative](#)
Owner + Lead Developer
Direct: (907) 223-0858
Mailing: PO Box 2561, Ketchum, ID 83340

March 3, 2026

Mayor Martha Burke and Members of the Hailey City Council:

Please accept the written comments in reference to the annexation request for the land next to the Wood River.

I am amazed that this is even up for consideration. The space is a highly sensitive space in a flood plain next to the river. These are just some reasons it should remain open space for community use.

The trees are specimens that the mighty Wood River has nurtured for centuries. We can say it's their name's sake and should be preserved along with the remaining flora and fauna that enhances the acreage.

This is a public asset and privatizing the space seems immoral. Apartment houses, roads, vehicles will spoil this space and only create congestion in the surrounding neighborhoods.

It would be so simple to leave it as it is and let us all enjoy nature and its habitat in a magnificent natural park. This is my recommendation. Please consider it as a top priority.

Respectfully

Joan Davies
210 N 3rd Ave.
Hailey, Idaho 83333
208-788-2348

March 3, 2026

To Mayor Burke, City Council, and City Clerk,

I live in China Gardens, where I bought my home over 16 years ago. I am writing to express my concerns regarding the proposed annexation of the Old Board Ranch parcel.

While I have a number of questions, my primary concern is the Sensitive Lands designation of this parcel. As our Comprehensive Plan and the recent 2024 updates place a high value on protecting the Big Wood River ecosystem, our hillsides, and the relatively wild canyons that define Hailey's character, I have a few questions / callouts:

- Consistency with the Comprehensive Plan: How does the City reconcile this annexation with the Plan's goals of stewardship and preservation?
- If this land is considered Sensitive, what specific standards would the City use to ensure that any proposed development doesn't compromise the natural assets the City is pledging to protect in the Comp Plan?
- Alternative Analysis: Given the ecological importance of this area, has the City evaluated any alternative sites for growth that don't carry a Sensitive Lands designation?
- What specific criteria will be used to judge whether this proposal meets the high bar required for developing on Sensitive Lands?

Objectively, it is hard to reconcile why the City would move towards annexation and development of this parcel, as this would be counter to values and priorities previously identified in the Comp Plan and elsewhere.

I also echo the concerns of my neighbors regarding transparency of process, and I request that the City publicly disclose the LOI and any required studies already communicated to the applicant. Lastly, we also need to understand the long-term fiscal impacts and safety considerations—like floodplain exposure and emergency access—before this moves forward.

I hope we can all work towards keeping Hailey a place where both the community and the landscape thrive, and look forward to hearing more about how the City plans to do this.

Please enter this letter into the public record for the April 13 meeting.

Best regards,

A handwritten signature in black ink, appearing to read 'Liza J.H. Green', with a stylized, flowing script.

Liza J.H. Green

310 W. Walnut St., Hailey

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Opposition to Annexation of Old Board Ranch
Date: Tuesday, March 3, 2026 2:02:11 PM

fyi

From: kim mountainspirits.com <kim@mountainspirits.com>
Sent: Tuesday, March 3, 2026 1:49 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Opposition to Annexation of Old Board Ranch

Dear Hailey City Council,

We write as residents of Hailey to strongly oppose the proposed annexation of the Old Board Ranch parcel which is located on “sensitive land” across the street from where we have lived for 30+ years.

Our primary concerns:

- **Insufficient analysis and mitigation:** We are concerned that the current proposal lacks an adequate independent environmental review (e.g., full Environmental Impact Statement/Assessment), meaningful mitigation alternatives, *enforceable long-term protections and evaluation of ALTERNATIVES*
- **Flood risk and public safety:** Developing in this area increases downstream flood risk, threatens nearby homes and infrastructure, and may raise emergency response costs.
- **Wildlife and habitat loss:** As stated above, we have lived 300 feet away from this parcel for over 30 years and the land functions 100% as a wildlife corridor for elk, deer and moose and their young. Development would fragment habitat, reduce biodiversity, and endanger species that rely on these connections. If you visit this area during even a normal snow year, you would understand how important it is to the survival of these animals.
- **Wetland and water quality impacts:** Wetlands provide natural stormwater filtration and groundwater recharge. Filling or disturbing them would harm water quality, increase runoff, and degrade protections for our local waterways.

Requested actions:

1. Deny annexation of this parcel **until a comprehensive, independent environmental review is completed and made available to the public.**
2. Require an alternative analysis that prioritizes avoidance of the wetland/floodplain and *considers relocation* or reduced footprint.
3. Hold a public hearing with adequate notice and opportunity for resident testimony; ensure all project documents (floodplain maps, wetland delineations, hydrologic studies) are publicly posted in advance.
4. **If any development is permitted, require strict, legally binding mitigation, conservation easements, and long-term monitoring funded by the developer — not the city or taxpayers.**

Please consider the long-term environmental costs of developing this sensitive wetland/wildlife corridor. Protecting these areas aligns with sound science, public safety, and the community’s interest in resilient, sustainable planning.

Thank you for your attention to this matter. We urge you to act to protect our wetlands, reduce flood risk, and preserve wildlife connectivity.

Sincerely,

Kim Jacobs & Pete Patterson
151 Poulsen, Hailey

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Speaking up for Comprehensive Plan and Sensitive Land designation along the Big Wood River
Date: Tuesday, March 3, 2026 4:23:27 PM

fyi

From: Laura Wilson Todd <lulumae69@gmail.com>
Sent: Tuesday, March 3, 2026 12:21 PM
To: Martha Burke <martha.burke@haileycityhall.org>
Cc: Kaz Thea <kaz.thea@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Speaking up for Comprehensive Plan and Sensitive Land designation along the Big Wood River

Dear Mayor Martha, Council members Kaz, Sage, Dustin, Juan, and Clerk Mary,

I'm writing to express my support for more studies, evaluations, and public disclosures before advancing Annexation of the Old Board Ranch Parcel along the Big Wood River in Hailey. I think it's most important to consider the Sensitive Lands and Comprehensive Plan, and not buy into the deal the WRLT made for developing part of this parcel (32+ HOUSES) in order to preserve the rest of it. It makes little sense to me to have open space for sensitive wildlife habitat and wintering grounds leading right into a tightly developed neighborhood. Not to mention being along a critical part of the most beautiful and most used section of river trail, which also is a floodway / floodplain area. Paving/ developing this open space takes away all the natural water management and could lead to even more flooding through the existing neighborhoods.

I do live in this area and will be impacted by a new housing development. I have received all the letters and spoken with WRLT, and I understand the need for more housing in Hailey and would love to see more single family homes rather than more tall apartment complexes. I have embraced the idea of having neighbors and I look forward to positive outcomes for housing solutions. I accept the fact that this open space is valuable land. I am asking for all aspects of the Comprehensive Plan and Sensitive Lands designation to be taken into consideration. I envisioned less houses, and the ones built having some back yard and there being some open space in the neighborhood. I do watch Elk, Moose, Deer and even a Bobcat (once) behind my house in this area so I don't want to be hypocritical....I bought a house in this zone. This bigger open space, if left intact, provides a necessary corridor to Croy Canyon. I feel that is very important.

I hope more information will be made available to the public. May we all learn more and find a solution that will respect the floodplain, the wildlife corridor, and support a thorough and thoughtful plan for housing needs.

Thank you for your consideration,
Laura Todd
304 West Croy St.

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Written Comment – Old Board Ranch LOI to Annex (April 13) For the Record
Date: Wednesday, March 4, 2026 4:47:36 PM

fyi

From: Janet Carter <haileyjanet@gmail.com>
Sent: Wednesday, March 4, 2026 2:19 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Written Comment – Old Board Ranch LOI to Annex (April 13) For the Record

Dear Mayor Burke, City Council, and City Clerk,

We believe the letter of intent (LOI) from the Wood River Land Trust (WRLT) should be declined by the City of Hailey. The City's Comprehensive Plan and Future Land Use Map have already designated the entire property to be "Sensitive Lands that cannot or should not be developed" for many reasons. It is a floodplain, a floodway, and a wildlife corridor and habitat, and development is not consistent with the Comprehensive Plan. It would have a very negative impact on wildlife, the greenway, and the existing surrounding homes and neighborhood. We know that the Annexation Process can be long, and drag out over many months or years. If we already know the property should not be developed, why put the whole City of Hailey through this grueling and divisive process?

Sincerely,

Janet Carter & Charley Meyer

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Old board ranch parcel
Date: Thursday, March 5, 2026 9:06:58 AM

From: trail venturer <trailventurer@gmail.com>
Sent: Wednesday, March 4, 2026 11:43 PM
To: kaz.thea@haileycityhall.org; Martha Burke <martha.burke@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Old board ranch parcel

Dear Members of the City Council,

I am writing to urge you to reconsider the proposed development of 34 homes next to the river in our wilderness preserve. This area is a sensitive floodplain, and building here could put residents at risk while permanently altering one of our town's most cherished natural spaces.

For a small town of roughly 10,000, spaces like this are rare treasures. They allow residents to walk, unwind, and connect with nature close to home. Preserving these areas is part of what gives our community its character and makes it a place people are proud to call home.

This preserve is also a vital corridor for wildlife. The river serves as a natural "highway," and the area provides critical resting and bedding spots—I have personally seen entire herds of elk here.

Adding 34 homes could also bring 60 or more extra vehicles daily on roads not designed for this traffic, raising safety and congestion concerns.

I respectfully urge the council to protect this sensitive floodplain and preserve this unique space for the community and wildlife alike. Our natural treasures are not replaceable.

Thank you for your time and thoughtful consideration.

Sincerely,
Jonny Hankins

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Old Board Ranch Annexation
Date: Thursday, March 5, 2026 9:07:23 AM

From: Greg Hogan <idahoge@gmail.com>
Sent: Wednesday, March 4, 2026 10:09 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Old Board Ranch Annexation

To: Hailey Mayor, Council, and Administrators,

I strongly oppose the Old Board Ranch Annexation! Clearly the river corridor and the sensitive area is by no means right for annexation or development. The high density proposed 32 plus unit development and a cut road from Bullion Street to China Gardens is an example of a really bad idea! Please do the right thing and oppose this annexation and any development.

Sincerely,

Greg Hogan

300 West Bullion Hailey Idaho

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Comment letter - do not annex Old Board Ranch parcel
Date: Thursday, March 5, 2026 9:07:45 AM

From: bass@croyst.net <bass@croyst.net>
Sent: Wednesday, March 4, 2026 6:30 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Comment letter - do not annex Old Board Ranch parcel

Please submit this comment to the record for the April 13th City Council meeting regarding annexation of the Old Board Ranch parcel into the city of Hailey:

While I support attempts to increase the workforce housing stock, this location and plan is not appropriate for that use and the City of Hailey should not agree to annex this property. It is flood prone (and both east and west sides of this property are in the floodplain), it is a wildlife corridor, it has many challenging easements already on and through it, it will create undo crowding in China Gardens, on Croy Street and on Bullion Street, and building – especially high density – in this location will go against Hailey’s sensitive land designation while also building in a wetland (Tail Race Creek on the east edge of the property has easements and has been designated a wetland in the past).

This property should remain part of the Big Wood River greenbelt that Wood River Land Trust has worked so hard to create, creating an extended corridor on both sides of the river as a flood buffer and wildlife corridor stretching from Bullion Creek Bridge south.

Placing high density workforce housing in this location risks flooding, creates a “back way” route that will be congested between China Gardens and Croy Canyon, and will create extensive negative wildlife interactions with the moose, elk, deer, fox, mountain lions and bobcats that use that property as a navigation corridor.

Please do not approve an annexation request of this property. allow it to be used for what it was going to be used for before a specific donor request put the Land Trust in a bind by gifting it with these stipulations.

Thank you for your consideration.

-- Bass

Bass Sears

Bass@CroySt.net
208-720-0976

From: [Richard Spaulding](#)
To: [planning](#)
Subject: Wood River Land Trust annexation request
Date: Thursday, March 5, 2026 11:07:44 AM

Hailey Planning and Zoning

I am writing this email concerning the application by the Wood River Land Trust to annex 15 acres into the city of Hailey. The reason behind this request is to allow them to build community housing on the property. I believe this proposal has been in the pipeline for some time now. I understand that Hailey could use more community housing. I would agree, but the river bottom is not the place. I also understand that the Wood River Land Trust has done many good things in the valley, preserving open space, and they have, no doubt, built up some good will with the City of Hailey. Please don't let this good will cloud your judgement. If this were any other group requesting to build housing in this location it would be a non-starter. In their reasoning, the Land Trust is probably looking at the need for community housing, as well as a way to profit and improve their bottom line. In doing so they have compromised their mission and lost sight of the importance of this 15 acre parcel to wildlife and the Hailey greenbelt. I would ask the Hailey planning and zoning to set aside any feelings of good will toward the land trust, treat this proposal as any other contractor wanting to build homes on the river bottom, and deny this application.

Thank you for your consideration.

Richard Spaulding

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Old Board Ranch Parcel Statement
Date: Thursday, March 5, 2026 9:06:49 AM

fyi

From: Courtney Wangberg <courtneywangberg@gmail.com>
Sent: Thursday, March 5, 2026 12:09 AM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Old Board Ranch Parcel Statement

Dear City Council Members,

I purchased my home on Aspen Drive in 2013 and have truly enjoyed living in such a quiet and welcoming neighborhood. I was deeply disappointed to learn that the area behind my home may be developed in the future.

One of the things I value most about living here is the ability to take peaceful walks in the Draper Preserve. Each time I visit, I am amazed by the variety of wildlife that calls this area home. The preserve provides an important natural habitat, and I worry that building new homes nearby would force many of these animals out of their environment. Increased cars, people, and dogs in the area could significantly disrupt the wildlife that currently thrives there.

I am also concerned about the additional traffic that this development would bring to Bullion Street and into our neighborhood. Increased traffic would impact both the safety and the quiet character of the community.

I respectfully ask the council to reconsider plans to develop this area. The Draper Preserve is a place that I deeply cherish, and I know many of my friends and neighbors feel the same way. Access to such a beautiful natural space is one of the qualities that makes our community so special.

Thank you for your time and for considering the perspectives of residents who value protecting this important part of our community.

Sincerely,

Courtney Wangberg

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Please Do Not Advance Annexation of the Old Board Ranch Parcel
Date: Monday, March 9, 2026 9:37:01 AM

fyi

From: Ray Anna Burdge <rayannab817@gmail.com>
Sent: Friday, March 6, 2026 8:31 PM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; age.sauerbrey@haileycityhall.org; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Please Do Not Advance Annexation of the Old Board Ranch Parcel

Dear Members of the Hailey City Council,

I am writing as a community member to respectfully ask that the City Council not advance annexation of the Old Board Ranch parcel until the public has a clearer understanding of how this decision would be evaluated.

