

Agenda Item Timeline
Wood River Community Ventures
Blaine Crossing 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 Community Ventures, an approximate 108.8 acres, to be known as "Blaine Crossing", (108.8 acres of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134) into city limit boundaries of the City of Hailey.

Total Time: 2 hours

Time	Duration	Action Item	Responsibility
00:00	5 min	Introduction/Staff Presentation	Staff
- Staff will introduce item, outline purpose of discussion, and other relevant information			
00:05	40 min	Applicant Presentation	Applicant Team
- Applicant will present LOI and supporting documentation, and other relevant information			
00:45	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			
01:45	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			
02:15	5 min	Buffer/Transition	Mayor
- Brief transition to the next agenda item			

AGENDA ITEM SUMMARY

DATE: 07/13/2026

DEPARTMENT: CDD/Legal

DEPT. HEAD: RD/AMM

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 Community Ventures, an approximate 108.8 acres, to be known as "Blaine Crossing", (108.8 acres of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134) 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: Wood River Community Ventures (WRCV) is poised to submit an Annexation Application for the inclusion of approximately 108.8 acres (108.8 acres of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134) into city limit boundaries of City of Hailey, that would include open space and active recreational lands available to the public, community and market-rate housing, as well as both light commercial and industrial uses within the development.

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.

Included in the discussion of the Annexation Review Agreement, Council will further acknowledge and/or elaborate on the following (pursuant [Idaho Code 50-222](#)):

- **Annexation with Consent:** All landowners of the subject property have requested annexation or where consent has been given by the landowner or landowners of a contiguous parcel.
- **Lands are Contiguous to City limits:** The proposed property is contiguous to the city.
- **Comprehensive Plan includes area of proposed Annexation:** The Comprehensive Plan includes the area of Annexation within said plan.

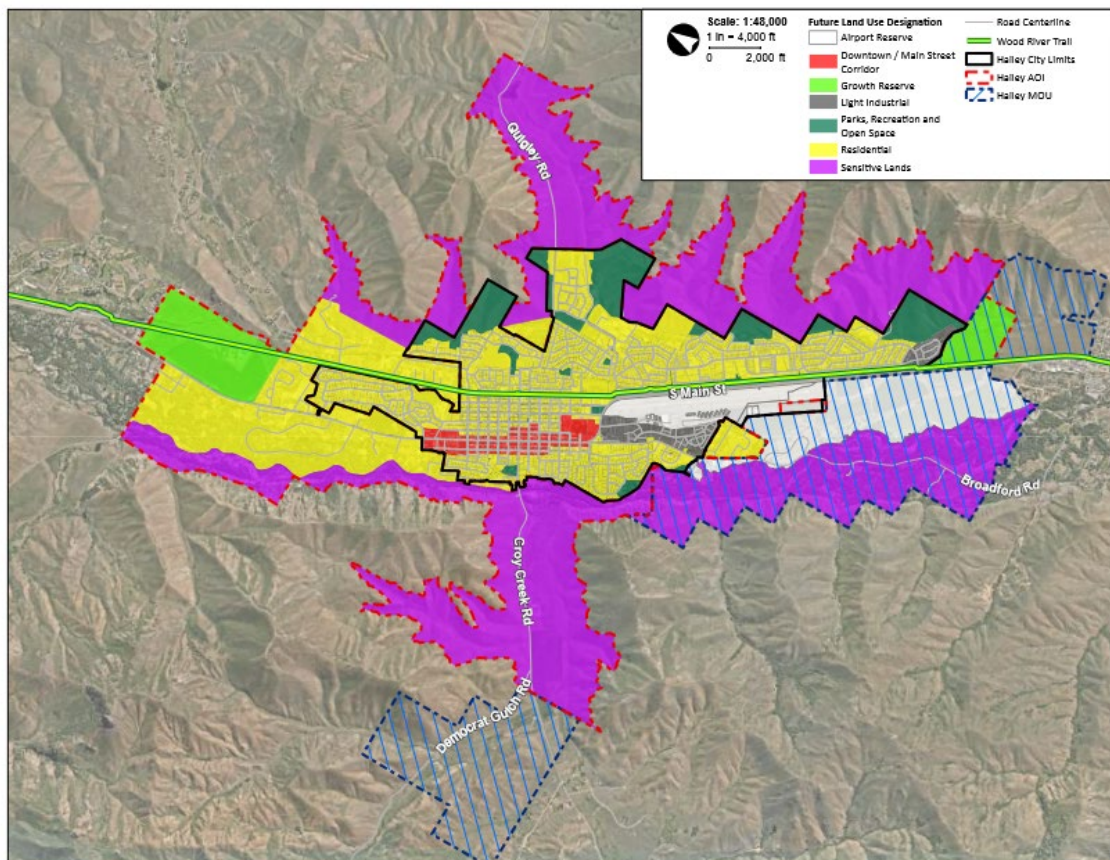
Staff's analysis is as follows:

- **Annexation with Consent:** The subject parcel is owned by a limited liability company, Wood River Community Ventures. This landowner has requested annexation and/or consent has been given by all landowners.
- **Lands are Contiguous to City limits:** The proposed property is contiguous to existing City limits. Approximately 2,070 feet (0.40 mile) of the subject parcel borders, or is contiguous too, existing City limits.
- **Comprehensive Plan includes area of proposed Annexation:** The Comprehensive Plan includes the area of Annexation within said plan. To elaborate, Section 67-6526 of the Idaho Statutes establishes the intent, process, and procedures for establishment of an Area of Impact (AOI) for every city within the state. The provisions of this section were substantially modified in 2024, and state that, "Areas of

impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future” (Idaho Statutes 67-6526(1)(b), and furthermore, in “areas where municipal or public sewer and water are expected to be provided within five (5) years” (Idaho Statutes 67-6526(4)(a)(iv). The Cities of Hailey and Bellevue both renegotiated their respective AOIs with Blaine County in 2023 (Blaine County Ordinance No.2023-04 and No. 2023-05) which established the boundary between the two cities (incorporating this parcel) and reconfirmed the previously existing AOI boundaries.

Lastly, Hailey Comprehensive Plan designates this area and parcel (see map below) as Growth Reserve, or a designation which applies to large undeveloped or underdeveloped areas within Hailey’s AOI, namely Peregrine Ranch and Blaine Crossing. The intent of the Growth Reserve designation is to develop compact, diverse neighborhoods that blend mixed uses with a variety of housing types at varying densities, appropriate recreation and open space areas, interconnected streets and pathways with a high level of connectivity to existing transportation facilities, neighborhood-serving, small-scale commercial (that does not detract from Downtown business district) and high quality architectural and site design.

FUTURE LAND USE MAP



It is important to reiterate that the Council’s discussion will be centered around the documents submitted by the Applicant at this time (the Letter of Intent to Annex, Presentation, 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 Applicant Team’s Presentation, and the Draft Annexation Review Agreement (and associated Resolution) are attached. The Hailey City Council will consider these items on July

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

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 Community Ventures, an approximate 108.8 acres (108.8 acres of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134) 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 # _____

June 15, 2026

Ms. Lisa Horowitz
City Administrator, City of Hailey
115 South Main Street
Hailey, Idaho 83333

RE: Letter of Intent to Annex – Blaine Crossing

Dear Lisa,

On behalf of Wood River Community Ventures, we respectfully submit this letter expressing our intent to annex approximately 108.8 acres of property located contiguous to the southern boundary of Hailey. The property lies within the Hailey Area of City Impact and is well-positioned to be incorporated into the City in a manner that supports orderly growth, efficient delivery of municipal services, and long-term community objectives.

Project Overview:

The proposed annexation is intended to facilitate a mixed-use community, which includes workforce housing, market-rate housing, light industrial opportunities, service-oriented commercial, and a potential hospitality site within a recreation-oriented development that aligns with the goals and policies of the Hailey Comprehensive Plan.

Key elements we anticipate for the project include:

- A variety of housing types including multifamily apartments, both low-income and market-rate, townhomes, and small lot single-family homes.
- Areas for light industrial space.
- Approximately 25,000 square feet of service-oriented commercial space.
- A site proposed for hospitality use, adjacent to the contemplated BCRD fields.
- A proposed open space/recreational site for recreation fields and programming in conjunction with BCRD.
- An extended BCRD trail system with added Toe of the Hill Trail.
- A shared park-and-ride lot for Mountain Rides users.
- Limited impact on municipal water resources as the project has ample water rights to offset the impacts to the municipal water system.
- A phased development approach in multiple phases over the next 10-15 years.

Community Benefits:

As part of the annexation request, we anticipate working collaboratively with the City to define a public benefits framework that may include:

- Provision of certain workforce and/or deed-restricted housing which will contribute to the housing needs of Hailey and the entire Wood River Valley.
- Dedication of open space sites.
- Trail and multimodal connectivity improvements.
- Perpetuation of community character through regionally responsive design.

- Implementation of sustainable water-wise landscapes.
- Infrastructure upgrades necessitated by the project.
- Increase the City's tax base to enhance the long-term economic vitality of the City.

Utilities, Water Rights, and Services:

We recognize that annexation will require coordination regarding public services and infrastructure, including:

- Extension and connection to the municipal water and wastewater systems, including the potential application of re-use water for irrigation purposes.
- Thoughtful design and construction of roadways, sidewalks, paths and trails.
- Compliance with applicable City standards and Idaho regulations

As you know, water rights are a critical component of development in the Wood River Valley, and we are committed to working collaboratively with the City to ensure that a portion of our existing water rights will meet the proposed consumptive use of the project. Additionally, we are committed to working with the City of Hailey on any surplus water rights we can offer to the City for potential purchase.

Annexation Process & Coordination:

We view this letter as an initial step in the annexation process and respectfully request:

- Placement on a City Council agenda (July 13th) to present this request.
- Direction from staff regarding application requirements and timing.
- Coordination of the negotiation and execution of a mutually agreed upon Annexation Agreement.