Before any annexation moves forward, the City should publicly disclose the Letter of Intent and clearly explain the framework that will guide the evaluation process. That includes what studies will be required, what standards and criteria will be used, and how the City will determine whether the proposal is consistent with Hailey's Comprehensive Plan and the parcel's Sensitive Lands designation. These materials should be made part of the public record before any decision is made to invite or proceed with a formal Annexation Application.

This issue matters because the Old Board Ranch parcel is designated as **Sensitive Lands** in Hailey's adopted Comprehensive Plan and Future Land Use Map. These are defined as lands that *cannot or should not be developed*. The property includes floodways and floodplains associated with the Big Wood River, as well as sensitive wildlife habitat and overwintering areas. These are exactly the kinds of environmental features the Sensitive Lands designation was meant to recognize and protect.

Annexation is also not just a small procedural step. Bringing land into the city limits opens the door to urban zoning, infrastructure expansion, and increased development intensity. Once that threshold is crossed, it becomes much easier for development pressure to follow.

For that reason, it's important that the public clearly understands the standards, studies, and planning criteria that would guide any annexation review before the process advances further.

I respectfully ask the Council to decline to endorse or invite a formal Annexation Application unless and until those requirements are publicly disclosed and demonstrate how this proposal could be consistent with the Comprehensive Plan and the Sensitive Lands designation. Any evaluation should carefully consider

environmental and floodplain constraints, impacts to wildlife habitat and corridors, whether less constrained alternatives exist, and the long-term infrastructure and fiscal implications for the community.

Hailey residents rely on the Comprehensive Plan to guide responsible growth and protect the places that make this valley special. Taking the time to ensure transparency and alignment with those adopted policies is essential.

Thank you for your time and for your service to the community.

Sincerely,
Ray Anna Burdge
Hailey Idaho Resident & Local RN

From: [Laura j Bernard](#)
To: [planning](#)
Subject: Fight!
Date: Monday, March 9, 2026 5:35:22 PM

We will fight you. Over 500 plus and growing Hailey villagers are trying to protect at least, the river !
We will show-up and overwhelm you Martha and Lisa H and others who have demonstrated no vision or integrity regarding preservation of this place!
Build the “ workforce housing “ where you already have much development happening via ARCH etc , already ... on more appropriate properties. This growth invafion lost Covid happening on such a scale is not sustainable! We have no water or infrastructure to support it!and no space for it on the river! STOP!!!
“Urban Renewal?” Really?
Rural Restoration is more appropriate in this place. Money talks but we locals will fight you . It is shameful. You literally, are “selling us down the river! “
Shame on you for not being more vested and more cognizant of what the true value is of preservation and reverence for our history here and the wildness / of spaces . Consider out migration route animals . They should NOT be displaced by cheap , mass housing destruction in these mass and not thoughtfully conceived developments supposedly; “Progressive improvements”
Think and plan carefully from your hearts and souls. Do you actually believe this is the right thing to do ? To pit more pressure on already dwindling free stone river system offering World Class Flyshing to tourists?
Sorry , as a Trout Unlimited person. We cannot promise this any longer if you continue with disconnected interference.
Sincerely yours,
Very concerned Sherwood Forest , China Gardens Draper Preserve residents, Robin Hood and beyond, people!!!

Sent from my iPhone

From: [Laura j Bernard](#)
To: [planning](#)
Subject: Fwd: No Way!!!!!!
Date: Monday, March 9, 2026 5:07:20 PM

Sent from my iPhone

Begin forwarded message:

From: Laura j Bernard <indigo98110@gmail.com>
Date: March 9, 2026 at 5:03:36 PM MDT
To: Indigo <indigo98110@gmail.com>

I am writing this email concerning the application by the Wood River Land Trust to annex 15 acres into the city of Hailey. The reason behind this request is to allow them to build community housing on the property. I believe this proposal has been in the pipeline for some time now. I understand that Hailey could use more community housing. I would agree, but the river bottom is not the place. I also understand that the Wood River Land Trust has done many good things in the valley, preserving open space, and they have, no doubt, built up some good will with the City of Hailey. Please don't let this good will cloud your judgement. If this were any other group requesting to build housing in this location it would be a non-starter. In their reasoning, the Land Trust is probably looking at the need for community housing, as well as a way to profit and improve their bottom line. In doing so they have compromised their mission and lost sight of the importance of this 15 acre parcel to wildlife and the Hailey greenbelt. I would ask the Hailey planning and zoning to set aside any feelings of good will toward the land trust, treat this proposal as any other contractor wanting to build homes on the river bottom, and deny this application.

Thank you for your consideration.

Laura and John Cvetich in full agreement with this letter to you!

Sent from my iPhone

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Pretty Please
Date: Wednesday, March 11, 2026 8:21:06 AM

fyi

From: Ted Dyer <teddyer29@gmail.com>
Sent: Tuesday, March 10, 2026 4:00 PM
To: Mary Cone <mary.cone@haileycityhall.org>
Subject: Pretty Please

Dear Council member:

I urge you to ask the Hailey City Council to reject its current plan to annex the Old Board Ranch Parcel because this property consists exclusively of sensitive lands as defined by the city's own Comprehensive Plan.

Also, I request that all the studies and standards for this floodplain incursion be publicly disclosed, including all the impacts that such a proposed housing project would visit upon fragile wildlife and vegetation.

Frankly, this proposal baffles me. Why is the city violating its own Comprehensive Plan? And why is the Nature Conservancy violating its own charter? If I wasn't such a god-fearing, patriotic citizen, I might be tempted to concoct a conspiracy theory.

Please do the right thing.

Gratefully Yours,

Ted Dyer
331 Aspen Drive



Mayor Burke and Members of the Hailey City Council
City of Hailey
115 S. Main Street
Hailey, Idaho 83333

March 12, 2026

Re: Public Comment – Proposed Annexation and Development of the Old Board Ranch / Sawmill Cottages Property

Dear Mayor Burke and Council Members,

Project Big Wood appreciates the opportunity to comment on the proposed annexation and development of the property commonly known as the Old Board Ranch or “Sawmill Cottages” site along the Big Wood River corridor.

Project Big Wood’s mission is to restore and protect the ecological health and resilience of the Big Wood River through data, education, advocacy, and earthworks. As part of that work, we pay close attention to land use decisions that affect the river’s floodplain, riparian corridor, and long-term watershed function.

We recognize and appreciate Wood River Land Trust’s longstanding work to conserve land along the Big Wood River. The dedication of open space and expansion of the Hailey Greenway are valuable community goals that PBW supports.

However, the question before Council is not simply whether open space is being provided, but whether the proposed annexation and residential density are consistent with the City of Hailey’s adopted Comprehensive Plan and the long-term stewardship of the Big Wood River corridor.

Based on the materials submitted, the proposal contemplates annexation of approximately fifteen acres, including the development of thirty-two residential units on parcels totaling roughly four acres of General Residential zoning, with approximately 9.8 acres dedicated as Recreational Greenbelt along the river.

While the proposed greenbelt dedication is significant, the density enabled through annexation represents a meaningful change in development intensity along one of the most sensitive reaches of the Big Wood River.

Hailey’s Comprehensive Plan identifies the Big Wood River corridor and associated floodplain lands as environmentally sensitive areas that require careful stewardship. These lands provide critical flood storage, riparian habitat, wildlife connectivity, and long-term resilience for the river system. Development patterns within the corridor should therefore be approached cautiously, particularly where annexation introduces development potential that would not otherwise occur under existing county zoning.

Annexation is not simply a procedural step; it is a policy decision that determines how and where the City grows. In this case, annexation would enable residential density within a river corridor landscape that contains floodway, wetlands, mapped riparian setbacks, and areas identified in the Comprehensive Plan as sensitive lands. These conditions underscore the ecological sensitivity of the site and the importance of evaluating the proposal carefully against the Comprehensive Plan's direction for protecting natural systems and maintaining floodplain function.

Project Big Wood respectfully encourages the City to evaluate this proposal through the lens of long-term watershed health and responsible river corridor stewardship. The Big Wood River is the defining ecological feature of our valley, and decisions along its banks have consequences that extend well beyond a single parcel. The river functions as a connected corridor system, and land use decisions along its banks inevitably set precedents that shape how that corridor evolves over time.

We encourage the Council to consider carefully whether the proposed annexation and density align with the Comprehensive Plan's guidance for sensitive lands and the City's broader responsibility to protect the river corridor.

Thank you for your time and for your continued stewardship of the Big Wood River and the Hailey community.

With Gratitude,

Ananda Bannan and the team at Project Big Wood

Executive Director



mendit@projectbigwood.org



208-309-3457



PO Box 5006, Ketchum, ID 83340

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: Fw: WRLT Project--Old Board Ranch Property
Date: Tuesday, March 17, 2026 3:27:14 PM

This might be a duplicate, please check!

Mary

Get [Outlook for Android](#)

From: Beaver Burke <burkefamily203@cox.net>
Sent: Tuesday, March 17, 2026 1:23:14 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Fwd: WRLT Project--Old Board Ranch Property

Please add this ti our public comment

Begin forwarded message:

From: Darlene Dyer <ddyer331@gmail.com>
Subject: WRLT Project--Old Board Ranch Property
Date: March 16, 2026 at 4:23:55 PM MDT
To: Martha Burke <martha.burke@haileycityhall.org>
Resent-From: <martha.burke@haileycityhall.org>

Dear Mayor Burke:

Please include the following letter in the Record.

Over a month ago we received a letter from the Wood River Land Trust that provided background, contingencies, and procedures for annexation application because our property at 331 Aspen Drive would be impacted. Nowhere in the four-page communication does WRLT mention anything about wildlife or the impact such a large development—32 units as per their map—will have. I have lived at the same residence in Hailey for 44 years and like many citizens have enjoyed walking the river trail and surroundings that nourish and make home to a significant amount of animals: deer, elk, moose, owls, eagles, and many others. My property borders a wetlands area (Tailrace Canal) that is used by wood ducks and mallards in the spring.

Because development/construction is somewhat “messy,” I worry that too much of our native wild beings will be negatively affected. I have witnessed a previous property owner’s callous stewardship that left the area cluttered with debris and slash piles without any interest

in removing same after a fire burned the acreage. And the threat of fires loomed every summer after that as I looked out at 12+ ft-high “tinder piles” just waiting to catch on fire. (See attached photo and *Mountain Express* article.)

This owner’s tree trimmer, Big Dog of Mackay, left not only these piles of cut fire-damaged trees, but many of the trees he downed were not even singed and still alive. He even drove his caterpillar down through the wetlands where no trees had been burned. In 2009 I offered Mr. Caplow (the then owner) the opportunity to help clear part of the area I was concerned about just west of my house, but he had no intention of doing any clean up. So I ended up hiring a Bellevue excavation company to remove the large pile of cut timber just beyond the wetlands right behind my backyard at a personal cost of \$3500. No one ever thanked me.

A few years ago I was relieved when WRLT notified me that they would take ownership of the property west of the the wetlands designation. But I had no idea that they planned to create another subdivision and run a road through it from Walnut to Bullion Streets. Such a plan is sheer chaos; 32 units equals more than 50 cars.

Please do the work the Wood River Land Trust will not do (even though it’s supposedly their mission). Protect this sensitive land for our future and the wild creatures that enjoy it. Do not allow the proposed annexation.

Thank you.

Darlene Dyer



China Gardens resident and Wood River High School teacher Doriane Dyer has organized residents of Aspen Drive to urge Mark Caplow to clean up debris in the Tail Race Canal.

China Gardens residents call for cleanup of canal

Wetlands designation calls for manual labor

By TOM EVANS
Special Staff Writer

Residents who live beside a fire-prone area west of Hailey are calling for a cleanup of debris in the Tail Race Canal.

The canal, which runs adjacent to properties on Aspen Drive, is a designated wetland, a fact that could complicate cleanup efforts by property owner Mark Caplow.

Aspen Drive residents signed a letter to Wood River Fire and Rescue Chief Bart Lassman on June 25 calling for removal of the debris.

"Look at this and see it as fuel for another fire," Dyer said in an interview. "This is the ugliest place in the valley, beyond that it is a hazard."

The residents have reason to be nervous. Each summer since 2007, they have seen smoke rising just to the west of their neighbor-

hood in a heavily wooded area belonging in part to Mark Caplow and in part to Wood River Land Trust.

Workers to top off numerous cottonwoods. During the pruning, debris fell into the canal. When Caplow's heavy equipment crews tried to remove it, they were stopped by an Aspen Drive resident who stepped in to protect the canal, which was designated by the Army Corps of Engineers as a wetland years ago.

Heavy equipment is not allowed in wetland areas, but maintenance is required.

Lassman sent a letter to Caplow on July 16 asking that he cut up and remove the debris to provide a 30-foot "defensible space" between any remaining debris and slash piles and the homes on Aspen Drive.

I am recommending that Caplow finish the work he started," Lassman said. "Just as a good neighbor."

Caplow was unavailable for comment.

Caplow responded by hiring

I am recommending that Caplow finish the work he started."

Bart Lassman

Wood River Fire and Rescue

Last summer, much of Caplow's property was cleared by a blaze that threatened 12 homes on Aspen Drive. Following the fire, residents left many dead and downed cottonwood trees and slash piles on Caplow's property.

Area residents called for the removal of trees along the canal, which they feared could fall on their houses.

NA GARDENS NO. 1 SUBDIVISION
A PORTION OF THE

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Old Board Ranch
Date: Friday, April 3, 2026 11:17:43 AM

fyi

From: Kim <kmazik@cox.net>
Sent: Friday, April 3, 2026 11:09 AM
To: Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Old Board Ranch

Dear Mayor and Council,

I am writing regarding the proposed annexation of the Old Board Ranch parcel.

This process should not advance until the City has defined, publicly disclosed, and entered into the record the framework under which this proposal will be evaluated — including the applicable standards, required analyses, and decision criteria.

At present, that framework has not been clearly established, and it is not possible to understand how this proposal will be evaluated or how the public can meaningfully participate.

The parcel is designated as **Sensitive Lands** in the Comprehensive Plan.

- How will annexation and development be evaluated for consistency with that designation?
- What findings would be required to support such a determination?

Thank you for your consideration. I request that this comment be entered into the public record

Sincerely

Kim Mazik



208.345.6933 • PO Box 844, Boise, ID 83702 • www.idahoconservation.org

Hailey City Council
115 South Main Street
Suite H
Hailey, ID 83333

April 6, 2026

Dear Hailey City Council:

Since 1973, the Idaho Conservation League has been Idaho's voice for clean water, clean air and wilderness—values that are the foundation for Idaho's extraordinary quality of life. The Idaho Conservation League works to protect these values through public education, outreach, advocacy and policy development. As Idaho's largest state-based conservation organization, we represent over 25,000 supporters who have a deep personal interest in our lands and wildlife.

ICL would like to provide public comment in support of the Wood River Land Trust's Old Board Ranch annexation proposal. Our comment will focus on the conservation outcomes of this project rather than the housing component, as that portion is out of our organization's area of expertise.

There are several elements of this proposal that are well-aligned with ICL's goals and priorities related to protection of wildlife habitat and riparian corridors. The majority of the land involved in the proposed annexation will be permanently protected (10 out of the 15 total acres), including all wetlands and floodplain habitat, the mature cottonwood forest, and a 100-foot riparian buffer. It is worth considering that if the WRLT's proposal is not approved, the current county zoning for this parcel of land would theoretically permit a landowner with different priorities to build large riverfront homes directly within the riparian and floodplain area, disturbing the habitat and also blocking public access. Instead, the Land Trust proposes to protect all the sensitive portions of the property while maintaining public access to Draper Preserve and the Big Wood River.

This annexation proposal has drawn attention locally in part due to its blend of conservation protection with the development of new housing. It's worth noting that many conservation projects involve concentrating and limiting development rights to one portion of the parcel, preferably where it is already disturbed and close to city services, while permanently protecting the more sensitive, ecologically valuable portions of the parcel. That is exactly what is being proposed by the Land Trust for Old Board Ranch.

It is also worth noting that while this section of the river is completely channelized and is in the worst shape out of the whole Hailey Greenway, it is not well suited for a river restoration project. As the Council is likely aware, there is a sewer main line that runs along the east bank of the river, within the 100-foot riparian setback. This sewer main line services about one third of the City of Hailey, and thus

this riverbank is armored with rip rap and there is not an opportunity to reconnect the river to its floodplain here. Where there is opportunity to do that is on the west side of the river at Lions Park, which is where the Land Trust has already been working through the design and engineering for restoration. It's not possible to restore the eastern side of the river, but the Land Trust's proposal protects the 100-foot riparian buffer by preserving the mature vegetation along the riverbanks, as well as protecting the mature cottonwood forest on the southern end of the parcel.

In our opinion, this proposal from the Wood River Land Trust will result in positive conservation outcomes for this parcel of land, this section of the Big Wood River, and the Hailey Greenway as a whole. We support this proposal and encourage the Hailey City Council to do the same.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Johnson', with a stylized, flowing script.

Josh Johnson, Central Idaho Director
Idaho Conservation League
jjohnson@idahoconservation.org
(208) 345-6933 x 301

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Protect Sensitive Lands Along the Big Wood River in Hailey
Date: Wednesday, April 8, 2026 10:29:24 AM

comments

From: brigid@croyst.net <brigid@croyst.net>
Sent: Wednesday, April 8, 2026 9:57 AM
To: Martha Burke <martha.burke@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>
Subject: Protect Sensitive Lands Along the Big Wood River in Hailey

Hello City Council Members-

I am writing in strong opposition to the proposed housing development on the land west of China Gardens on the Big Wood River in Hailey. There are many reasons why this is the wrong location for dense housing. But the most important is that this land is deemed "sensitive". When the river floods, and it will flood in this location, this open space will serve it's purpose and allow a place for water to collect and get absorbed by the wetlands. Flooding on the Yellowstone River in 2022 should be a warning as should the flooding on the Guadalupe River in Texas on July 4th, 2025. This land is also potentially in the path of a wind driven wildfire like the one in Lahaina, HI in 2023. We live at the mouth of Croy Canyon and the strong winds get funneled by the canyon straight into west Hailey.

This open space is currently enjoyed by everyone in the Wood River Valley. It is a quiet place to walk, fish and birdwatch. It is a place where deer & elk spend nights bedded down. It is where foxes play and bobcats & mountain lions occasionally hunt. The bird life is amazingly diverse.

While I applaud Mr. Anderson's generous donation to the WRLT I will again reiterate that this is the right idea at the wrong location.

May I also respectfully add another important observation. River Street in Hailey has seen every last square inch excavated, developed and maximized. The dust, noise, disruption and traffic have been disheartening for those of us who have lived in West Hailey for more than 30 years. The aggressive driving and road rage I have experienced on River Street is dangerous.

I ask our town to just pause the rampant construction and please keep this sensitive open space as a wildlife respite and a place for our community members to walk & enjoy the birdsong.

Attached are pictures of animals we have seen in this open space over the years.

Thank you for your time and consideration today.

Brigid Sears, 310 West Croy Street, Hailey



From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Old Board Ranch Proposal
Date: Wednesday, April 8, 2026 4:49:14 PM

comments

From: Heather <calluna.spp@gmail.com>
Sent: Wednesday, April 8, 2026 2:52 PM
To: Mary Cone <mary.cone@haileycityhall.org>; Martha Burke <martha.burke@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>
Subject: Old Board Ranch Proposal

April 8, 2026

Dear Mayor and members of the Hailey City Council:

I am writing regarding the proposed annexation of the Old Board Ranch parcel.

There are several essential steps that the staff of the City of Hailey need to complete before this process can be allowed to advance any further. They include but are not limited to:

- clearly defining the framework under which this proposal will be evaluated, including all applicable standards, required environmental analyses and decision criteria;
- entering above information into the Public Record; and
- disclosing all of this information to the public on a consistent and timely basis.

Currently, no framework for this project has been established or shared with the public so that meaningful dialogue can take place. Information that has so far been presented has been inconsistent and seemingly in conflict with the City's own policies.

For example, there has been no clear explanation as to how annexation and development of this parcel, currently designated as "Sensitive Lands" in the Comprehensive Plan, be evaluated for consistency with that designation. This is just one of many crucial questions that must be addressed.

I request that this comment be entered into the Public Record.

Thank you for your consideration.

Heather Clendenin
Blaine County Resident

From: [Alan Stevenson](#)
To: [Robyn Davis](#)
Subject: WR Land Trust Sawmill Cottages Annexation Letter of Support
Date: Thursday, April 9, 2026 7:50:40 AM

Morning Robyn,

I'm writing in support of the WR Land Trust Sawmill Cottages annexation request. I'm the Board President for Hospice and Palliative Care of the Wood River Valley (HPCWRV). We have provided free hospice services in Blaine County for over 40 years. HPCWRV does not charge patients and their families for any of our services. We rely solely on community donations to support our services.

We currently employ 4 full-time registered nurses to provide hospice care in the home setting. Our nurses do not qualify for local workforce housing that requires an Adjusted Monthly Income (AMI) threshold due to their annual salary. Our nurses are part of the "missing middle" or "lost demographic" that have limited options for traditional workforce housing. We expect to employ more nurses and additional staff in the next 5-10 years to meet our growing patient census.

The WR Land Trust Sawmill Cottages project will provide critical deed restricted purchase options for our nurses and other hospice staff without the AMI requirement.

Please include this email in the City Council package for the hearing next Monday.

Thank you,

AI

From: [Mary Cone](#)
To: [Robyn Davis](#)
Subject: FW: Old Board Ranch Annexation
Date: Thursday, April 9, 2026 9:04:32 AM

comments

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

From: Deborah Mitchell <aussiemitchell2@gmail.com>
Sent: Wednesday, April 8, 2026 6:09 PM
To: Mary Cone <mary.cone@haileycityhall.org>
Subject: Old Board Ranch Annexation

Dear Mayor and Members of the Council,

I am writing regarding the proposed annexation of the Old Board Ranch parcel.

I ask that you take a moment to carefully reflect on the long-term implications of this decision. Once this land is developed, it cannot be returned to its current natural state. This is a remarkable piece of land—something to be shared and enjoyed by both residents and visitors alike.

It is also an important wildlife corridor. Many of us have experienced firsthand the presence of moose and their calves, deer, elk, otters playing in the water, and the rich birdlife that depends on this habitat. Transforming such a place into housing would represent an irreversible loss.

In my humble opinion, this is not the appropriate location for this type of development. This property holds far greater value as open, natural space. Once it is altered, we cannot undo that decision or restore what has been lost.

I encourage the Council to consider the legacy of this choice. Will it be one of preservation and stewardship, or one of permanent loss? Protecting this extraordinary riverfront landscape would ensure that it remains a place for all to enjoy for generations to come.

Thank you for your time and consideration.

Best regards,
Deb and James Mitchell
225 W Walnut, Hailey

Sent from my iPad

**Old Board Ranch – LOI to Annex
Public Hearing Submission Package**

Joel Loveday
April 13, 2026

Purpose of this Submission

This submission is provided to support the City Council’s consideration of the proposed Letter of Intent (LOI) to Annex the Old Board Ranch parcel, identified as Blaine County Parcel No. RP02N180092880. It addresses whether the City has the authority, framework, and record required to advance the proposed annexation based on best available information.

It does not evaluate the merits of a development proposal. It addresses whether annexation can be lawfully and meaningfully evaluated at this stage.

Threshold Issues

The following issues must be addressed before annexation can be meaningfully evaluated:

1. **Annexation Authority (Contiguity)**
Under Idaho Code §50-222, annexation requires a clearly defined, continuous common boundary.
The current record does not demonstrate that such a boundary has been established.
2. **Site Feasibility (System Constraints)**
Flood hazard, floodplain conditions, and environmental constraints materially affect the parcel.
These constraints operate as an integrated system and have not been evaluated using best available information.
3. **Comprehensive Plan Consistency**
The parcel is designated Sensitive Lands, requiring clear findings of consistency under Idaho Code §67-6511.
The record does not demonstrate how this designation will be evaluated or satisfied.
4. **Process Definition and Record Sufficiency**
The City has not defined:
 - the evaluation framework
 - required analyses
 - governing standards
 - decision criteriaAs a result, it is unclear what is being evaluated or on what basis a decision would be made.

Conclusion

The current administrative record is not yet sufficient to support advancement of annexation.

Requested Council Action

No action signaling advancement should occur until staff defines and enters into the public record:

- the evaluation framework
- sequence of review
- required analyses and studies
- governing standards and decision criteria

Contents of Submission

1. Comment Letter
2. Exhibit 1: Sequence of Review
3. Exhibit 2: LOI – Evaluation Framework and Baseline Conditions
4. Exhibit 3: Annexation Application – Required Demonstrations and Supporting Analysis
5. Exhibit 4: Petition Summary and Signatures
6. Appendix A: Petition Signature Pages (Full Record, submitted separately)

Subject: Written Comment – Old Board Ranch LOI to Annex

To: Mayor and Members of the Hailey City Council

Cc: City Clerk

Dear Mayor and Members of the City Council,

Please accept this comment for inclusion in the public record regarding the proposed Letter of Intent to Annex the Old Board Ranch parcel.

This comment does not address the merits of the proposal. It addresses whether the City has the authority, evaluation framework, and administrative record required to support any action signaling advancement of annexation at this stage.

Evaluation Framework and Record Sufficiency

Under Idaho Code §67-6511, land use decisions must be made in accordance with the Comprehensive Plan. The Idaho Supreme Court applied this standard to the City of Hailey directly in *Sprenger Grubb v. City of Hailey*, 133 Idaho 320 (1999), invalidating a land use decision made under a Comprehensive Plan that did not satisfy LLUPA's statutory requirements.

Similarly, Idaho Code §50-222 requires that annexation be supported by specific statutory findings, including the provision of services, infrastructure considerations, and effects on surrounding jurisdictions.

At the Letter of Intent stage, Council is being asked to consider whether to signal advancement of a proposal into formal annexation review. That decision requires clarity regarding what is being evaluated, what standards will govern that evaluation, and what information will be required to support any eventual decision.

At present, that framework has not been clearly defined or entered into the record.

The parcel is designated entirely as Sensitive Lands in Hailey's adopted Comprehensive Plan and Future Land Use Map. This designation applies to lands that cannot or should not be developed due to naturally occurring constraints, including floodplain, riparian, and related environmental conditions. Annexation of land carrying this designation directly implicates adopted policy governing how the City evaluates land use and development, and will require clear findings demonstrating consistency with those policies.

Threshold Issues

In addition to the need for a clearly defined evaluation framework, the current record raises threshold issues that bear directly on whether annexation can be properly evaluated at all. These are not discretionary considerations; they are threshold conditions that determine whether annexation can be meaningfully evaluated.

Contiguity (Annexation Authority)

First, annexation authority depends on whether the parcel satisfies the contiguity requirement under Idaho Code §50-222. This requirement must be demonstrated through survey and legal record, including identification of a continuous, legally valid boundary with land inside City limits. At present, the record does not include a stamped boundary survey, a clearly identified shared boundary segment, or title-based confirmation of a continuous boundary.

Contiguity must be demonstrated as a matter of law and supported by evidence in the administrative record. The inclusion of a City-owned parcel (Lions Park) raises a threshold question as to whether contiguity exists independently for the WRLT parcel, or whether the structure of the annexation is being used to establish or strengthen contiguity. The record should demonstrate whether contiguity exists for the subject parcel without reliance on the inclusion or sequencing of additional parcels.

Site Constraints (System Feasibility)

Second, the site is subject to material physical constraints that directly affect development feasibility. The PRR record includes documentation of FEMA LOMR Case 07-10-0815P affecting flood mapping for this area. The constraints analysis required at the LOI stage must address this documented federal action. A constraints determination should identify the FEMA mapping used as the basis for analysis. Where multiple FEMA datasets are referenced, the record should clearly indicate which governs to meet the best available information standard.

Public records from Blaine County and prior FEMA-related analyses reflect documented floodplain conditions, flood storage considerations, and cumulative impacts associated with the river system. These are not incidental conditions; they define the physical characteristics of the site and must be evaluated as part of annexation review.

Importantly, these constraints do not operate independently. Flood hazard conditions influence required elevation and fill, which in turn affect available buildable area and flood storage capacity, with potential implications for downstream conditions. These conditions must

be evaluated using best available information and reflected in the administrative record. At present, the City has not articulated how these interrelated constraints will be evaluated under its review process or what analyses will be required to assess them.

While the City's records describe baseline environmental conditions, the substantive evaluation of development feasibility reflected in the public record has largely occurred through County and FEMA processes. The City has not yet identified how those same considerations will be incorporated into its own decision-making framework.

Application Completeness (Ordinance 889)

Hailey Ordinance 889 addresses how annexation and subdivision are structured. No applications have been filed at this stage. The PRR record reflects internal discussion, but the City has not stated how it interprets or applies Ordinance 889. That leaves the process undefined. That determination controls what information is required at annexation and whether the record can support a decision. Before signaling advancement, the City must state its interpretation and how it defines the information required at annexation.

Conclusion

At this stage, the issue is not whether annexation should occur, but whether it can be meaningfully evaluated on the current record. Taken together, these issues establish a threshold condition: the current administrative record is not yet sufficient to support advancement of the annexation proposal.