We look forward to engaging with City staff, elected officials, and the community throughout this process to ensure a transparent and collaborative effort.

We believe the proposed annexation represents a thoughtful opportunity to expand the City of Hailey in a manner consistent with its vision for growth, infrastructure planning, and community character.

Thank you for your time and consideration. We welcome the opportunity to meet and discuss next steps.

Sincerely,

Arthur F. (Skip) Oppenheimer
Oppenheimer Development Corporation

Doug Oppenheimer
Oppenheimer Development Corporation



BLAINE CROSSING

INTENT TO ANNEX PRESENTATION

**OPPENHEIMER
DEVELOPMENT
CORPORATION**



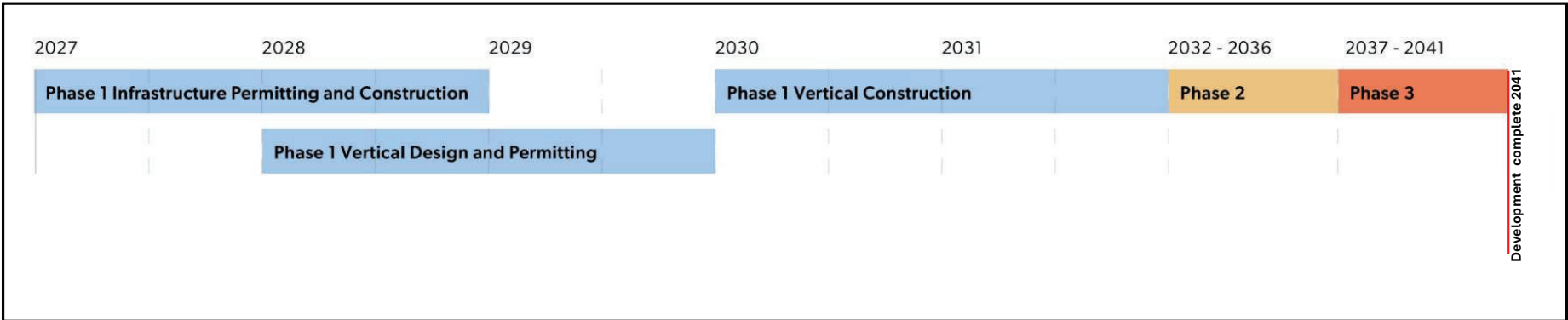
GGLO

PROJECT SCHEDULE 2026-2027 (NEXT 1 YEAR: ANNEXATION PROCESS)



● Public Meeting

PROJECT SCHEDULE 2027-2041 (NEXT 14 YEARS: DESIGN, PERMITTING, CONSTRUCTION)



PLACEMAKING FRAMEWORK



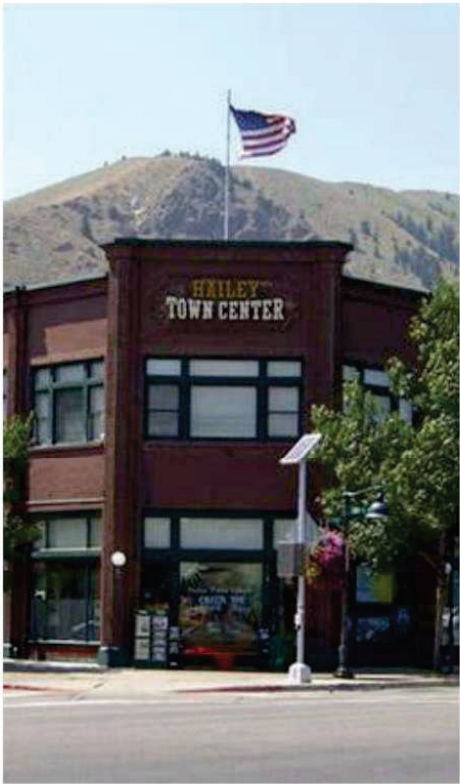
HEALTHY OUTDOOR LIVING

Trails and open spaces connected through native south valley plant communities.



BUCOLIC AND BEAUTIFUL

Preserve the pastoral and bucolic openness of this part of the valley with elbow room and wide vistas.



APPROACHABLE AND DOWN TO EARTH

This location is in a unpretentious working class part of the valley where you know your neighbor and community is central to daily life.



CONNECTED TO NATURE

Nestled on the valley floor between foothills and the Big Wood River.

Summary of public benefit strategies

Contribute to the housing needs solution (Hailey and Wood River Valley)

Add supply of missing middle rental housing for locals in a central location next to city services and transit. Target 100 total units restricted with a combination of Locals Only and Deed Restricted Housing at 120% AMI or less.

Provide much-needed outdoor recreation venues to meet growing demand

Partner with BCRD to develop fields and courts, setting aside 25 acres of open space on valuable land in the center of the development, maintaining a visual buffer between the Cities of Hailey and Bellevue.

Expand Wood River Trail System for walking, biking, and nordic skiing

Partner with BCRD to expand the Toe of the Hill Trail and Wood River Trail, with connections to, from, and through the development.

Perpetuate Community Character through regionally responsive design

Embed in the plan regionally responsive, award-winning site planning, building, and landscape design with a world-class team of dedicated project partners. Long-term focused, caring approach.

Implement local, sustainable, water-wise and habitat promoting landscapes

Native and adaptive planting, grasses and wildflowers in the ROW/Public Spaces, potential for grey water reuse for irrigation and mix of synthetic and natural turf for the BCRD ball fields, with water-efficient fixtures for multi-family housing.

Create financial benefit with a significant expansion of the tax base

The project will increase the tax base and land value by a margin greater than the impact on City Services.

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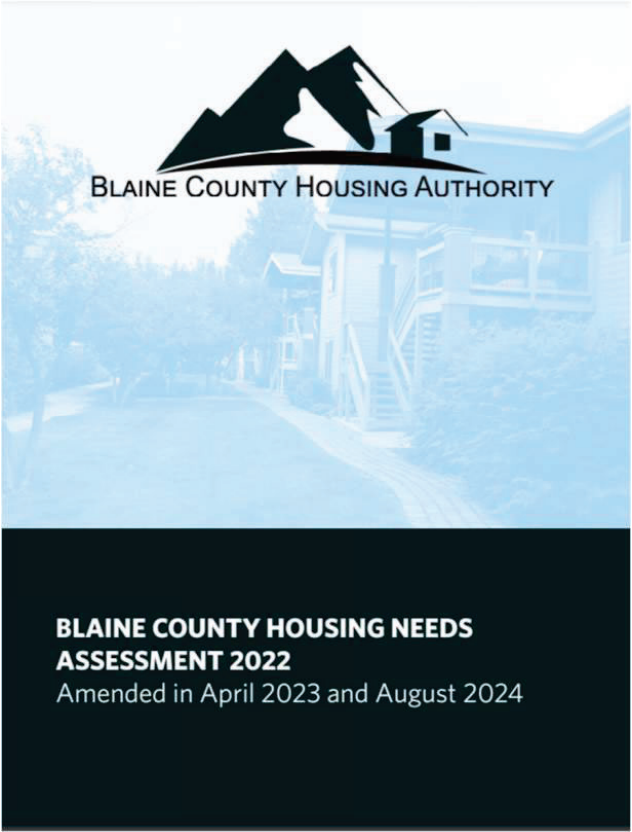
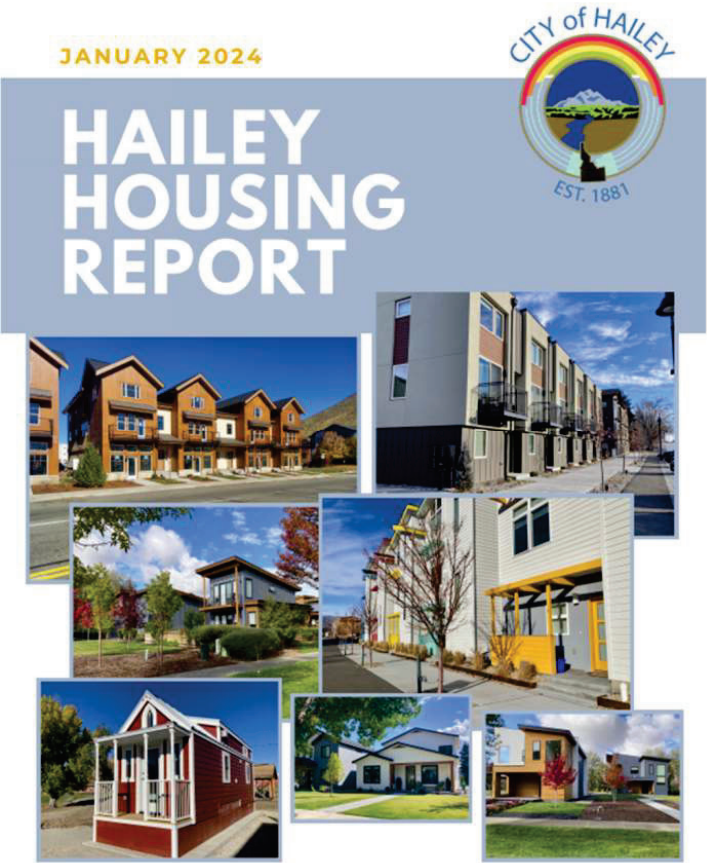
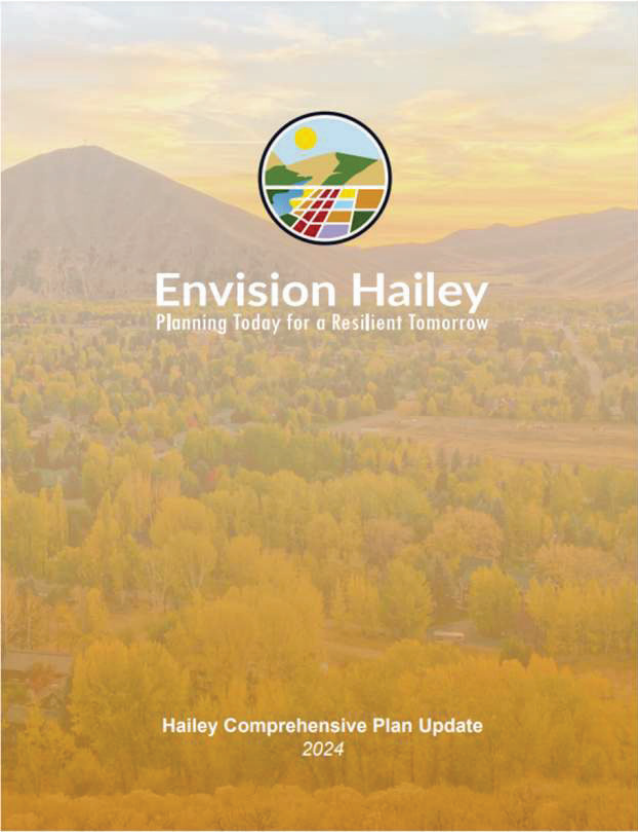
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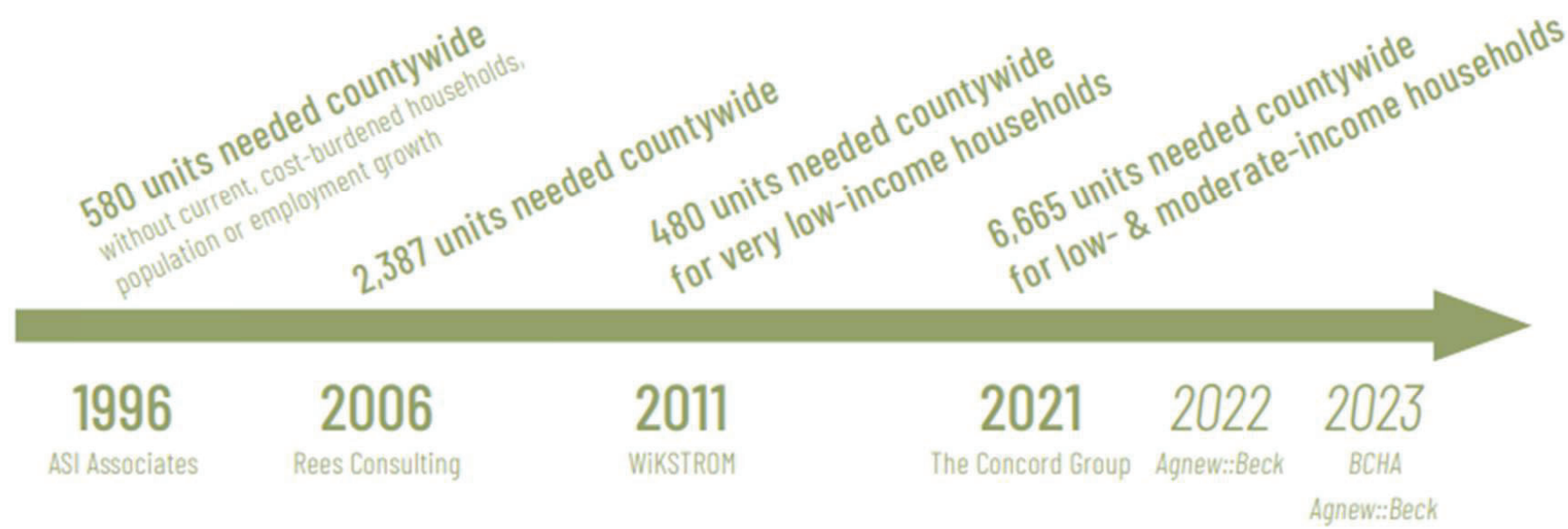
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HISTORICAL AND PARALLEL HOUSING STUDIES AND NEEDS ASSESSMENTS