Requested Action Prior to Advancement

Before taking any action signaling advancement of annexation, Council should require that the following elements be clearly defined, publicly disclosed, and entered into the administrative record:

- Role and purpose of the Letter of Intent within the annexation process
- Sequence of review steps leading to a formal annexation application
- Statement of the City's interpretation of Ordinance 889 and its implications for annexation requirements
- Required analyses and studies
- Governing standards and decision criteria
- Method for determining consistency with the Comprehensive Plan, including Sensitive Lands policies
- Approach to evaluating infrastructure, service provision, environmental constraints, and long-term fiscal impacts
- Demonstration of contiguity supported by survey and legal record
- A baseline constraints map using best available data to establish a shared understanding of site conditions

We respectfully request that the City decline to advance this application beyond the LOI stage until the applicant has satisfied the threshold requirements set forth above, including: confirmation of a legally sufficient contiguous boundary with the existing city limits; a constraints analysis addressing FEMA LOMR Case 07-10-0815P and the Sensitive Lands designation reflected in the Hailey Comprehensive Plan; and compliance with Hailey Ordinance 889, including a stated interpretation of how annexation and subdivision applications will be considered. If those requirements are not satisfied at the LOI stage, the proposal should not proceed to the Application stage or to a public hearing on the merits.

The undersigned signatories intend to remain actively engaged at each subsequent stage of this process, and reserve the right to submit additional comments addressing the Application stage requirements, infrastructure findings, and comprehensive plan consistency determinations as those stages are reached.

This comment is supported by a petition signed by 500 Blaine County residents – 419 within the City of Hailey – collected between February 21 and April 8, 2026, reflecting broad community support for a clearly defined, evidence-based annexation process.

Thank you for your consideration. I respectfully request that this comment be entered into the public record.

Sincerely,

Joel Loveday
Hailey

Exhibit 1 – Sequence of Review

Annexation Review Must Follow a Defined Sequence

Annexation is governed by statutory and adopted policy requirements that must be satisfied in sequence. These are not discretionary considerations; they are threshold determinations that establish whether annexation can be lawfully and meaningfully evaluated.

Each gate below represents a required step in the review process. Each gate builds on the prior gate and establishes a necessary precondition for subsequent review. Failure to satisfy any gate precludes advancement.

Gate 1 — Legal Authority (Contiguity) // Idaho Code §50-222

Before annexation can be considered, the City must demonstrate that the subject parcel shares a continuous, legally valid common boundary with land inside City limits.

Required Showing:

- Identification of the specific shared boundary segment (bearing and distance)
- Supporting documentation:
 - Recorded deeds
 - Stamped boundary survey
 - Legal descriptions
- Confirmation that the boundary is:
 - Continuous and uninterrupted
 - Free of gaps or breaks
 - Not dependent on intervening parcels
 - Not reliant on indirect or “shoestring” connections

Required Output:

- A formal, evidence-based finding of contiguity entered into the administrative record

Standard:

- Contiguity must exist as a matter of law prior to annexation
- It cannot be created through the aggregation of parcels or through the annexation process itself
- Contiguity must be demonstrated as a matter of law and supported by evidence in the administrative record. The inclusion of a City-owned parcel (Lions Park) raises a threshold question as to whether contiguity exists independently for the WRLT parcel, or whether the structure of the annexation is being used to establish or strengthen contiguity. The record should demonstrate whether contiguity exists for the subject parcel without reliance on the inclusion or sequencing of additional parcels.

Gate 2 — Site Constraints (Best Available Information Standard)

The City must establish a baseline, evidence-based understanding of the physical characteristics of the site using best available information.

Required Identification:

- Floodplain and floodway extent (including updated FEMA data)
- Base Flood Elevations (BFEs)
- Wetlands and riparian zones
- Wildlife habitat and migration corridors
- Wildland–urban interface (fire risk)
- Access and emergency egress constraints
- Other relevant environmental, physical, or regulatory constraints affecting site feasibility

Required Output:

- A composite constraints map integrating all known constraints
- Identification of the net buildable area after constraints are applied

Standard:

- Constraints must be evaluated as an integrated system, not in isolation
- The analysis must reflect current conditions and best available data, and that information must be clearly identified and entered into the administrative record
- The PRR record includes documentation of FEMA LOMR Case 07-10-0815P affecting flood mapping for this area. The constraints analysis required at the LOI stage must address this documented federal action. A constraints determination

should identify the FEMA mapping used as the basis for analysis. Where multiple datasets are referenced, the record should clearly indicate which governs to meet the best available information standard

Gate 3 — Comprehensive Plan Consistency // Idaho Code §67-6511

The City must demonstrate that annexation is in accordance with the Comprehensive Plan.

Required Showing:

- Consistency with:
 - Future Land Use Map designation (Sensitive Lands)
 - Applicable environmental and land use policies

Required Output:

- Written findings, supported by evidence in the record, explaining how the proposal complies with adopted policy

Standard:

- Under Idaho Code §67-6511, land use decisions must be made in accordance with the Comprehensive Plan
- Consistency must be demonstrated in the record – it cannot be assumed, asserted, or deferred to a later stage
- Findings must be supported by substantial evidence demonstrating alignment with adopted Comprehensive Plan policies

Gate 4 — Annexation Plan (Statutory Requirements) // Idaho Code §50-222

Only after Gates 1–3 are satisfied can the City evaluate the annexation plan required under statute. The annexation plan cannot be evaluated on a conceptual basis and must be supported by sufficient technical detail to allow meaningful assessment of services, infrastructure, and site feasibility.

Required Components:

- Provision of municipal services (police, fire, EMS, maintenance)
- Infrastructure (water, wastewater, stormwater, roads, access)
- Fiscal impacts (costs, revenues, long-term obligations)
- Effects on other jurisdictions and service providers
- Proposed land use and zoning
- Statement of public purpose

Required Output:

- A complete annexation plan supported by technical analysis and entered into the administrative record

Standard:

- The annexation plan must be evaluated against verified site conditions and established constraints
- It cannot be meaningfully assessed in the absence of Gates 1 – 3

Gate 5 — Application Completeness (Ordinance 889)

Annexation review must allow for evaluation of development feasibility, infrastructure, and service provision. Ordinance 889 addresses how annexation and subdivision review are structured and must be clearly interpreted and applied by the City. The record does not identify how the City interprets or applies Ordinance 889 in this case.

Key Considerations:

- Whether annexation and subdivision applications must be submitted:
 - concurrently, or
 - in a defined sequence that ensures complete information
- Whether the level of detail provided at the annexation stage is sufficient to evaluate:
 - infrastructure capacity
 - service delivery
 - site feasibility

Required Output:

- Clarification of the City's interpretation and application of Ordinance 889
- Identification of when subdivision-level detail is required to support annexation findings

Standard:

- The record does not identify how Ordinance 889 is being interpreted or applied in this case
- That determination defines annexation requirements and whether the record can support findings
- Advancement beyond the LOI stage should not occur until this is defined and entered into the record

Governing Principle

No action signaling advancement of annexation should occur until each gate is completed and documented in the administrative record. Each gate represents a threshold determination. Failure to satisfy any gate precludes advancement. Advancement prior to completion of Gates 1–3—and where applicable, Gate 5—results in an incomplete record and undermines the legal and factual basis for any subsequent decision.

Purpose

The Letter of Intent (LOI) stage defines the evaluation framework and baseline understanding of site conditions required to determine whether annexation can be meaningfully evaluated.

The LOI stage does not evaluate the merits of a proposal. It establishes what will be evaluated, how it will be evaluated, and whether sufficient information exists to proceed.

While not all elements represent final statutory requirements, each is necessary to establish whether annexation can be meaningfully evaluated and whether advancement is appropriate.

1. Process Definition

The City must define and publicly disclose the framework that will govern annexation review.

Required Identification:

- Role and purpose of the LOI within the annexation process
- Sequence of review steps leading to a formal annexation application
- Statement of the City's interpretation of Ordinance 889 and its implications for annexation requirements
- Required analyses and technical studies
- Governing standards and decision criteria
- Decision points and thresholds for advancement

Required Output:

- A clearly defined evaluation framework entered into the administrative record

Standard:

- The City must establish what is being evaluated and under what standards prior to any action signaling advancement
- The evaluation framework must be sufficiently defined to allow the public and decision-makers to understand how annexation will be evaluated and on what basis any advancement decision will be made

2. Contiguity (Preliminary Identification)

The City must identify the basis upon which annexation authority will be evaluated.

Required Identification:

- Location of the claimed shared boundary with City limits
- Adjacent parcels and ownership along that boundary

Required Output:

- A clear statement describing how contiguity will be demonstrated at the application stage, including required survey and legal documentation

Standard:

- The LOI must establish whether a plausible basis for contiguity exists, recognizing that formal proof is required at the application stage
- The LOI must establish whether a plausible basis for contiguity exists independent of any additional parcels included in the annexation request

3. Constraints Identification (Best Available Information)

The City must identify known site constraints using best available public data.

Required Identification:

- Floodplain and floodway presence (including FEMA mapping)
- Base Flood Elevations (BFEs), where available
- Wetlands and riparian zones
- Wildlife habitat and migration corridors
- Wildland–urban interface (fire risk)
- Access and emergency egress limitations

Required Output:

- Identification of known constraints affecting site feasibility

Standard:

- Constraints must be identified using best available information and framed as interrelated factors affecting site feasibility, requiring integrated evaluation at the application stage.

4. Composite Constraints Map

The City must establish a shared, visual understanding of site limitations.

Required Components:

- FEMA mapping (effective and preliminary, where available)
- County floodplain, wetlands, and environmental data
- Known physical and environmental constraints

Required Output:

- A composite constraints map integrating all known constraints into a single reference document

Purpose:

- To establish a baseline understanding of site conditions prior to any action signaling advancement beyond the LOI stage
- This map establishes the baseline conditions that must be used for all subsequent analysis

Standard:

- The map must reflect current conditions and best available data, and must be sufficient to support a shared understanding of site limitations prior to any action signaling advancement beyond the LOI stage
- The composite constraints map must incorporate current FEMA mapping status, including any revisions reflected in LOMR determinations

5. Comprehensive Plan Context

The City must identify the policy framework applicable to the site.

Required Identification:

- Future Land Use Map designation (including Sensitive Lands)
- Applicable environmental and land use policies

Required Output:

- Identification of the specific Comprehensive Plan provisions that will govern evaluation

Standard:

- The LOI must establish which policies apply and how consistency will be evaluated, recognizing that full consistency must be demonstrated at the application stage

Governing Principle

The LOI stage establishes the evaluation framework and baseline conditions required for annexation review. These elements represent threshold conditions for determining whether annexation can be meaningfully evaluated. No action signaling advancement should occur until the evaluation framework is defined and baseline site conditions are identified and entered into the administrative record.

Exhibit 3 – Annexation Application – Required Demonstrations and Supporting Analysis

At the annexation application stage, the applicant must provide a complete technical and legal record sufficient to support formal findings under applicable law and adopted policy. Each element below represents a required demonstration necessary to evaluate annexation and support a defensible decision.

A. Contiguity & Boundary Proof // Idaho Code §50-222

The applicant must demonstrate that the subject parcel satisfies the contiguity requirement.

Required Demonstration:

- Continuous, legally valid common boundary with land inside City limits

Supporting Documentation:

- Stamped boundary survey
- Legal descriptions (all parcels)
- Title report (easements, encumbrances)

Must Identify:

- Exact shared boundary (bearing and distance)
- Continuous, land-to-land contact

Standard:

- Contiguity must be demonstrated as a matter of law and supported by evidence in the administrative record. The record should demonstrate whether contiguity exists for the subject parcel independently.

B. Annexation Plan — Statutory Requirements // Idaho Code §50-222

The applicant must demonstrate how annexation will meet statutory requirements.

Required Demonstration:

- Provision of municipal services (police, fire, EMS, maintenance)
- Infrastructure (water, sewer, roads, stormwater)
- Land use and zoning
- Fiscal impacts (costs and revenues)
- Effects on other jurisdictions
- Public purpose
- Documentation of any legal or contractual restrictions affecting the use of the property, and demonstration of how those restrictions are consistent with the proposed annexation and land use

Standard:

- The annexation plan must be supported by sufficient technical detail to allow meaningful evaluation

C. Flood Hazard & Hydraulics

The applicant must demonstrate site feasibility relative to flood hazard conditions using best available data.

Required Demonstration:

- Analysis must be based on current FEMA data, including effective and preliminary Flood Insurance Rate Maps (FIRMs), and must account for any revisions reflected in LOMR determinations. Analysis may not rely on outdated mapping or superseded base flood elevations
- Base Flood Elevations (BFEs)
- Floodplain and floodway mapping
- Hydraulic modeling (pre- and post-development conditions)
- Fill requirements, including roads and infrastructure

Must Evaluate Impacts to:

- Flood storage capacity
- Flow velocities
- Downstream conditions

Standard:

- Analysis must reflect current conditions and evaluate impacts both on-site and system-wide
- Assumptions must be clearly stated and supported by evidence in the administrative record
- This analysis must demonstrate that development does not result in adverse impacts to flood behavior or downstream conditions

- This analysis must account for the relationship between fill placement, flood storage capacity, and downstream flood behavior

D. Environmental Constraints

The applicant must demonstrate how environmental constraints affect development feasibility.

Required Demonstration:

- Wetlands delineation
- Riparian buffer analysis
- Wildlife habitat and corridor impacts
- Soil conditions and contamination, if applicable
- Identification of jurisdictional waters and wetlands, including formal confirmation of regulatory jurisdiction and permitting requirements (e.g., Clean Water Act Section 404) prior to annexation approval
- Identification of cultural or historical resources where present, including evaluation of potential impacts

Standard:

- Environmental constraints must be evaluated in terms of their effect on development feasibility and regulatory compliance

E. Net Buildable Area Analysis

The applicant must demonstrate the area available for development after all constraints are applied.

Required Demonstration:

- Net buildable area after environmental and physical constraints
- Sensitivity to:
 - Changes in Base Flood Elevations
 - Fill requirements
 - Regulatory buffers

Standard:

- The analysis must reflect realistic development conditions based on verified constraints and current data
- This analysis must clearly demonstrate whether sufficient buildable area exists to support the proposed development under current conditions

F. Downstream & Cumulative Impacts

The applicant must demonstrate that development does not create unacceptable downstream or cumulative impacts.

Required Demonstration:

- Flood displacement impacts
- Effects on downstream areas, including known impacted neighborhoods
- Watershed-level and cumulative impacts

Standard:

- Impacts must be evaluated beyond the site boundary and supported by analysis of system-wide conditions
- The analysis must demonstrate that downstream impacts are avoided or mitigated and must identify any residual impacts

G. Transportation & Access

The applicant must demonstrate that transportation infrastructure and access are adequate to support development.

Required Demonstration:

- Traffic impacts
- Road capacity
- Emergency access

Standard:

- Access and transportation systems must be sufficient to support safe and reliable use of the site

H. Utilities & System Capacity

The applicant must demonstrate that infrastructure systems can support development.

Required Demonstration:

- Water supply availability
- Wastewater capacity
- Stormwater system performance

Standard:

- Utility systems must have sufficient capacity or identified upgrades necessary to support development
- Utility capacity must be evaluated in relation to existing system constraints and required upgrades necessary to support development

I. Comprehensive Plan Consistency // Idaho Code §67-6511

The applicant must demonstrate that annexation is in accordance with the Comprehensive Plan.

Required Demonstration:

- Consistency with Sensitive Lands designation
- Consistency with applicable environmental and land use policies

Standard:

- Findings must demonstrate consistency with the Comprehensive Plan under Idaho Code §67-6511
- Consistency must be supported by substantial evidence in the administrative record and demonstrated through written findings

J. Public Safety

The applicant must demonstrate that the proposal does not create unacceptable risks to public safety.

Required Demonstration:

- Flood risk to future residents
- Evacuation routes
- Emergency response capability

Standard:

- Public safety considerations must be evaluated based on site conditions and system capacity

Integration Requirement

All analyses must be evaluated as an integrated system, not as independent studies. All analyses must be grounded in and consistent with the composite constraints map established at the LOI stage. The analysis must be supported by an updated and validated composite constraints map that integrates all relevant site constraints and clearly demonstrates their combined effect on development feasibility, including flood behavior, buildable area, and downstream impacts.

Standard

All required demonstrations must be completed and entered into the administrative record prior to annexation approval. Findings must be supported by substantial evidence in the record sufficient to demonstrate compliance with applicable law and adopted policy. Failure to provide any required demonstration precludes approval. No element may be deferred, conditioned, or addressed at a later stage.

Exhibit 4 – Petition Summary and Signatures

Purpose

This petition documents community support for a clear, defined, and evidence-based annexation process. It reflects interest in ensuring that annexation decisions are:

- grounded in adopted policy
- based on best available information
- supported by a complete administrative record

Petition Statement

Annexation should not advance until the City:

- publicly discloses the Letter of Intent and governing evaluation framework
- identifies required studies, standards, and decision criteria
- demonstrates how consistency with the Comprehensive Plan and Sensitive Lands designation will be evaluated
- enters this information into the public record prior to any decision to proceed

Summary of Signatures

Signatures represent residents directly affected by annexation decisions within the City of Hailey and Blaine County:

City of Hailey residents:	419
Blaine County residents:	<u>81</u>
Total signatures:	500

Summary of Signatory Perspectives

Signatories consistently expressed:

- concern regarding development on Sensitive Lands
- concern regarding flood hazard, environmental constraints, and system impacts
- concern regarding the adequacy of current information
- support for a transparent, clearly defined evaluation process

Data Integrity and Methods

- Duration: 2/21/2026 – 4/8/2026
- Collection: Physical + Digital (www.change.org/WRLT_LOItoAnnex)
- Validation:
 - only unique signatures included
 - Duplicate physical/digital entries removed
 - Limited to residents of Hailey and Blaine County
 - Signatures from outside Blaine County excluded

Full petition signature pages are included as Appendix A in the submission record and are available upon request

**Old Board Ranch – LOI to Annex
Public Hearing Submission Package**

Joel Loveday

April 13, 2026

Appendix A – Petition Signature Pages

Purpose

This appendix contains the full set of petition signature pages supporting Exhibit 4 — Petition Summary and Signatures. The signatures reflect community support for a clear, defined, and evidence-based annexation process, consistent with adopted policy and supported by best available information.

Contents

- Petition signature pages (physical and digital)
- Organized in chronological order based on date of submission
- Limited to verified residents of the City of Hailey and Blaine County

Data Integrity

- Duplicate entries (physical and digital) have been identified and removed
- Only unique signatures are included
- Signatures from outside Blaine County have been excluded from the summarized totals

This appendix is included in the submission record and is provided for completeness and verification.

First	Last	Street	City	Date
Janet	Carter	210 Alder St	Hailey	2/21/2026
Penelope	Schwartz	3310 1/2 W Walnut St	Hailey	2/21/2026
Ian	Thomas	3310 1/2 W Walnut St	Hailey	2/21/2026
Steve	Crosser	431 Aspen Dr	Hailey	2/22/2026
Darlene	Dyer	331 Aspen Dr	Hailey	2/22/2026
Ted	Dyer	331 Aspen Dr	Hailey	2/22/2026
Joyce	Fogg	125 W Walnut St	Hailey	2/22/2026
Jon	French	511 Aspen Dr	Hailey	2/22/2026
Paweena	French	511 Aspen Dr	Hailey	2/22/2026
Liza	Green	310 W Walnut St	Hailey	2/22/2026
James	Mitchell	225 W Walnut St	Hailey	2/22/2026
Gail	Norgren	110 Forest Bend Dr	Hailey	2/22/2026
Amy	Santos	520 Aspen Dr	Hailey	2/22/2026
Peter	Caldara	308 Willow St	Hailey	2/22/2026
Liza	Green	310 W Walnut St	Hailey	2/22/2026
Deb	Mitchell	225 W Walnut St	Hailey	2/22/2026
Renee	Peters	250 W Walnut St	Hailey	2/22/2026
Joanne	Vassar	308 Willow St	Hailey	2/22/2026
Janet	Augustus	133 Willow Rd	Hailey	2/23/2026
Marsha	Azorsky	840 Deerfield Dr	Hailey	2/23/2026
Steve	Demun	53 Pioneer View Dr	Hailey	2/23/2026
Anna	Fuller	521 Aspen Dr	Hailey	2/23/2026
Robert	Hoskins	341 Aspen Dr	Hailey	2/23/2026
Terri	James	311 War Eagle Dr	Hailey	2/23/2026
Patricia	Jones	920 Foxmoor Dr	Hailey	2/23/2026
Cheryl	Kramer	1061 Baldy View	Hailey	2/23/2026
Paul	Lovell	230 W Cottonwood St	Hailey	2/23/2026
Robyn	Marrelli	520 Eastridge Dr	Hailey	2/23/2026
Susan	Northrop	920 Fox Acres Rd	Hailey	2/23/2026
Nancy	Penrose	414 4th Ave S	Hailey	2/23/2026
Julia	Shelly	650 Kintail Dr	Hailey	2/23/2026
Brian	Sturges	931 CD Olena Dr	Hailey	2/23/2026
Alex	Taylor	419 S 2nd Ave	Hailey	2/23/2026
Diane	Thurmond	720 4th Ave S	Hailey	2/23/2026
Julie	Wells-Hoskins	341 Aspen Dr	Hailey	2/23/2026
Kris	Wirth	521 Aspen Dr	Hailey	2/23/2026
Susan	Woodruff	850 Buckhorn Dr	Hailey	2/23/2026
Heather	Lovell	230 W Cottonwood St	Hailey	2/23/2026
Nancy	St George	105 N Cove Ln	Hailey	2/23/2026
Logan	Haderlie	402 N River St	Hailey	2/24/2026
Olivia	Kent	Aspen Dr	Hailey	2/24/2026
Sophie	Sohl	940 Winterhaven Dr	Hailey	2/24/2026
Pamela	Countryman	618 4th Ave S	Hailey	2/24/2026
Kathleen	Harrison	491 Mother Lode Lp	Hailey	2/24/2026
Johnna	Pletcher	511 San Badger Dr	Hailey	2/24/2026
Amber	Anderson	820 Ponderosa Dr	Hailey	2/25/2026

First	Last	Street	City	Date
Storm	Anderson	820 Ponderosa Dr	Hailey	2/25/2026
Allison	Badell	330 Robin Hood Dr	Hailey	2/25/2026
Willa	Connolly	408 S 3rd Ave	Hailey	2/25/2026
Janet	Van Tassel	217 Canyon Rd	Hailey	2/25/2026
Janis	Wright	1920 Heroic Rd	Hailey	2/25/2026
Carol	Monteverde	1130 Quigley Rd	Hailey	2/25/2026
Barry	Oikawa	217 Canyon Rd	Hailey	2/25/2026
Cindy	Charles	256 Croy Creek	Hailey	2/26/2026
Mary	Gervase	73 Pioneer View Dr	Hailey	2/26/2026
Rick	Kapala	205 E Myrtle St	Hailey	2/26/2026
Jessica	Miller	206 Broadford Highlands Ln	Hailey	2/26/2026
Kathy	Pierce	771 Eastridge Dr	Hailey	2/26/2026
Trish	Raziano	1241 Wolftone Dr	Hailey	2/26/2026
Jake	Schmiller	1840 Northridge Dr	Hailey	2/26/2026
Max	Todd	508 Shaun Ln	Hailey	2/26/2026
Jeff	Bacon	315 E Bullion St	Hailey	2/26/2026
Barbara	Christian	238 Teal Dr	Hailey	2/26/2026
Chris	Cook	320 N 2nd Ave	Hailey	2/26/2026
Bridget	Kapala	205 E Myrtle St	Hailey	2/26/2026
Levi	Blake	440 River Trail	Hailey	2/27/2026
Mary	Clark	1580 Red Feather Way	Hailey	2/27/2026
Jill	Dunbar	441 Aspen Dr	Hailey	2/27/2026
Peter	Johnson	209 Sweetbrier Rd	Hailey	2/27/2026
Kara	Maxwell	511 Della Vista Dr	Hailey	2/27/2026
Sandy	Scott	1827 Briarwood Dr	Hailey	2/27/2026
Gina	Slane	220 W Walnut St	Hailey	2/27/2026
Jeff	Wirtaven	410 W Bullion St	Hailey	2/27/2026
Ted	Angle	880 Deerfiled Dr	Hailey	2/27/2026
Holten	Blair		Hailey	2/27/2026
Blair	Clark	1580 Red Feather Way	Hailey	2/27/2026
Julie	Decker	133 S Hiawatha Ave	Hailey	2/27/2026
Bert	Magle	119 Coyote Bluff Dr	Hailey	2/27/2026
Shelly	Rhodes	310 S River St	Hailey	2/27/2026
Katie	Rousey	451 River Trl	Hailey	2/27/2026
Helen	Stone	314 1st Ave N	Hailey	2/27/2026
Catherine	Thomas	1220 Silver Star Dr	Hailey	2/27/2026
Oliver	Whitcomb	760 Bonanza Ln	Hailey	2/27/2026
Diane	Clark	341 Little Indio Ln	Hailey	2/28/2026
Debby	Dunn	370 Little Indio Ln	Hailey	2/28/2026
Kala	Pedersen	240 Little Indio Ln	Hailey	2/28/2026
Taryn	German	120 Little Indio Ln	Hailey	2/28/2026
Patrick	Simpson	Little Indio Ln	Hailey	2/28/2026
Amy	Albright	521 Doc's Hickory Dr	Hailey	3/1/2026
Megan	Bond	217 N River St	Hailey	3/1/2026
Jane	Drussel	251 Alder St	Hailey	3/1/2026
Connie	Johnson	751 Eastridge Dr	Hailey	3/1/2026

First	Last	Street	City	Date
Allison	Kindred	1250 Aspen Valley Dr	Hailey	3/1/2026
Marcia	Rowe	510 Aspen Dr	Hailey	3/1/2026
Danny	Ward	641 Con Virginia Dr	Hailey	3/1/2026
Irene	Balorezo	721 Robin Hood Dr	Hailey	3/1/2026
Brandeis	Coshow	1221 Baldy View Dr	Hailey	3/1/2026
Brian	Formusa	108 S 3rd St	Hailey	3/1/2026
Clark	Gerhardt	212 Pioneer Mountain Dr	Hailey	3/1/2026
Sarah	Hedrick	210 W Galena Dr	Hailey	3/1/2026
Stephen	Jasso	PO Box 3056	Hailey	3/1/2026
Jill	Payette	565 Mother Lode Lp	Hailey	3/1/2026
Michael	Shaughnessy	641 W Myrtle Ct	Hailey	3/1/2026
Laura	Bernard	420 Robin Hood Dr	Hailey	3/2/2026
Kate	Breloff	921 Antelope Dr	Hailey	3/2/2026
Stephanie	Christian	PO Box 1624	Hailey	3/2/2026
Kathleen	Gherman	3130 Shenandoah Dr	Hailey	3/2/2026
Kelly	Green	1230 Blue Lake Dr	Hailey	3/2/2026
Tristan	Head	811 E Chesnut St	Hailey	3/2/2026
Amy	McCabe	631 Deertail Dr	Hailey	3/2/2026
Floyd	Padilla	236 Galena St	Hailey	3/2/2026
Joy	Spencer	1340 Blue Lake Dr	Hailey	3/2/2026
Taylor	Sturges	6111 Angela Dr	Hailey	3/2/2026
Angie	Telford	702 S 3rd Ave	Hailey	3/2/2026
Juan	Servin	PO Box 57	Hailey	3/2/2026
Kevin	Stilling	369 Mother Lode Lp	Hailey	3/2/2026
Joshua	Thornton	1850 Copper Ranch Ln	Hailey	3/2/2026
Cristhela	Vargas	3041 Berrycreek Dr	Hailey	3/2/2026
John	Cvetich	420 Robin Hood Dr	Hailey	3/3/2026
Elizabeth	Lantry	330 Willow St	Hailey	3/3/2026
Thomas	Lantry	330 Willow St	Hailey	3/3/2026
Edward	Ivie	214 W Croy St	Hailey	3/3/2026
Richard	Rush	203 W Croy St	Hailey	3/3/2026
Philip	Uhrig	212 W Croy St	Hailey	3/3/2026
Cyndi	Bradshaw	206 W Croy St	Hailey	3/3/2026
Rex	Bradshaw	206 W Croy St	Hailey	3/3/2026
Brant	Moeller	217 W Croy St	Hailey	3/3/2026
Brianne	Moeller	217 W Croy St	Hailey	3/3/2026
Amy	Anderson	820 Ponderosa Dr	Hailey	3/4/2026
Jim	Balorezo	721 Robin Hood Dr	Hailey	3/4/2026
Jessica	Carnes	3621 Glenbrook Dr	Hailey	3/4/2026
Joel	Graff	430 Robin Hood Dr	Hailey	3/4/2026
Carole	Melkesian	710 Robin Hood Dr	Hailey	3/4/2026
Michael	Rietveld	3621 Glenbrook Dr	Hailey	3/4/2026
Christine	Schnebly	441 Robin Hood Dr	Hailey	3/4/2026
Rick	Spaulding	441 Robin Hood Dr	Hailey	3/4/2026
Bonno	Bernard	Pioneer Moutain Dr	Hailey	3/4/2026
Ragna	Caron	231 Robin Hood Dr	Hailey	3/4/2026