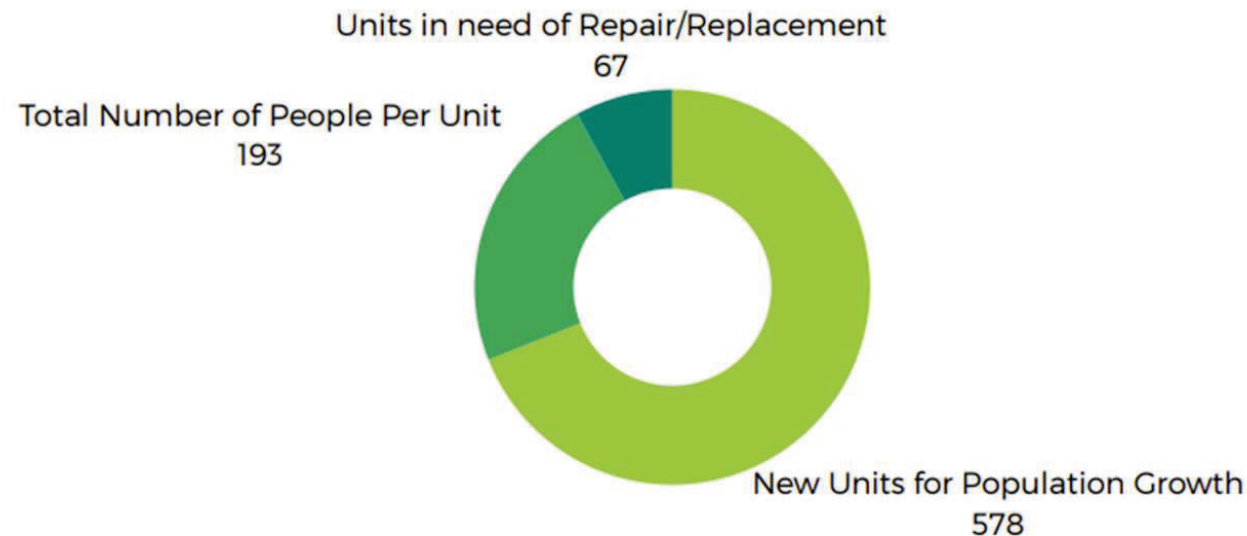
*From Blaine County Housing Authority “BLAINE COUNTY HOUSING NEEDS ASSESSMENT 2022 Amended in April 2023 and August 2024”

“FINDINGS: The Hailey Housing Needs Assessment provided clear targets for housing development and programs over the next 10 years to better support accessible and informed housing solutions citywide.”

-2024 Hailey Housing Report

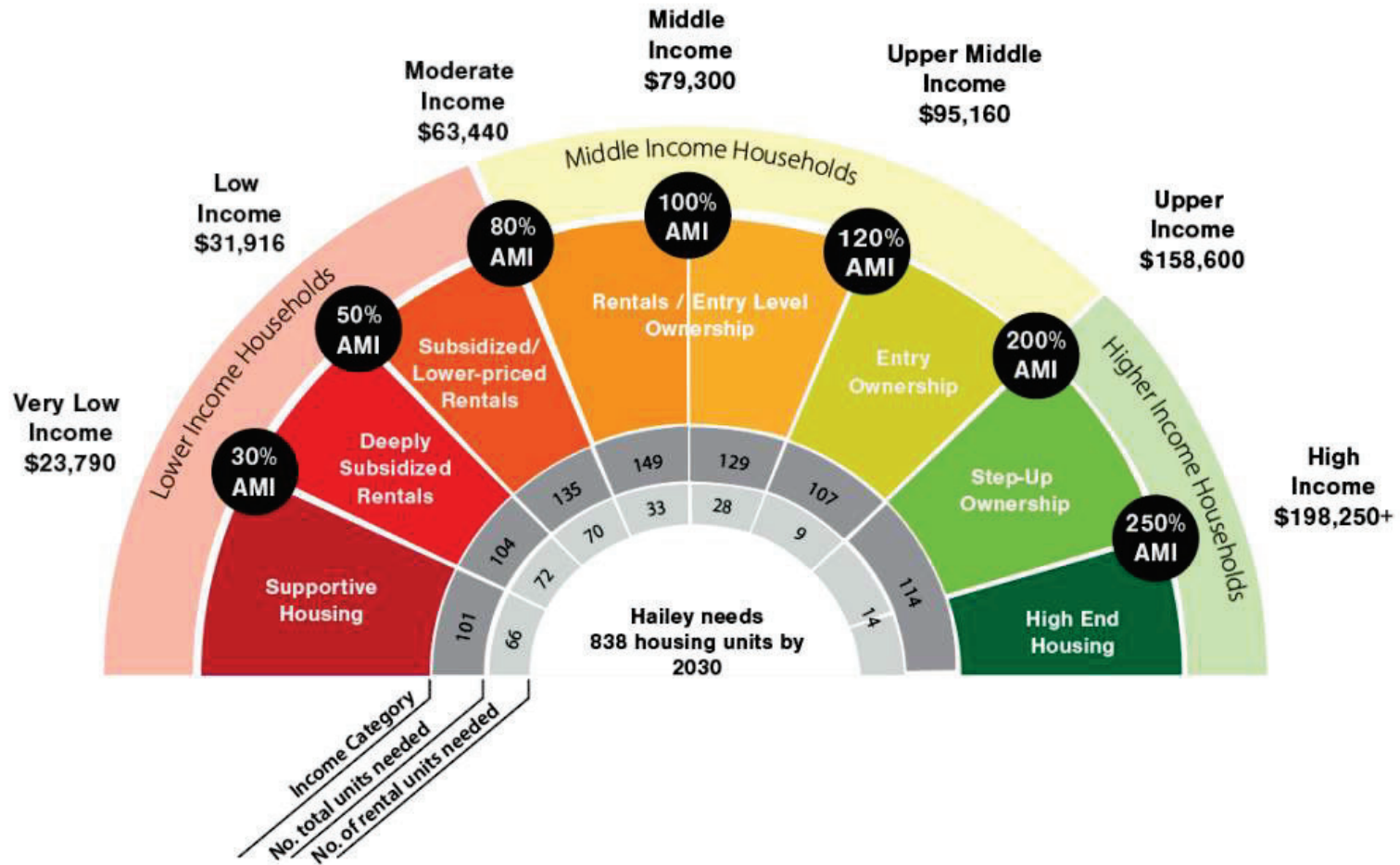
10-Year Housing Need

The chart below illustrates the housing need estimates based on the mid-growth populations forecasts, which results in a demand for approximately 771 new housing units, and 67 units in need of repair and/or replacement over the next 10 years.