First	Last	Street	City	Date
Marcee	Graff	430 Robin Hood Dr	Hailey	3/4/2026
Stephen	Andrus	331 Robin Hood Dr	Hailey	3/5/2026
Rick	Lehle	1521 Red Feather Way	Hailey	3/5/2026
Larraine	Kuntz	301 W Croy St	Hailey	3/5/2026
Herb	Kaup	362 Little Indio Ln	Hailey	3/6/2026
Tryntje	Van Slyke	300 W Croy St	Hailey	3/6/2026
David	Antilla	161 Little Indio Ln	Hailey	3/8/2026
Craig	Biechele	360 Little Indio Ln	Hailey	3/8/2026
Robert	Hortman	220 War Eagle Dr	Hailey	3/8/2026
Jennifer	Hortman	220 War Eagle Dr	Hailey	3/8/2026
Sofia	Jaramilla	300 1/2 W Croy St	Hailey	3/8/2026
Alain	Rinckwald	431 Whitetail Dr	Hailey	3/9/2026
Trish	Dunne	731 N River St, #206	Hailey	3/9/2026
Karla	Rinckwald	431 Whitetail Dr	Hailey	3/9/2026
Michael	Maher	214 W Croy St	Hailey	3/9/2026
Jesse	German	120 Little Indio Ln	Hailey	3/11/2026
Michele	Schwartz	1661 N 2nd Ave	Hailey	3/11/2026
Tiffany	Snowden	1420 N 2nd Ave	Hailey	3/11/2026
Marcia	Kent	361 River Trl	Hailey	3/12/2026
Cathie	Royston	1231 Woodside Blvd	Hailey	3/12/2026
John	Blackman	2515 Baldy View Dr	Hailey	3/13/2026
Lisa Marie	Blackman	2515 Baldy View Dr	Hailey	3/13/2026
Joshua	Perrapato	402 N River St	Hailey	3/13/2026
M.	Sohl	316 1/2 W Bullion St	Hailey	3/13/2026
Lars	Kessler	234 Carbonate Dr	Hailey	3/15/2026
Anna	Majernikova	234 Carbonate Dr	Hailey	3/15/2026
Mark	Jones	PO Box 4534	Hailey	3/15/2026
Kerry	Nilsen	2181 Laurelwood Dr	Hailey	3/17/2026
Tana	Parke	110 Grace Dr	Hailey	3/17/2026
Guedalupe	Raygoza	740 Red Ash Dr	Hailey	3/17/2026
Elizabeth	Pitkin	362 Little Indio Ln	Hailey	3/17/2026
Sarah	Lipton		Hailey	2/22/2026
Jon Paris	Nicholson		Hailey	2/22/2026
Tamara	Rowe		Hailey	2/22/2026
Amelia	Anderson		Hailey	2/22/2026
Ben	Berntson		Hailey	2/22/2026
Chloe	Boyd		Hailey	2/22/2026
Jeanne	Brydges		Hailey	2/22/2026
Erin	Buell		Hailey	2/22/2026
Danny	Burke		Hailey	2/22/2026
Amber	Carpenter		Hailey	2/22/2026
Alden	Carter		Hailey	2/22/2026
Catherine	Chatfield		Hailey	2/22/2026
Susan	Chizum		Hailey	2/22/2026
Trinita	Dye		Hailey	2/22/2026
GINGER	FERRIES		Hailey	2/22/2026

First	Last	Street	City	Date
Spencer	Ferries		Hailey	2/22/2026
Denise	Ford		Hailey	2/22/2026
Jeff	Ford		Hailey	2/22/2026
Cassi	Griffin		Hailey	2/22/2026
Kimberly	Jacobs		Hailey	2/22/2026
Bonnie	Lazzarini		Hailey	2/22/2026
Joel	Loveday		Hailey	2/22/2026
Kelly	Maer		Hailey	2/22/2026
Andrew	Martin		Hailey	2/22/2026
Sirimukh	Mcgregw		Hailey	2/22/2026
Molly	Padulo		Hailey	2/22/2026
Jack	Peters		Hailey	2/22/2026
Jonathan	Preuss		Hailey	2/22/2026
Michele	Preuss		Hailey	2/22/2026
Paige	Redman		Hailey	2/22/2026
Taj	Redman		Hailey	2/22/2026
Satya	Redman		Hailey	2/22/2026
Ryan	Redman		Hailey	2/22/2026
Margo	Ros		Hailey	2/22/2026
Sarah	Shepard		Hailey	2/22/2026
Leslie	Speck		Hailey	2/22/2026
Jennifer	Terra		Hailey	2/22/2026
Justine	Beriker		Hailey	2/23/2026
Marina	Broschofsky		Hailey	2/23/2026
Kate	Dobbie		Hailey	2/23/2026
Kelsey	Hazelton		Hailey	2/23/2026
Lacey	Hillman		Hailey	2/23/2026
James	hopkins		Hailey	2/23/2026
CHADWICK	HOWARD		Hailey	2/23/2026
Gurumukh	Khalsa		Hailey	2/23/2026
HansMukh	Khalsa		Hailey	2/23/2026
Nancy	kirby		Hailey	2/23/2026
David	Lipton		Hailey	2/23/2026
Jane	mcgrew		Hailey	2/23/2026
Colleen	Pace		Hailey	2/23/2026
Mark	Reinking		Hailey	2/23/2026
Cameron	Rendahl		Hailey	2/23/2026
Joan	Reynolds		Hailey	2/23/2026
Erika	Rixon		Hailey	2/23/2026
Rian	Salvatierra		Hailey	2/23/2026
Dev	Singh		Hailey	2/23/2026
Megan	Smith		Hailey	2/23/2026
Miles	Sweek		Hailey	2/23/2026
Jacqui	Terra		Hailey	2/23/2026
Emily	Thomson		Hailey	2/23/2026
Randi	wilson		Hailey	2/23/2026

First	Last	Street	City	Date
Scott	winkler		Hailey	2/23/2026
Richard	Winkler		Hailey	2/23/2026
Aris	flood		Hailey	2/24/2026
Lisa	Scales		Hailey	2/24/2026
Stephanie	Carlson		Hailey	2/24/2026
Cara	Drougas		Hailey	2/24/2026
Victoria	fost		Hailey	2/24/2026
Kate	Hartley		Hailey	2/24/2026
Alison	Higdon		Hailey	2/24/2026
Neil	Jessen		Hailey	2/24/2026
Kelli	Lusk		Hailey	2/24/2026
Tina	McGrew		Hailey	2/24/2026
Desirée	Peters		Hailey	2/24/2026
amy	schlatter		Hailey	2/24/2026
Barbara	Spallino		Hailey	2/24/2026
JeanMarie	Bousquet		Hailey	2/25/2026
Thatcher	Marsted		Hailey	2/25/2026
Michael	McGrew		Hailey	2/25/2026
tim	mckeegan		Hailey	2/25/2026
Ashley	McKeegan		Hailey	2/25/2026
Burton K	Reno		Hailey	2/25/2026
Gabrielle	Rivelo		Hailey	2/25/2026
Jesseca	Sali		Hailey	2/25/2026
Tracy	Atwell		Hailey	2/26/2026
Paul	Bates		Hailey	2/26/2026
Angela	Grant		Hailey	2/26/2026
William	Kirby		Hailey	2/26/2026
brian	mccue		Hailey	2/26/2026
Katrina	Mcneak		Hailey	2/26/2026
Tien	Nguyen		Hailey	2/26/2026
Robert	Pearson		Hailey	2/26/2026
Becky	Rodd		Hailey	2/26/2026
Elizabeth	Simpson		Hailey	2/26/2026
Lam	Vo		Hailey	2/26/2026
Kathryn	Beste		Hailey	2/27/2026
Rosemary	Cody		Hailey	2/27/2026
Cami	Elias		Hailey	2/27/2026
Erica	Exline		Hailey	2/27/2026
Nancy	Falk		Hailey	2/27/2026
Shawn	Grow		Hailey	2/27/2026
Mary	Hogan		Hailey	2/27/2026
Kitrina	Marcroft		Hailey	2/27/2026
Gene	Olson		Hailey	2/27/2026
Marcelle	pearson		Hailey	2/27/2026
Barbara	Quigley		Hailey	2/27/2026
Janice	Reutlinger		Hailey	2/27/2026

First	Last	Street	City	Date
Victoria	Roper	3361 Berrycreek Dr	Hailey	2/27/2026
Keith	Sivertson		Hailey	2/27/2026
Reginald	Solomon		Hailey	2/27/2026
Francie	St.Onge		Hailey	2/27/2026
Mary Ann	Syms		Hailey	2/27/2026
Laura	Todd		Hailey	2/27/2026
Ned	Wheeler		Hailey	2/27/2026
Gloria	Wieand		Hailey	2/27/2026
Aara	Zweifel		Hailey	2/28/2026
Dennis	Botkin		Hailey	2/28/2026
scott	emerson		Hailey	2/28/2026
Greg	Feldstein		Hailey	2/28/2026
Caitlin	Hartley		Hailey	2/28/2026
Eleanor	Jewett		Hailey	2/28/2026
Elissa	kline		Hailey	2/28/2026
Eric	Kovner	561 Robin Hood Dr	Hailey	2/28/2026
Jeff	McLaren		Hailey	2/28/2026
Tracey	Munk		Hailey	2/28/2026
Michael	Robinson		Hailey	2/28/2026
Eric	Rogers		Hailey	2/28/2026
MegAnn	Smith		Hailey	2/28/2026
Elizabeth	Carter		Hailey	3/1/2026
Madeline	Hampton		Hailey	3/1/2026
Jan	hegewald		Hailey	3/1/2026
Cynthia	Lyon		Hailey	3/1/2026
Mike	Weber		Hailey	3/1/2026
Eric	coury		Hailey	3/2/2026
Karen	Daly		Hailey	3/2/2026
Bret	Gelber		Hailey	3/2/2026
Sandra	hesselbacher		Hailey	3/2/2026
John	Kwan		Hailey	3/2/2026
Karen	Lukes		Hailey	3/2/2026
Jenna	Resko		Hailey	3/2/2026
Laura	Theis		Hailey	3/2/2026
Madeline	Winkler		Hailey	3/2/2026
Janet	Salvoni		Hailey	3/3/2026
Ryan	Waterfield		Hailey	3/4/2026
Kade	Hampton		Hailey	3/4/2026
Patrick	Hebert		Hailey	3/4/2026
Steve	Holton		Hailey	3/4/2026
Greg	Loomis		Hailey	3/4/2026
Joseph	Mathews		Hailey	3/4/2026
evan	p		Hailey	3/4/2026
Josh	Perrapato		Hailey	3/4/2026
Pablo	Aguilar		Hailey	3/5/2026
Sebastian	Bass Sears		Hailey	3/5/2026

First	Last	Street	City	Date
Garret	Beal		Hailey	3/5/2026
Levi	Blake		Hailey	3/5/2026
Sandy	Boren		Hailey	3/5/2026
Thomas	Bruce		Hailey	3/5/2026
Kathryn	Chalmers		Hailey	3/5/2026
Wendy	Crane		Hailey	3/5/2026
Julie	Daniels		Hailey	3/5/2026
Danielle	Edelman		Hailey	3/5/2026
Andie	Guran		Hailey	3/5/2026
Jonny	Hankins		Hailey	3/5/2026
Greg	Hogan		Hailey	3/5/2026
Clif	McIntosh		Hailey	3/5/2026
Kala	Pedersen		Hailey	3/5/2026
Jay	Phipps		Hailey	3/5/2026
Luke	Savage		Hailey	3/5/2026
Brigid	Sears		Hailey	3/5/2026
Stuart	Starkey		Hailey	3/5/2026
Jett	Van Bueren		Hailey	3/5/2026
Casey	Vegwert		Hailey	3/5/2026
Marina	Vercelli		Hailey	3/5/2026
Makyla	W		Hailey	3/5/2026
Courtney	Wangberg		Hailey	3/5/2026
Lauren	Woolf		Hailey	3/5/2026
Kathryn	Wright-Pulliam		Hailey	3/5/2026
Luke	Young		Hailey	3/5/2026
William	Resko		Hailey	3/6/2026
Haiden	Aitken		Hailey	3/6/2026
Veronica	Broderick		Hailey	3/6/2026
Kerry C	Casperson		Hailey	3/6/2026
Heather	Dawnstar-Guess		Hailey	3/6/2026
Mitchell	DeShields		Hailey	3/6/2026
Sherri	Durand		Hailey	3/6/2026
Bruce	Durand		Hailey	3/6/2026
Kirk	Felger		Hailey	3/6/2026
Ben	Hampton		Hailey	3/6/2026
Casey	Hanrahan		Hailey	3/6/2026
Lindy	Stark		Hailey	3/6/2026
Kat	Theobald		Hailey	3/6/2026
Shannon	Allen		Hailey	3/7/2026
Melina	burdette		Hailey	3/7/2026
Ray Anna	Burdge		Hailey	3/7/2026
Reed	Burdge		Hailey	3/7/2026
Angie	Cameron		Hailey	3/7/2026
Cory	Chalmers		Hailey	3/7/2026
Eric	Chizum		Hailey	3/7/2026
Aly	Eagan		Hailey	3/7/2026

First	Last	Street	City	Date
linley	fraser		Hailey	3/7/2026
Sawyer	hixon		Hailey	3/7/2026
Penelope	Hopkins		Hailey	3/7/2026
Stephen	Johnson		Hailey	3/7/2026
Sarah	Keefer		Hailey	3/7/2026
Charlene	Malone		Hailey	3/7/2026
Steve	Mclaughlin		Hailey	3/7/2026
shannon	nichols		Hailey	3/7/2026
Katie	Sanford		Hailey	3/7/2026
Gabriel	Scott-Godfrey		Hailey	3/7/2026
Jonah	Torseth		Hailey	3/7/2026
Bex	wilkinson		Hailey	3/7/2026
Ashton	Wilson		Hailey	3/7/2026
Kelly	Woodward		Hailey	3/7/2026
Kristen	bryson		Hailey	3/8/2026
Claire	Casey		Hailey	3/8/2026
Bianca	Ceja		Hailey	3/8/2026
David	Harris		Hailey	3/8/2026
John	Heide		Hailey	3/8/2026
Jennifer	Silva		Hailey	3/8/2026
Diogenes	silva		Hailey	3/8/2026
Chris	Theobald		Hailey	3/8/2026
Jesse	Burke		Hailey	3/9/2026
Jane	Burke		Hailey	3/9/2026
Wayne	Burke		Hailey	3/9/2026
Casey	Kelly		Hailey	3/9/2026
Rebecca	Boyle		Hailey	3/10/2026
Dawn	Cieslik		Hailey	3/10/2026
Christine	Keirn		Hailey	3/10/2026
Lori	Nakaoka		Hailey	3/10/2026
Megan	Gergen		Hailey	3/11/2026
Teresa	Collins		Hailey	3/12/2026
Michele	Cronin		Hailey	3/12/2026
Laura	Curd		Hailey	3/12/2026
Carrie	Melton		Hailey	3/12/2026
Amanda	Riccardi		Hailey	3/12/2026
Margaret	Kraft		Hailey	3/15/2026
Molly	Page		Hailey	3/15/2026
Nancy	kroll		Hailey	3/25/2026
Carol	Lowe		Hailey	3/28/2026
Carolynn	Fuller	509 Pine St	Bellevue	2/22/2026
Josie	Arias	1264 Glen Aspen Dr	Bellevue	2/23/2026
Susan	Canham	405 Beech St	Bellevue	2/23/2026
Elena	Miller	410 Chestnut Lp	Bellevue	2/23/2026
Linda	Rowe	350 Tendoy St	Bellevue	2/23/2026
Donna	Scifres	407 Glendale Rd	Bellevue	2/23/2026

First	Last	Street	City	Date
Laurie	Williams	321 Bay Horse Rd	Bellevue	2/23/2026
Kim	Mazik	561 Chesnut Lp	Bellevue	2/26/2026
Evan	Stelma	111 Tendoy St	Bellevue	2/26/2026
Lisa Marie		331 Ridgeview Dr	Bellevue	3/1/2026
Kenley	Bozzuto	440 Pine View Ln	Bellevue	3/2/2026
Carol	Van Bramer		Bellevue	2/22/2026
Travis	Zerba		Bellevue	2/22/2026
Heather	Zerba		Bellevue	2/22/2026
PATRICIA	MATTIAS		Bellevue	2/24/2026
Brett	Stevenson		Bellevue	2/24/2026
Candace	Funk		Bellevue	2/26/2026
Suzanne	Wrede		Bellevue	2/27/2026
Pamela	Ridgway		Bellevue	3/1/2026
Susan	Byng		Bellevue	3/2/2026
Scott	Connell		Bellevue	3/2/2026
alannah	Griswold		Bellevue	3/2/2026
Nolan	Carden		Bellevue	3/4/2026
Justus	Rosser		Bellevue	3/4/2026
Gavin	Admire		Bellevue	3/5/2026
Jennifer	Down		Bellevue	3/5/2026
lisa	holmes		Bellevue	3/5/2026
Bailey	Lobey		Bellevue	3/5/2026
Maria Leal	Martinez		Bellevue	3/5/2026
Hayden	mungall		Bellevue	3/5/2026
Izzy	Romero		Bellevue	3/5/2026
Cody	swenke		Bellevue	3/6/2026
James	Cameron		Bellevue	3/8/2026
Brock	Castle		Bellevue	3/8/2026
trinity	dilworth		Bellevue	3/8/2026
Zac	McStay		Bellevue	3/8/2026
Christina	Van Der Meulen		Bellevue	3/12/2026
Renee	Faltings		Bellevue	3/14/2026
Zak	Sohl		Bellevue	3/14/2026
Haylee	Stocking		Carey	3/5/2026
Barbara	Michelsen	117 Eagle Creek Lp	Ketchum	2/23/2026
Gail	Brennan	98 Meadows Dr	Ketchum	2/25/2026
Charlie	Blake	271 N 1st Ave	Ketchum	2/26/2026
Lea	Webber	PO Box 4290	Ketchum	2/26/2026
RW	Lydon	310 S Main St	Ketchum	3/1/2026
Sean	Tajkowski	PO Box 3184	Ketchum	3/1/2026
Randi	McEntee		Ketchum	2/23/2026
Sandi	Hagel		Ketchum	2/24/2026
Lars-Erik	Johnson		Ketchum	2/26/2026
Scott	levy		Ketchum	2/26/2026
Rio	Pedersen		Ketchum	2/26/2026
Kelly	O'Neill		Ketchum	2/27/2026

First	Last	Street	City	Date
David	Brod		Ketchum	2/28/2026
Karissa	Price		Ketchum	2/28/2026
Julie	Syrdal		Ketchum	3/1/2026
Paul	Senior		Ketchum	3/2/2026
Amy	Garrett		Ketchum	3/4/2026
Denisa	Hroncekova		Ketchum	3/4/2026
Sean	sullivan		Ketchum	3/4/2026
Andrew	Sweet		Ketchum	3/4/2026
Anthony	Flores		Ketchum	3/5/2026
Adela	Pennell		Ketchum	3/5/2026
Danielle	Schecter		Ketchum	3/5/2026
Sarah	Latham		Ketchum	3/6/2026
Alexandria	Barnhardt		Ketchum	3/7/2026
Michelle	Hixon		Ketchum	3/7/2026
Jennifer	Kuhlmann		Ketchum	3/7/2026
Glenn	Martin		Sawtooth City	2/25/2026
Cloy	Rhodes	113 Angani Way	Sun Valley	2/26/2026
Margaret	Baker		Sun Valley	2/23/2026
Baxter	Young		Sun Valley	2/25/2026
Jill	Parker		Sun Valley	2/28/2026
Ashley	Anderson		Sun Valley	3/1/2026
Curt	Anderson		Sun Valley	3/1/2026
Therese	Magner		Sun Valley	3/5/2026
Leah	Broman		Triumph	2/25/2026

PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

What's at Stake

The City of Hailey is considering whether to advance annexation of the Old Board Ranch parcel.

It is designated as **Sensitive Lands** – defined as land that “cannot or should not be developed” – in Hailey’s adopted Comprehensive Plan and Future Land Use Map.

Old Board Ranch Sensitive Lands – Comp Plan

- ✓ Floodway
- ✓ Floodplain
- ✓ Wildlife habitat
- ✓ Overwintering areas

Future Land Use Map



Why Annexation Matters

Annexation is not a minor procedural step. It transfers land into municipal jurisdiction and enables urban-level zoning, infrastructure extension, and increased development intensity. Once annexed, the policy threshold for increased density and service extension is materially lowered.

Our Request

We urge the Hailey City Council to decline to endorse or invite a formal Annexation Application unless the studies and standards required for a formal application are publicly disclosed and clearly establish consistency with the Comprehensive Plan and Sensitive Lands designation, including evaluation of environmental and floodplain constraints, wildlife corridor impacts, less constrained alternatives, and long-term infrastructure and fiscal impacts.

Name	Street	City	Signature	Date
1. Gail Wilson	1116 Forest Dr	Hailey	Gail Wilson	2/22/26
2. Liz Green	310 W Walnut St	Hailey	Liz Green	2.22.26
3. Deb Mitchell	225 W. Walnut	Hailey	Deb Mitchell	2.22.26
4. Joyce Foggy	125 W. Walnut	Hailey	Joyce Foggy	2-22-26
5. PETER CALDARA	308 Willow St	Hailey	Peter Caldara	2-22-26
6. Joanne Vassar	308 Willow St	Hailey	Joanne Vassar	2-22-26
7. Doreen Dyer	331 Aspen Dr.	Hailey	Dyer33@gmail.com	2/22/26
8. Ted Dyer	"	"	Ted Dyer	2-22-26
9. Ian Thomas	330 1/2 W. Walnut	Hailey	Ian Thomas	2-21-26
10. Penelope Schwartz	330 1/2 W. Walnut	Hailey	Penelope Schwartz	2-21-26
11. Sarah Kipton	235 W Walnut	Hailey	Sarah Kipton	2/21
12. Janet Carter	210 Alder	Hailey	Janet Carter	2/22
13. Renee Peters	250 W. Walnut Dr	Hailey	Renee Peters	2/22
14. James Mitchell	225 W. WALNUT ST	Hailey	James Mitchell	2/22
15. Evan Stelma	111 Tenby St	Palene	Evan Stelma	2/26

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Name	Street	City	Signature	Date
1. Cloy Rhodes	113 Angami Way	Sun Valley		2/26/26
2. MAXFIELD VANDERVAAR TODD	508 SHAWN LN	HAILEY		2/26/26
3. Lea Webber	PO Box 4290	Ketchum		2/26/26
4. Lanya B	430 RH Drive	Hailey		3/2/26
5. John Critch	420 Robin Hood Dr	Hailey		3/3/26
6. Rick Spaulding	441 Robin Hood Dr.	Hailey		3/4/26
7. Christine Schnebly	441 Robin Hood Dr.	Hailey		3/4/26
8. BONNOBERLAND	PMD 8000 Black Butte Rd	POE Bono Blvd		3/4/26
9. Jim Balgore	721 Robin Hood	Hailey		3/4/26
10. CAROLE Melkesian	710 Robin Hood Dr	Hailey		3/4/26
11. JOEL GRAFF	430 Robin Hood	Hailey		3/4/26
12. Marcee Graff	430 Robin Hood Dr.	Marcee Graff		3/4/26
13. Ragna Causton	231 Robin Hood Drive	Hailey		3/4/26
14. RICK LEHLE	1541 RED FEATHER WAY	HAILEY		3/4/26
15. Stephan B Andrus	331 Robin Hood Dr	Hailey		3/5/26

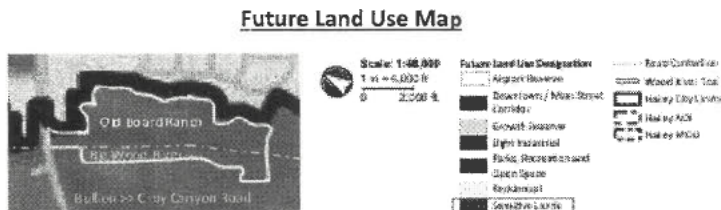
PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Old Board Ranch	Sensitive Lands – Comp Plan
✓	Floodway
✓	Floodplain
✓	Wildlife habitat
✓	Overwintering areas



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Name	Street	City	Signature	Date
1. Johnnie Pletcher	511 San Badger	Hailey	Johnnie Pletcher	2/27
2. Pamela Countryman	618 4TH Aves.	Hailey	Pamela Countryman	2/24/21
3. JANIS WRIGHT	1920 HEROIC RD.	HAILEY	Janis Wright	2/25
4. CAROL MONTEVERDE	1130 Quigley Rd.	HAILEY	Carol Monteverde	2/25/21
5. Ted Angle	880 Deerfield Dr.	Hailey	Ted Angle	2/22/21
6. Sandy Scott	1827 Briarwood	Hailey	Sandy Scott	2/22
7. Jeff Wirtanen	410 W. Bullion	Hailey	Jeff Wirtanen	2/27
8. Gina Olano	220 W. Walnut	Hailey	Gina Olano	2/27
9. KARA MAXWELL	511 Della Vista Dr.	Hailey	Kara Maxwell	2/27
10. Mary Clark	1580 Red Feather Way	Hailey	Mary Clark	2/27
11. Blair Clark	1580 Red Feather Way	Hailey	Blair Clark	2/27
12. Helen Stone	314 1st Ave N	"	"	"
13. Catherine Thomas	1220 Silver Star	Hailey	Catherine Thomas	2/27
14. Oliver Whitcomb	760 Bonanza Ln	Hailey	Oliver Whitcomb	2/27
15. EVI BLAKE	440 RIVETRAIL RD	HAILEY	Evi Blake	2/27

www.change.org/WRLT-LOItoAnnex



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We urge the Hailey City Council to decline to endorse or invite a formal Annexation Application unless the studies and standards required for a formal application are publicly disclosed and clearly establish consistency with the Comprehensive Plan and Sensitive Lands designation, including evaluation of environmental and floodplain constraints, wildlife corridor impacts, less constrained alternatives, and long-term infrastructure and fiscal impacts.

Name	Street	City	Signature	Date
1. Stephanie Christian	PO Box 1624	Hailey	Steph Christian	3/2/26
2. Amy McCabe	631 Deertail Dr.	Hailey	AMcCabe	3/2/26
3. Kate Breloff	921 Antelope Dr	Hailey	Kate Breloff	3/2/26
4. Kelly Green	1230 Blue Lake Dr	Hailey	Kelly Green	3/2/26
5. Jay Spencer	1340 Blue Lake Dr.	Hailey	Jay Spencer	3/2/26
6. Cristhela V.	3041 Berry Creek	Hailey	Cristhela V.	3/2/26
7. Floyd Padilla	236 Galena St.	Hailey	Floyd Padilla	3/2/26
8. Kevin Szelc	369 Mother Lode Ln.	"	Kevin Szelc	3/2/26
9. Josh Thornton	1850 Copper Ranch Ln	Hailey	Josh Thornton	3/2/26
10. Ade Miller	711 N. Main St.	Hailey	Ade Miller	3/2/26
11. Juan Scriven	P.O. Box 57	Hailey	Juan Scriven	3-2
12. Mitsuru Brander	PO Box 2664	Hailey	Mitsuru Brander	3/2/26
13. Aara Zweifel	3361 Berry Creek Dr.	Hailey	Aara Zweifel	3/2/26
14. Kathleen Gherman	330 Shenandoah Dr	Hailey	Kathleen Gherman	3/2/26
15. Kenley Bozzuto	440 Pine View Ln	Bellevue	Kenley Bozzuto	3/4/26

PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

What's at Stake

The City of Hailey is considering whether to advance annexation of the Old Board Ranch parcel. It is designated as **Sensitive Lands** – defined as land that “cannot or should not be developed” – in Hailey’s adopted Comprehensive Plan and Future Land Use Map.

Comprehensive Plan and Future Land Use Map.

Old Board Ranch	Sensitive Lands – Comp Plan
✓	Floodway
✓	Floodplain
✓	Wildlife habitat
✓	Overwintering areas

Future Land Use Map



Why Annexation Matters

Annexation is not a minor procedural step. It transfers land into municipal jurisdiction and enables urban-level zoning, infrastructure extension, and increased development intensity. Once annexed, the policy threshold for increased density and service extension is materially lowered.