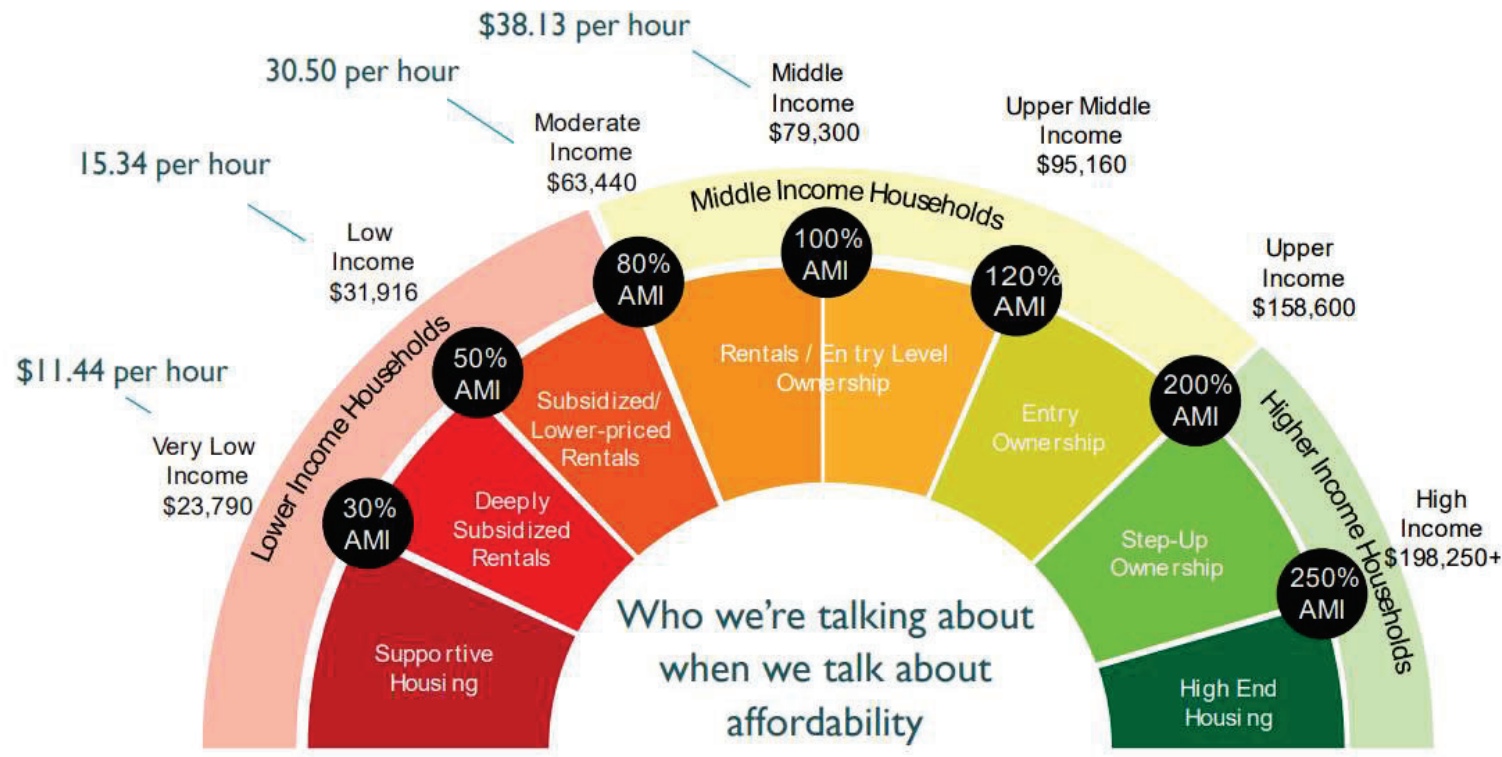
Housing Needs Summary

*From "2024 Hailey Housing Report"



Bridge Foundations – Hailey AMI

*From “2024 Hailey Housing Report”



Hourly wages represent a single income earner, a household would represent combined average hourly earnings. In this scenario a middle-income household may have one individual making \$20/hour and one individual making \$18/hour.

Providing the missing middle



An aerial, isometric-style illustration of a residential development. The scene shows a cluster of houses with red-tiled roofs and light-colored walls, arranged in a somewhat grid-like pattern. The houses vary in size and style, some appearing to be two-story structures. The development is surrounded by green grass and several stylized green trees. A road or path runs along the bottom edge of the development. The overall tone is bright and optimistic.

This project has the potential to meet over 60% of the projected housing needs in Hailey over the next 10 years

“FINDINGS: The Hailey Housing Needs Assessment provided clear targets for housing development and programs over the next 10 years to better support accessible and informed housing solutions citywide.”

-2024 Hailey Housing Report

Income Category	Percent of AMI	Income Range	Housing Need (New and Rehab) Next 10 Years	Blaine Crossing (New) Next 10 Years
Lower Income	<30% AMI	\$0- \$23,790	101 units	
	31-50% AMI	\$23,791- \$31,916	104 units	
	51-80% AMI	\$31,917 - \$63,440	135 units	150 units
Middle Income	81-100% AMI	\$63,441-\$79,300	149 units	↑
	101-120% AMI	\$79,301-\$95,160	129 units	350 units
	121-200% AMI	\$95,161-\$158,600	107 units	↓
Higher Income	>200% AMI	\$158,601 +	114 units	30 units

Total = 839 units

Total = 530 units

*Blaine County demand = 6,500+ units

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BLAINE COUNTY RECREATION DISTRICT
**SPORTS & RECREATION INFRASTRUCTURE
FEASIBILITY ASSESSMENT**
FEBRUARY 7, 2024



"We need more outdoor recreational sport
fields and courts"

72% of Survey Respondents



Assessment Takeaways

Demand for Enhanced Facilities

Interviews, public surveys, and internal evaluations reveal a significant need for more indoor and outdoor facilities, highlighting the limitations of current infrastructure in meeting growing community needs.

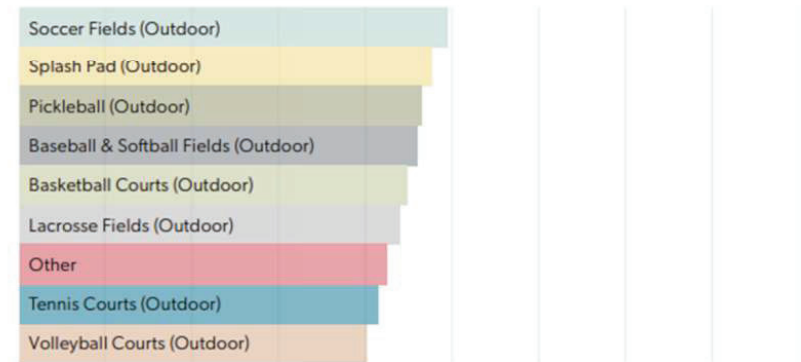
- Community Feedback Insights +
- Existing Facilities' Limitations +
- Master Planning Initiative +
- Strategic Opportunities +
- Actionable Recommendations +
- Land Acquisition and Facility Planning +

FINDINGS AT A GLANCE

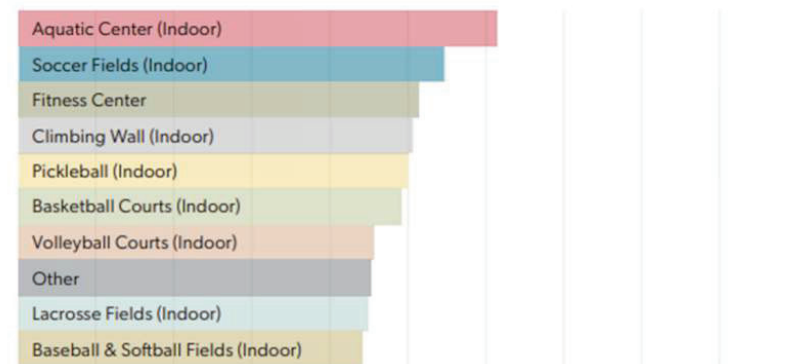
	SV Lacrosse	SV Soccer Club	SV Ski Education Foundation	WR Volleyball Club	WR Select Basketball (Girls)	WR Select Basketball (Boys)	WR Pickleball Alliance	WR Baseball	WR Legacy Softball	WR Lacrosse	ID SURF Soccer Club
1. Need Additional Indoor Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Need Additional Outdoor Facilities:	✓	✓					✓	✓	✓	✓	✓
3. Maintenance Concern for Existing Facilities:	✓	✓				✓	✓	✓	✓	✓	✓
4. Private Funding Opportunities:		✓	✓				✓			✓	
5. Currently Utilizing BCRD Facilities:	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Currently Utilizing BCSD Facilities:	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
7. Requested Tournament Space:	✓	✓		✓			✓	✓	✓	✓	