Our Request

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Name	Street	City	Signature	Date
1. Chris Cook	320 N. 2nd	Hailey	[Signature]	2/26
2. Jessica Miller	200 Bradford Highway	Hailey	[Signature]	2/26
3. Rick KAPPA	205 E Myrtle	Hailey	[Signature]	2/26
4. Bridget Kopala	205 E. Myrtle	Hailey	[Signature]	2/26
5. Trish Raziano	1241 Wolfstone Dr	Hailey	[Signature]	2/26
6. Allison Kinkel	1250 Aspen Valley Dr	Hailey	[Signature]	2/26
7. Rudy Lyden	3105 MAIN ST	Hailey	[Signature]	3/1/26
8. Leah Gulevich	212 PMD	Hailey	[Signature]	2/26
9. Laura J. Berward	420 Robinson Dr.	Hailey, ID 83333	[Signature]	2/26
10. Steph Jasno	P.O. Box 3052	Hailey, Idaho 83333	[Signature]	2/26
11. [Name]	108 S 3rd Ave	Hailey ID 83333	[Signature]	2/26
12. [Name]	210 W. [Name]	Hailey ID 83333	[Signature]	2/26
13. Irene Balazs	721 Robinhood Drive	Hailey ID 83333	[Signature]	2/26
Jill Payette	565 Market Lane	Hailey ID 83333	[Signature]	2/26
SEAN TATKOWSKI	Box 3184	Hailey ID 83340	[Signature]	3/1/26

PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

What's at Stake

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Old Board Ranch Sensitive Lands – Comp Plan

- ✓ Floodway
- ✓ Floodplain
- ✓ Wildlife habitat
- ✓ Overwintering areas

Future Land Use Map



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Name	Street	City	Signature	Date
1. STEVE CROSSER	431 ASPEN DR	HAILEY	Steve Crosser	2-22-26
2. Jon French	511 Aspen Dr	Hailey	Jon French	2-22-26
3. Dawn French	511 Aspen Dr.	Hailey	ID	3/1/26
4. Amy Saks	520 Aspen Dr.	Hailey	Amy Saks	2/23/26
5. Kris Wirth	521 Aspen Dr.	Hailey	Kris Wirth	2/23/26
6. Ann Fuller	521 Aspen Dr.	Hailey	Ann Fuller	2/23/26
7. Robert Hoskins	341 Aspen Dr.	Hailey	Robert M. Hoskins	2-23/26
8. Julie Wells-Hoskins	341 Aspen Dr	Hailey	Julie Wells	2/23/26
9. Jill Dunbar	441 ASPEN DR	HAILEY	Jill Dunbar	2/27/26
10. Marcia Rowe	510 Aspen Dr.	"	Marcia Rowe	3/1/26
JANE DRUSSEL STALDER		HAILEY	Jane Drussel	3/1/26
12. ELIZABETH LANTRY	330 WILLOW ST	HAILEY	Elizabeth Lantry	3/3/26
13. THOMAS LANTRY	330 WILLOW ST	HAILEY	Thomas Lantry	3/3/26
14.				
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

What's at Stake

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Old Board Ranch Sensitive Lands – Comp Plan

- | | |
|---|---------------------|
| ✓ | Floodway |
| ✓ | Floodplain |
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Future Land Use Map



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Name	Street	City	Signature	Date
1. Sophie T. Schi	940 Winterhaven Dr	Hailey	[Signature]	2/24/26
2. Logan Haderlie	402 N River St	Hailey	[Signature]	2/24/26
3. Allison Badell	330 Robinhood	Hailey	[Signature]	2/25/26
4. Jake Schmillen	1840 Northridge	Hailey	[Signature]	2/24/26
5. JEFF BACON	315 E. BULLION	HAILEY	[Signature]	2/24/26
6. Cindy Charles	286 Crox Creek	Hailey	[Signature]	2/26/26
7. Jessica Carnes	3621 Glenbrook Dr	Hailey	[Signature]	3/4/26
8. MICHAEL ZIERVEU	3621 GLENBROOK	HAILEY	[Signature]	3/4/26
9. M. SCHWARTZ	1061 N 2nd	HAILEY	[Signature]	3/11/26
10. Tiffany Snowden	1420 N. 2nd Ave	Hailey	[Signature]	3/11/26
11. M. Schi	316 1/2 W. Bullion St	Hailey	[Signature]	3/13/26
12. J. POMPANO	402 N. River	HAILEY	[Signature]	3/13/26
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

www.change.org/WRLT_LOtoAnnex



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Name	Street	City	Signature	Date
1. Robert Hood	811 E Chestnut	Hailey	Robert Hood	3/1/26
2. Angie Telford	102 S. 3rd	Hailey	Angie Telford	3/2/26
3. Kathy Blackman	431 Whittail Dr	Hailey	Kathy Blackman	3/9/26
4. Trish Dunne	731 North River	206 Hailey	Trish Dunne	3/12/26
5. Alain Rinkwald	431 Whittail Dr	Hailey	Alain Rinkwald	3/19/26
6. Cathie Rinkwald	1231 Woodside Blvd	Hailey	Cathie Rinkwald	3/12/26
7. JOHN BLACKMAN	2515 BALDYVIEW	HAILEY	John Blackman	3/13/26
8. LISA BLACKMAN	2515 BALDYVIEW	HAILEY	Lisa Blackman	3/13/26
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Name	Street	City	Signature	Date
1. Edward Stacy Jure	214 W. Croy	Hailey ID	Edward S. Jure	3/3/26
2. Richard Ruch	203 W. Croy	Hailey ID	Richard Ruch	3/3/26
3. Philip Uhlig	212 W. Croy	Hailey	Philip Uhlig	3/3/26
4. Cyndi Bradshaw	206 W Croy	Hailey, ID	Cyndi Bradshaw	3/3/26
5. REX BRADSHAW	206 W Croy	Hailey ID	REX BRADSHAW	3/3/26
6. Brant Moeller	217 W Croy	Hailey	Brant Moeller	3/3/26
7. Brienne Moeller	217 W Croy St	Hailey	Brienne Moeller	3/3/26
8. Larraune Kuntz	301 W. Croy	Hailey	Larraune Kuntz	3/5/26
9. Tryntje Van Slyke	300 W. Croy	Hailey	Tryntje Van Slyke	3/6/26
10. Sofia Jaramilla	300 1/2 Croy	Hailey	Sofia Jaramilla	3/8/26
11. Michael Maher	214 W Croy	Hailey	Michael Maher	3/9/26
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Old Board Ranch Sensitive Lands – Comp Plan

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Name	Street	City	Signature	Date
1. Olivia Kent	Aspen Dr	Hailey		2-24-26
2. Amber Anderson	Ponderosa Dr.	Hailey		2/25/26
3. Storm Anderson	Ponderosa Dr.	Hailey		2/25/26
4. Willa Connolly	3 rd Avenue	Hailey		2/25/26
5. Kathy Pierce	771 East Ridge	Hailey		2/26/26
6. Mary Genase	73 Pioneer View	Hailey		11
7. Kim Mazik	561 Chestnut Loop	Blaine		2/26/26
8. Charlie Blake	271 1st Ave N	Ketchum		2/26/26
9. Taylor Sturges	Cell Angel A Dr	Hailey		3/2/26
10. Amy Jensen	820 Ponderosa Dr.	Hailey		3/4/26
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Name	Street	City	Signature	Date
1. Connie Johnson	751 Eastridge Dr	Hailey	Connie Johnson	3/1/26
2. Megan Bond	247N River Street	Hailey ID	Megan Bond	3/1/26
3. DANNY WARD	641 CEN VIRGINIA	HAILEY, ID	Danny Ward	3/1/26
4. Cisaucric Malt	331 Ridgeview	Bellvue	Cisaucric Malt	3/1/26
5. Michael Shast	641 W. MYNERS	Hailey	Michael Shast	3/1/26
6. Brandon Coshov	1221 Baldy Ln Dr, Hailey ID	Hailey ID	Brandon Coshov	3/1/26
7. Ryan Waterfield	561 Robinhood Dr	Hailey	Ryan Waterfield	3/1/26
8. Amy Albright	521 Doc's Hickory	Hailey	Amy Albright	3/1/26
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Old Board Ranch Sensitive Lands – Comp Plan

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- ✓ Floodplain
- ✓ Wildlife habitat
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Future Land Use Map



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Name	Street	City	Signature	Date
✓ 1. Cheryl Kubiak Kremer	1061 Baldy View	Hailey	Cheryl Kubiak Kremer	2/23
✓ 2. SUSAN NORTHROP	920 FOX ACRES RD	HAILEY	S Northrop	2/23
✓ 3. Marsha Azorsky	840 Deerfield Dr.	Hailey	M. Azorsky	2/23 mo
4. Nancy Penrose	414-4th Ave S	Hailey	Nancy Penrose	2/23
5. Julia Shelly	650 Kintail Dr	Hailey	Julia Shelly	2/23
6. Patricia Jones	920 Foxmoor Dr	Hailey	Patricia Jones	2/23
7. Diane Thurmond	720 4th Ave S	Hailey	Diane Thurmond	2/23
8. Susan Woodruff	850 Buckhorn Dr	Hailey	Susan Woodruff	2/23
9. Brian Sturges	931 Cooks Dr.	Hailey	Brian Sturges	2/23
10. TERRY JAMES	311 WARENGLE	Hailey	Terry James	2/23
11. Alex Taylor	419 S. 2nd Ave	Hailey	Alex Taylor	2/23
12. Robyn Marrelli	520 Eastridge Dr	Hailey	Robyn Marrelli	2/23
13. Pat Lurell	230 W. Cottonwood St	Hailey	Pat Lurell	2/23
14. Heather Lovell	230 W. Cottonwood St	Hailey	Heather Lovell	2/23
15. Kathleen Harris	411 Mother Lode Loop	Hailey	Kathleen Harris	2/23

PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Old Board Ranch Sensitive Lands – Comp Plan

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Name	Street	City	Signature	Date
1. Jaryn German	Little Indian Ln.	Hailey	Jaryn German	2/28/26
2. Kala Pedersen	Little Indian Tr.	Hailey	Kala Pedersen	2/28/26
3. Patrick Simpson	Little Indian	Hailey	Patrick Simpson	2/28/26
4. Diane Clark	Little Indian Ln.	Hailey	Diane Clark	2/28/26
5. Debby Dunn	370 Little Indian Ln.	Hailey	Debby Dunn	2/28/26
6. Herb Knop	3621 Little Indian Ln.	Hailey	Herb Knop	3/6/26
7. ROBERT HORTON	DELLAVIEW	HAILEY	R Horton	3/8/26
8. Jennifer Horton	Della View	Hailey	JH Horton	3/8/26
9. DAVID PÄNTTILÄ	161 LITTLE INDIAN LN.	HAILEY	David Anttila	3/8/26
10. CRAIG BIEGÉLÉ	360 LITTLE INDIAN LN.	HAILEY	Craig Biegelé	3-8/26
11. Jesse German	Little Indian Ln.	Hailey	J German	3/11/26
12. Marcia Lee Kent	361 River Trail	Hailey	Marcia Kent	3/12/26
13. JAMES JONES		HAILEY	James Jones	3-15
14. Lars Kessle	239 Carbanate Dr.	Hailey	Lars Kessle	03-15
15. Anna Majernikova	239 Carbanate Dr.	Hailey, ID	Anna Majernikova	3-15-26 ann

PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

What's at Stake

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Old Board Ranch Sensitive Lands – Comp Plan

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Name	Street	City	Signature	Date
1. Barb Michelson	117 Eagle Creek Loop	Ketchikan	Barb Michelson	2/23
2. Donna Scifres	407 Glenvale Rd.	Bellevue	Donna Scifres	2/23
3. Janet Augustus	133 Willow Rd.	Hailey	Janet Augustus	2/23
4. Josie Arias	1264 Glen Aspen Dr.	Bellevue	Josie Arias	2/23
5. Linda Rowe	350 Lindsay	Bellevue	Linda Rowe	2/23
6. Elena Miller	410 Chestnut Loop	Bellevue	Elena Miller	2/23
7. Julie Shelly	650 Kintail Dr.	Hailey	Julie Shelly	2/23
8. LORIE WILLIAMS	321 Bay horse Rd	Bellevue	LORIE WILLIAMS	2/23
9. Nancy StGeorge	105 N Cove Ln.	Hailey	Nancy StGeorge	2/23
10. Susan Canham	405 Birch St.	Bellevue	Susan Canham	2/23
11. STEVE DOMAN	53 Pioneer View Dr	Hailey	STEVE DOMAN	2/23
12. Gail Brennan	98 meadows Dr	Ketchikan	Gail Brennan	2/23
13. Janet Van Tassel	217 Canyon	Hailey	Janet Van Tassel	2/23
14. Barry O'Kane	217 Canyon Rd	Hailey	Barry O'Kane	2/23

PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

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Old Board Ranch Sensitive Lands – Comp Plan

- | | |
|------------------|---|
| ✓
✓
✓
✓ | Floodway
Floodplain
Wildlife habitat
Overwintering areas |
|------------------|---|

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Name	Street	City	Signature	Date	En
1. Carolyn Fuller	509 Pine St	Bellevue	Carolyn Fuller		
2. Barbara Christian	238 East St	Hailey	Barbara Christian	2/26/20	
3. Julie Decker	1335 Hiawatha	Hailey	Julie Decker	2/27	
4. Ruth Ann	119 Coyote Bluff	Hailey	Ruth Ann	2/27	
5. Peter Johnson	209 Sweetrain, #1	Hailey	Peter Johnson	2/28/20	
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PROTECT SENSITIVE LANDS ALONG THE BIG WOOD RIVER Opposition to Annexation of the Old Board Ranch Parcel

What's at Stake

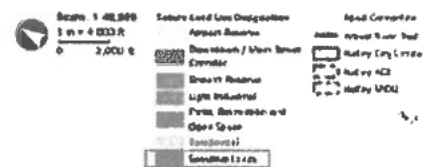
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Name	Street	City	Signature	Date
1. Kerry Nilsen	2181 Laurelwood Dr.	Hailey	[Signature]	3-17-2022
2. Janor Parke	110 Grace Dr.	Hailey	[Signature]	3-17-26
3. Guadalupe Raygon	740 Red Oak Dr.	Hailey	[Signature]	3-17-2022
4. Elizabeth Pitkin	3602 Little Ind. Dr.	Hailey	[Signature]	3-17-2022
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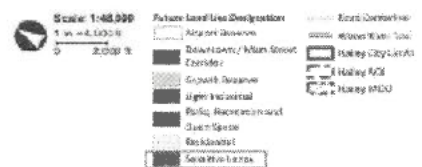
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It is designated as **Sensitive Lands** – defined as land that “cannot or should not be developed” – in Hailey’s adopted Comprehensive Plan and Future Land Use Map.

Old Board Ranch Sensitive Lands – Comp Plan

- | | |
|------------------|---|
| ✓
✓
✓
✓ | Floodway
Floodplain
Wildlife habitat
Overwintering areas |
|------------------|---|

Future Land Use Map



Why Annexation Matters

Annexation is not a minor procedural step. It transfers land into municipal jurisdiction and enables urban-level zoning, infrastructure extension, and increased development intensity. Once annexed, the policy threshold for increased density and service extension is materially lowered.

Our Request

We urge the Hailey City Council to decline to endorse or invite a formal Annexation Application unless the studies and standards required for a formal application are publicly disclosed and clearly establish consistency with the Comprehensive Plan and Sensitive Lands designation, including evaluation of environmental and floodplain constraints, wildlife corridor impacts, less constrained alternatives, and long-term infrastructure and fiscal impacts.

Name	Street	City	Signature	Date
1. Shelly Rhodes	301 So River St	Hailey	[Signature]	2-27-20
2. Holden Blair			[Signature]	
3. Katie Rosey	451 River Tr	Hailey	[Signature]	2-27-20
4.				
5.				
6.				
7.				
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9.				
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