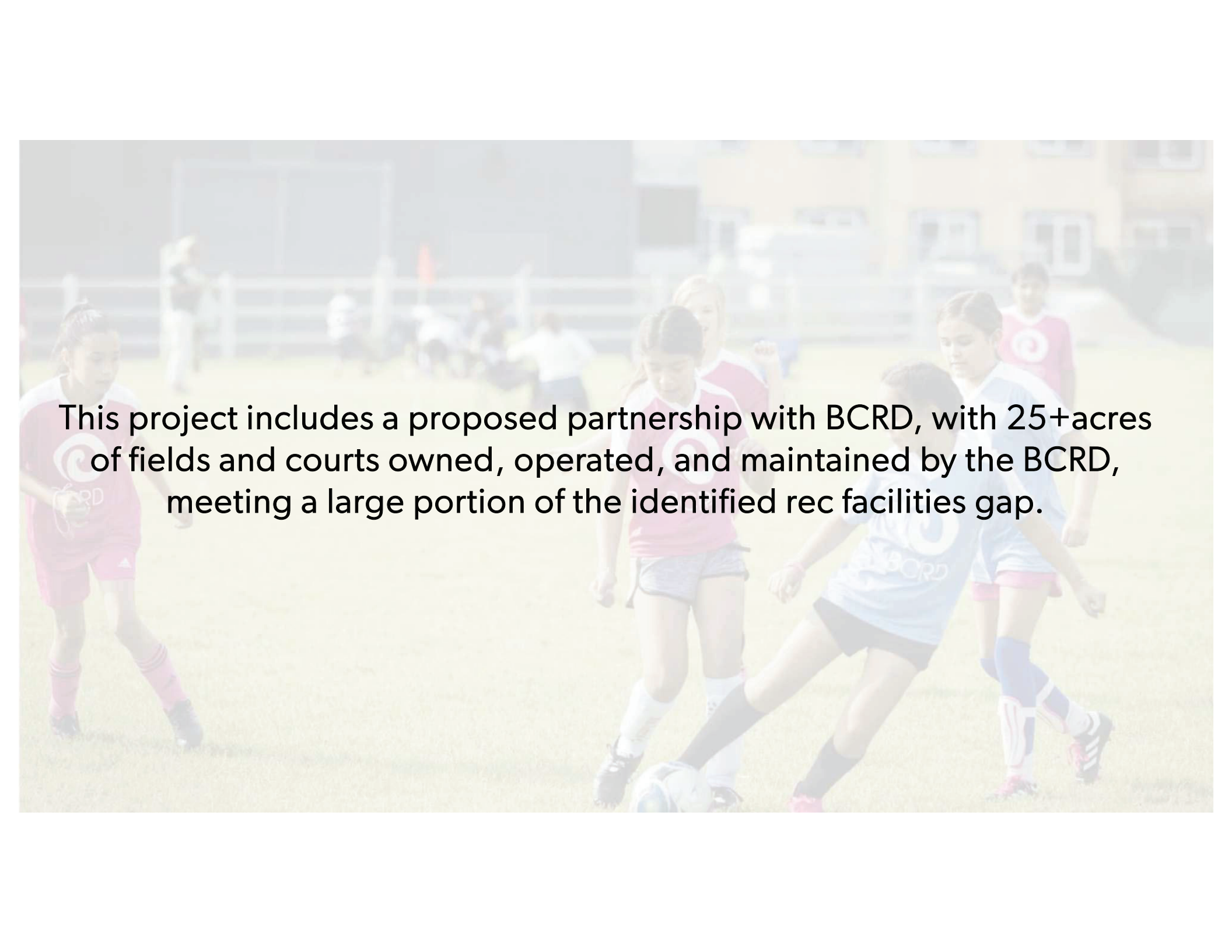
PUBLIC SURVEY FACILITY REQUESTS AT A GLANCE

OUTDOOR RANK THE OUTDOOR SPACES BY THEIR BIGGEST NEED FOR FUTURE EXPANSION:



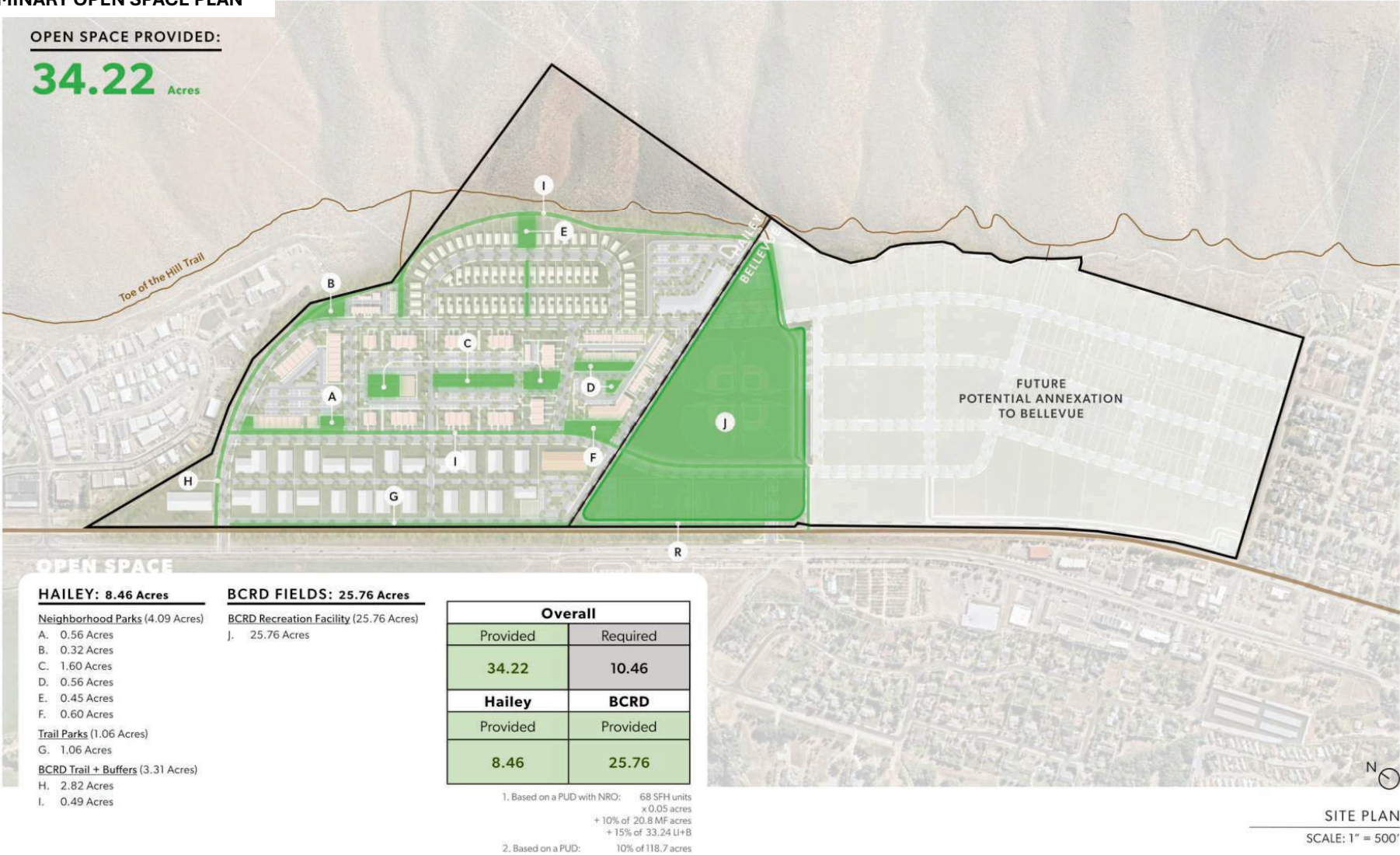
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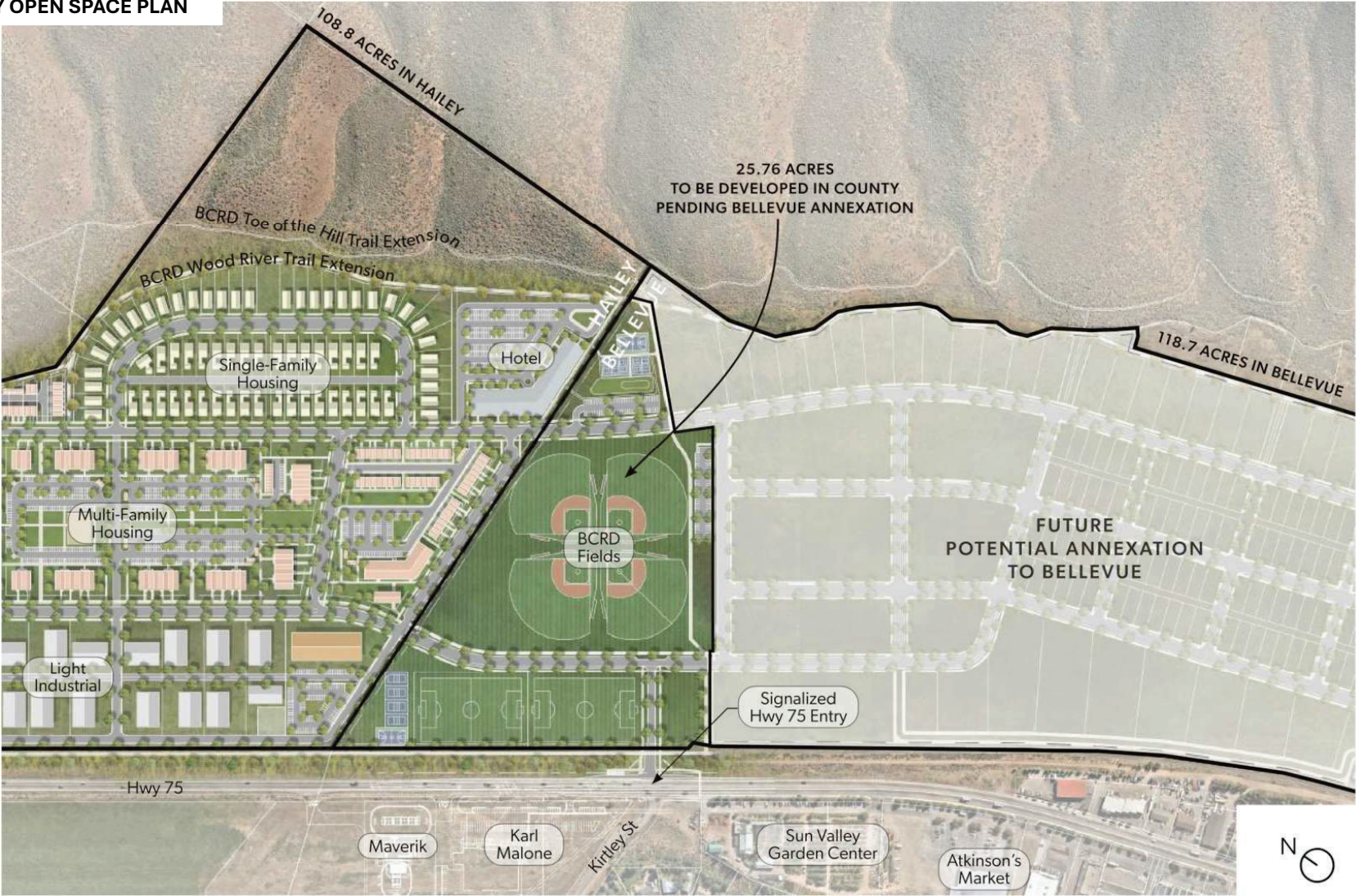


This project includes a proposed partnership with BCRD, with 25+ acres of fields and courts owned, operated, and maintained by the BCRD, meeting a large portion of the identified rec facilities gap.

PRELIMINARY OPEN SPACE PLAN



PRELIMINARY OPEN SPACE PLAN



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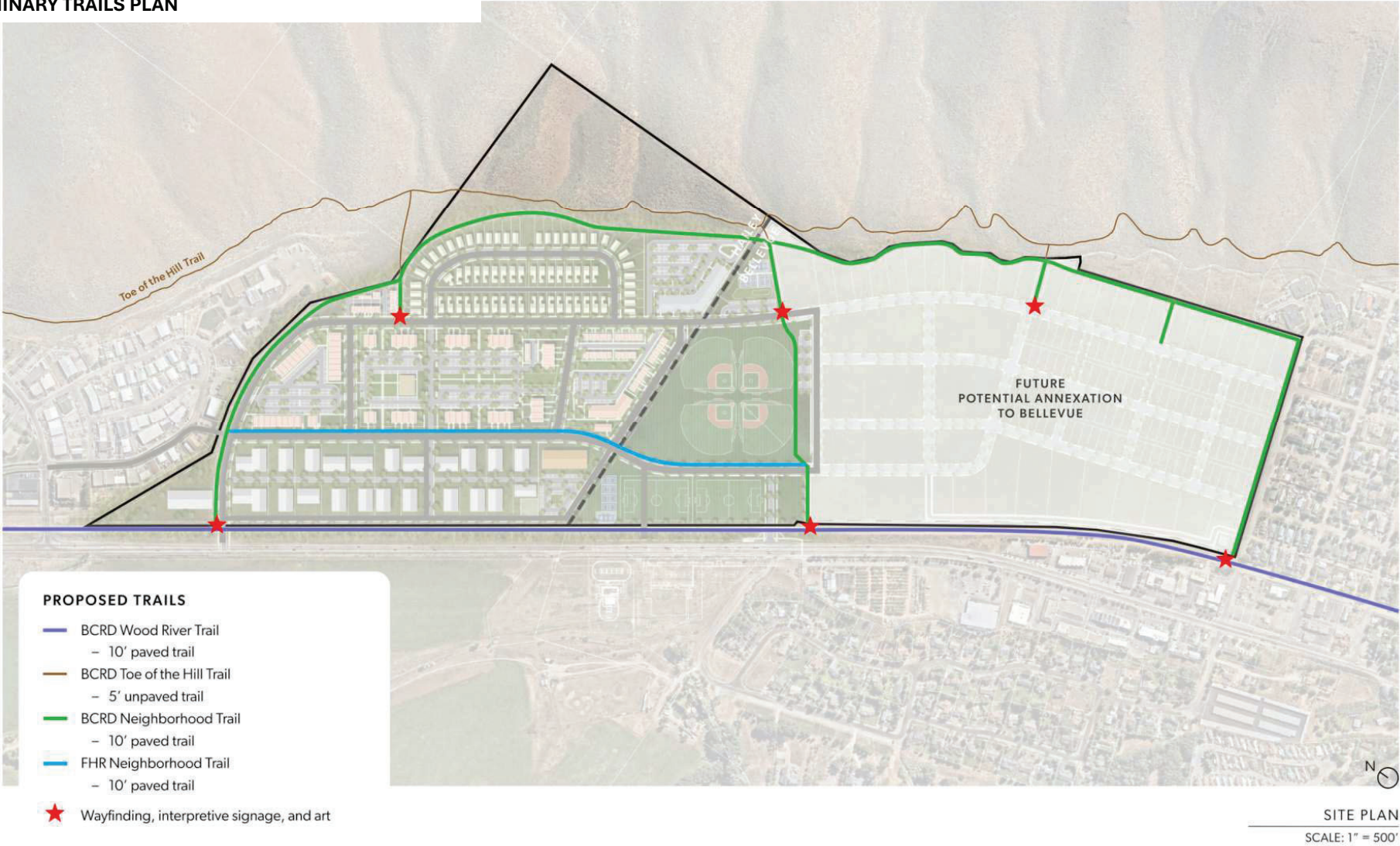
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PRELIMINARY TRAILS PLAN



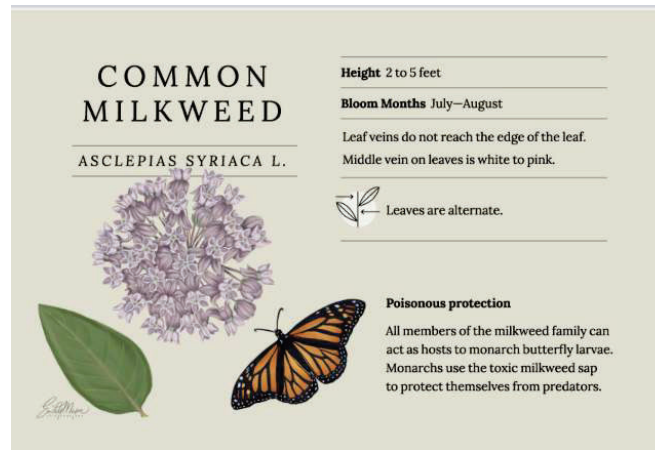
BCRD Trails



Enhanced Trails



Enhanced Trails



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Public Realm Art (inspired by local nature and culture)



Public Realm Art (inspired by local nature and culture)



Regionally appropriate design



Regionally appropriate design



Regionally appropriate design



Parks & Open Space



Climbing Feature

Natural Play Features



Regionally appropriate Landscapes



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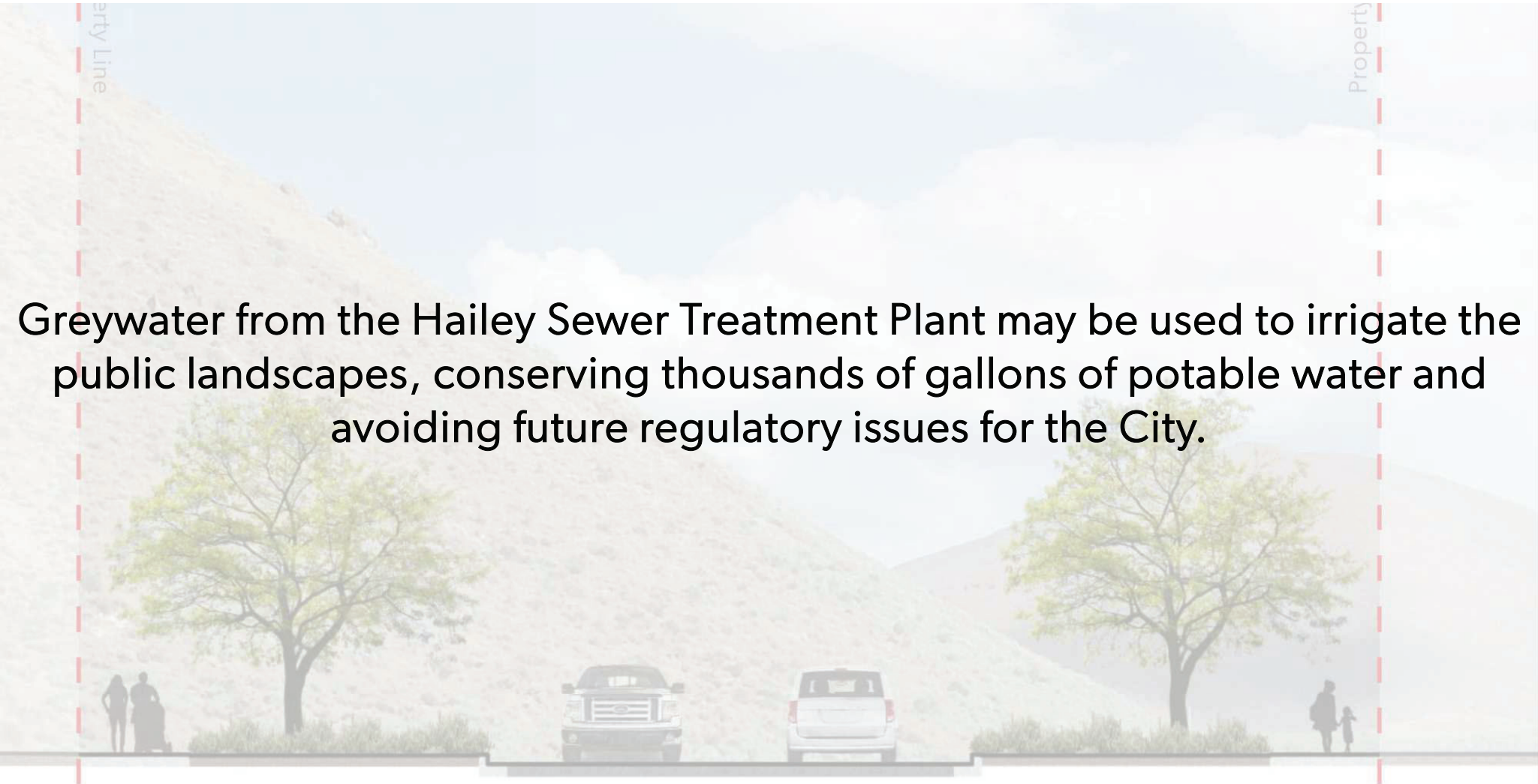
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Create financial benefit with a significant expansion of the tax base

The project will increase the tax base and land value by a margin greater than the impact on City Services.



Greywater from the Hailey Sewer Treatment Plant may be used to irrigate the public landscapes, conserving thousands of gallons of potable water and avoiding future regulatory issues for the City.

Native Plant Communities



Native Plant Communities



Pollinator Gardens



Summary of public benefit strategies

Contribute to the housing needs solution (Hailey and Wood River Valley)

Add supply of missing middle rental housing for locals in a central location next to city services and transit. Target 100 total units restricted with a combination of Locals Only and Deed Restricted Housing at 120% AMI or less.

Provide much-needed outdoor recreation venues to meet growing demand

Partner with BCRD to develop fields and courts, setting aside open space on valuable land in the center of the development, maintaining a visual buffer between the Cities of Hailey and Bellevue.

Expand Wood River Trail System for walking, biking, and nordic skiing

Partner with BCRD to expand the Toe of the Hill Trail and Wood River Trail, with connections to, from, and through the development.

Perpetuate Community Character through regionally responsive design

Embed in the plan regionally responsive, award-winning site planning, building, and landscape design with a world-class team of dedicated project partners. Long-term focused, caring approach.

Implement local, sustainable, water-wise and habitat promoting landscapes

Native and adaptive planting, grasses and wildflowers in the ROW/Public Spaces, potential for grey water reuse for irrigation and mix of synthetic and natural turf for the BCRD ball fields, with water-efficient fixtures for multi-family housing.

Create financial benefit with a significant expansion of the tax base

The project will increase the tax base and land value by a margin greater than the impact on City Services.

PRELIMINARY ILLUSTRATIVE SITE PLAN



PRELIMINARY PHASING PLAN

RESIDENTIAL PROGRAM

HOUSING TYPE	QUANTITY	AVERAGE SF	OCCUPANCY
Single Family	68 Homes	2,400 SF	75% Owner, 25% Rental
Townhomes	46 Townhomes	1,600 SF	75% Owner, 25% Rental
Multifamily Apartments	500 Apartments	750 SF	100% Rental
TOTAL	614 Residential Units		

COMMERCIAL PROGRAM

BUILDING TYPE	QUANTITY
Limited Industrial	280,000 SF
Service-Oriented Commercial	25,000 SF
Hotel	100 Keys, 80,000 SF
BCRD Park Restroom + Concessions Building	2,500 SF
Retail	10,000 SF

PROGRAM BY PHASES

- Phase 1 (2027 - 2031)**
- 450 Apartments
 - 200,000 SF Light Industrial
 - BCRD Athletic Fields
 - Restroom/Concessions
 - Pump Station

Parcel	Acreage	Land Use	Development Quantity
H1	3.51	Light Industrial	25,000 SF
H2	10.54	Light Industrial	175,000 SF
H4	0.23	Light Industrial	Pump Station
H6	5.69	Multi-Family	150 Apartments
H7	15.07	Multi-Family	300 Apartments
H9	0.60	Park	Restroom/Concessions
B1	25.76	Park	BCRD Athletic Fields

- Phase 2 (2032 - 2036)**
- 50 Apartments
 - 30 Townhomes
 - 80,000 SF Light Industrial
 - 25,000 SF Commercial
 - 80,000 SF Hotel

Parcel	Acreage	Land Use	Development Quantity
H3	5.37	Light Industrial	80,000 SF
H5	2.51	Commercial	25,000 SF
H8	5.34	Multi-Family	50 Apartments, 30 Townhomes
H13	5.14	Hotel	100 Keys (80,000 SF)

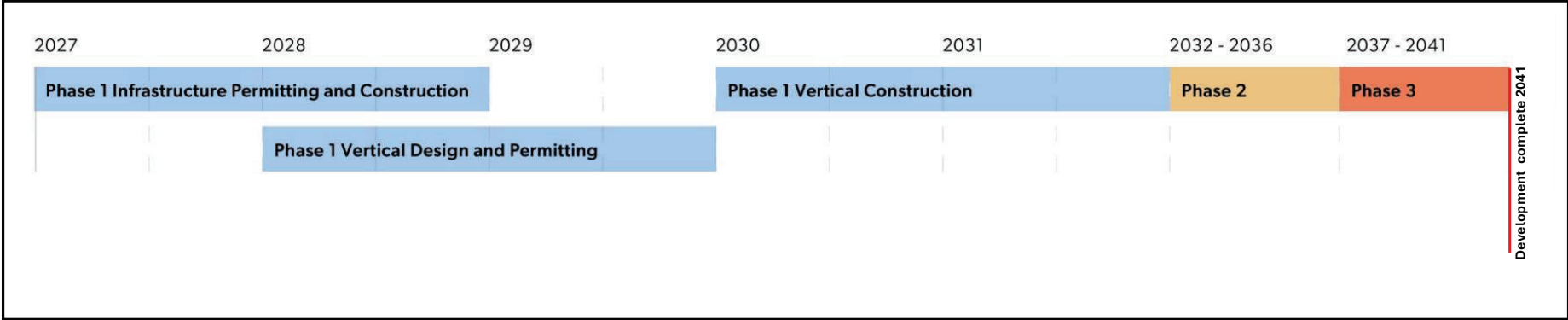
- Phase 3 (2037 - 2041)**
- 16 Townhomes
 - 68 Single-Family Homes

Parcel	Acreage	Land Use	Development Quantity
H10	1.43	Multi-Family	16 Townhomes
H11	6.02	Single Family	32 Homes
H12	6.73	Single Family	36 Homes

PROJECT SCHEDULE 2026-2027 (NEXT 1 YEAR: ANNEXATION PROCESS)



PROJECT SCHEDULE 2027-2041 (NEXT 14 YEARS: DESIGN, PERMITTING, CONSTRUCTION)





BLAINE CROSSING

INTENT TO ANNEX PRESENTATION

**OPPENHEIMER
DEVELOPMENT
CORPORATION**



GGLO

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 WOOD RIVER COMMUNITY VENTURES (WRCV) REGARDING AN IMPENDING ANNEXATION APPLICATION OF APPROXIMATELY ONE HUNDRED EIGHT AND EIGHT-TENTHS (108.8) ACRES IN THE HAILEY AREA OF CITY IMPACT FOR STAFF REVIEW OF THE ANNEXATION PROPOSAL AND TO MAKE A DEPOSIT OF THIRTY FIVE THOUSAND DOLLARS (\$35,000) 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, Wood River Community Ventures, an Idaho Limited Liability Company, has submitted to the City of Hailey a Letter of Intent to file an Annexation Application as to approximately one hundred eight and eight tenths (108.8) acres of land adjacent to the City of Hailey, being more specifically described as 108.08 acres of FR W1/2 NW SEC 25, FR E1/2 NE SEC 26, TL 7134, 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 Wood River Community Ventures 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 Wood River Community Ventures 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 Wood River Community Ventures, LLC (“Owner”), a Limited Liability Company.

RECITALS

A. The Owner is owner of certain real property consisting of one hundred eight and eight tenths (108.8) acres east of State Highway 75 located contiguous to the southern boundary of Hailey 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, commercial, and/or industrial lots under the name of Blaine Crossing (“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 Thirty-Five Thousand and no/100 Dollars (\$35,000.00) (the “Deposit”) into a separate City interest bearing account (the “Account”). The Deposit 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 Five Thousand and no/100 Dollars (\$5,000.00), upon fifteen days written notice by the City to Owner, the Owner shall pay the City such additional funds to maintain the Account at Thirty-Five Thousand and no/100 Dollars (\$35,000.00) 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 Consultant Services costs, the Applicant shall have the right to object to such costs and withdraw their application at no further cost to the 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 Community Ventures, LLC
877 W. Main St., STE 700
Boise, ID 83702-5887

with a copy to:

Allan "Mac" Moriarty
Lawson Laski Clark, PLLC
PO BOX 3310
Ketchum, ID 83340

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 other 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 _____
Arthur F. Oppenheimer, Agent, WRCV

Public Comment

From: [Christopher Mooney](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Tuesday, July 7, 2026 9:17:00 AM

Please pause and give this full consideration before approving this development. We do not need a new urban center on productive agricultural land. We also don't have the infrastructure to handle this much new housing and development.

Sincerely,
Elizabeth Mooney
Ketchum, Idaho

Sent from my iPhone

From: [randye simcoe](#)
To: [planning](#)
Subject: Flying Hat
Date: Tuesday, July 7, 2026 10:02:45 AM

Please pause development of Flying Hat to fully evaluate the project's impact, especially to Silver Creek.

Best,
Randye Simcoe

From: [Cathy Tyson](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Tuesday, July 7, 2026 9:54:41 AM

Hello.

I am a Hailey resident for the past 16 years. I LOVE our community: the services, the abundant outdoor recreation, and the small community.

We are dependant on water. So many places saw the writing on the wall, but still allowed growth in the face of declining water supplies. Look at Corpus Chriti, Phoenix, Las Vegas. Wanting to restrict development seems like a betrayal to capitalism/american freedom to some. But allowing unchecked pursuit of capitalism/development is a betrayal to humanity. We ALL need water... yes even the other animals and plants that struggle on the fringes of human development.

Respecting reality means denying Blaine Crossing. Respecting humanity means choosing water for the survival of Silver Creek and those already here over capitalism.

Furthermore, all development should be restricted to limit water consumption. The irrigation of one multimillion dollar residence that is allowed unlimited water use...unconscionable.

Choosing the needs of the many over the benefits for the few (or one) is the only responsible, even logical move.

Im sorry we live in a time where that seems so difficult.

- Cathy Tyson
1741 Laurelwood
Hailey, Id

From: [PK's Bike](#)
To: [planning](#)
Subject: Flying hat ranch
Date: Tuesday, July 7, 2026 11:12:22 AM

Do not ruin our valley! Why ruin a good thing? We all moved here because we enjoy small town living. If certain members want more. They can move to Boise! I am 100% against this development!

- Zach gerry

From: [Melissa Boley](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Tuesday, July 7, 2026 1:00:07 PM

To whom it may concern,

Please pause on this development due to water concerns of this valley and the beauty of the valley becoming similar to Twin Falls and Blue lakes Blvd. We as a community not only need to preserve our water resources but our culture and identity. In tourist areas that have sold out, the tourism was lost because these special places became like every where else in America with strip malls and chains.

Please pause and evaluate what is happening to our loved community. Thank you, Melissa and Tom Boley

From: [Jennifer Bevers](#)
To: [planning](#)
Subject: Blaine Crossing Development
Date: Tuesday, July 7, 2026 1:32:46 PM

Please endeavor to maintain as much open space and agricultural property as possible in our community. It defines the character of our town and our history. Growth for growth's sake is not progress. Water conservation and traffic mitigation take priority as well.

Thank you for representing your constituency.

Jennifer Schultz Bevers
C: 208.720.0978

From: [Sara Berman](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 8:44:14 AM

I am writing to request that the Blaine Crossing project be further evaluated before approval. As a Wood River Valley native and local farmer growing food for our community, I am concerned about continued development and its impact on our region's precarious water situation and on the changes that the development would have on the signature open spaces of our community.

Thank you for your consideration,
Sara Berman

--

Sara Berman
Squash Blossom Farm
Bellevue, Idaho
208.720.3542
www.squashblossom.farm



From: [Marnie](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 8:09:01 AM

To all City Council members - Please put a pause on Blaine Crossing annexation. To all who ran on the no growth platform please fully consider the long term consequences of this large subdivision. Hailey does not need this, please do not fold to this large developer.

Thank You - Marnie Prentice

811 Wintergreen Dr.

Hailey, ID. 83333

Sent from my iPad

From: [Jane Thomas](#)
To: [planning](#)
Subject: Blaine crossing
Date: Wednesday, July 8, 2026 6:21:43 AM

Dear Hailey City Hall,

Please, on behalf of all citizens of Blaine County and Hailey, (my Husband have lived here for over thirty years) do NOT allow this development to go forward. Please take into account that our infrastructure let alone small town way of life cannot support this kind of development. We all live here and would like a say in a few things, one of which is slow down the on the development of this county.

Thank you very much for reading this opinion, Please, Please, Please ... NO ON BLAINE CROSSING.

Sincerely,
Jane Thomas Sturdivant
Sent from my iPad

From: [Sara Ratekin](#)
To: [planning](#)
Subject: please do not approve the Oppenheimer project
Date: Tuesday, July 7, 2026 8:56:17 PM

Hello

I want to voice my strong disapproval as a Hailey resident to any large development at flying hat, ranch

We just don't have the water

I know we need more housing and I know our community is suffering from lack of a workforce

This is not the solution

I'm sorry to say, but high density In the core of our city is the answer; this is urban sprawl at it's worse

Thank you for reading this

Sara Ratekin
13 East Elm St., Hailey, Idaho
208-720-7727

From: [Craig Wolfrom](#)
To: [planning](#)
Subject: Fwd: Blaine Crossing
Date: Tuesday, July 7, 2026 6:00:54 PM

Regarding the proposed Blaine Crossing development, I would appreciate having this letter entered into the public record.

As a current Hailey resident and former Bellevue resident and Alderman, I appreciate that the area on the east side of Highway 75 is being divided between the two cities.

While I can see an argument being made that the sports facilities create a visual separation between Hailey and Bellevue, I believe a greenbelt could be added between the cities' boundaries—a DMZ if you will. Not only would this extra open space add to the feeling of separation, but creating a narrow pathway running east to west—perhaps even 100 yards wide—would establish a wildlife corridor.

In regards to the hotel platted along the hills in the southeast corner, it seems illogically placed and is a bad idea. Hotels and visitor accommodations should be located closer to city centers where visitors have better access to restaurants and other amenities. While visitors to the proposed BCRD facilities would use this hotel, those bookings would likely be limited to only a few weeks during the summer. This space would be better served by increased housing or a continuation of the greenbelt as mentioned above.

Finally, regarding water, sewer, traffic, and safety, the developer must pay for studies, and the City Council and the public must scrutinize them. This annexation should not cost existing citizens money.

Thank you
-Craig Wolfrom
302 East Walnut Street, Hailey

Cell: 208-309-3262

[Portfolio](#) [Instagram](#) [Etsy](#)

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From: [ALLEN TIGERT](#)
To: [planning](#)
Subject: Blaine Crossing Proposal
Date: Tuesday, July 7, 2026 5:57:03 PM

I just finished reading the 5B Gazette article regarding the Blaine Crossing Proposal, and would ask the Blaine County board, and Hailey & Bellevue City Councils to seriously consider how this would change our two little towns going forward. We now live in a small town environment, which is what a large majority of our populace would like to keep as much as possible. This enormous subdivision would fundamentally change the nature of our lower valley.

Please consider whether these changes are a net quality of life benefit to our two towns. Here are some of the major factors...

Our valley is already over allocated for water usage, and this change would replace a 5 month controllable agricultural use with a year around substantial and minimally controlable increase in fear round water demand. We are already looking at water restrictions in the valley this year and there is no reason to predict that the situation will improve in the future, in fact the opposite situation with decreased annual recharge of our water tables seems most likely. It seems irresponsible to create higher water demand under current climate forecasts.

Further more, I see no property allocation for sewer treatment. Our sewer treatment plants in Hailey and especially Bellevue are struggling to maintain adequate treatment for current home and industrial uses in the lower valley. This plan would vastly increase those requirements for treatment.

And last, the traffic flows through the valley have become a massive problem. Our limited road right of way space, combined with a large and growing out of valley workforce is already overloading our single highway. The extreme cost of obtaining a larger right of way through the valley due to very high property values, makes a roadway system that can handle a larger valley population very problematical, with few options to increase the traffic flow capacity in the near term.

It is, in my family's consideration, foolish to allow this development project given the water demand issue, current sewer treatment problems, increased traffic congestion, and quality of life issues in our valley, and please don't forget the education issues this will cause.

Allen & Anita Tigert
Bellevue, Idaho

From: [Julie Daniels](#)
To: [planning](#)
Subject: Please Oppose the Proposed Flying Hat Development
Date: Wednesday, July 8, 2026 9:09:21 AM

Dear Members of the City Council,

I am writing as a concerned resident to respectfully ask that you do not approve the proposed major development at Flying Hat Ranch Farmland.

One of the things that makes our community so special is its small-town character, open spaces, and the balance that has been maintained between growth and preserving the qualities that make this valley such a wonderful place to live. I am deeply concerned that a development of this scale would permanently change that balance.

My concerns include the increased demand on our already limited water resources, the additional strain on roads and public infrastructure, increased traffic, and the cumulative effects of significantly higher population density. I also worry about the long-term impacts on our local environment, wildlife, and the rural character that residents and visitors alike value.

One of my greatest concerns is our water supply. Water is one of our most precious and limited resources, and I worry that a development of this scale would place significant additional demand on an already strained system. Once those resources are stretched beyond their capacity, the impacts will be felt by every resident for generations.

I am also concerned about the strain this project would place on our infrastructure. Highway 75 already experiences significant congestion during peak travel times, and adding hundreds of additional residents will only increase traffic, lengthen commute times, and create new public safety challenges. Growth should occur only when our roads, utilities, and public services are prepared to support it.

Beyond transportation, I worry about the increased demand on schools, emergency services, law enforcement, parks, and other community resources. As our population grows, these essential services must grow with it. Without careful planning, rapid development risks reducing the quality of life for both current and future residents.

Our valley's scenic landscapes, wildlife habitat, and open spaces are part of what defines this community. These natural resources are not only beautiful—they also support recreation, tourism, and the local economy. Once they are replaced by dense development, they cannot be restored.

I also believe we should be mindful of preserving the unique charm and character of our community. Many of us chose to live here because this valley offers something different from larger cities. Continued high-density development risks changing that identity forever. While thoughtful growth is inevitable, it should occur at a pace that respects the capacity of our infrastructure, protects our natural resources, and reflects the wishes of the community.

As stated above, growth is inevitable, but I believe it should be thoughtful, measured, and sustainable. Large-scale developments should only move forward when the community's infrastructure and natural resources can realistically support them without compromising the quality of life for current and future residents.

Once open space is developed, it cannot be reclaimed. The decisions made today will shape our community for generations, and I urge you to carefully consider whether this proposal truly reflects the vision and values of the people who call this valley home.

Please listen to the voices of the residents who are asking that this development not move forward in its current form. I respectfully ask that you vote against approving the Flying Hat development.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Julie Daniels,

18-year resident of Hailey

From: [Mary Kaiser](#)
To: [planning](#)
Subject: Please reconsider development of Flying Hat Ranch!
Date: Tuesday, July 7, 2026 3:31:24 PM

Oh My! Flying Hat annexation!

This will not only change the beautiful aesthetic and character of our valley, but will seriously strain the infrastructure and water consumption so precarious and precious to our ecosystem. Please, thoroughly consider the long-term impacts and unintended consequences of such massive high-density development. Our entire valley will be seriously stressed by such concentrated infrastructure and water demands. Please look carefully at studies and take a long hard view on the multi-level impact to our future before greenlighting such consequential development!

Respectfully,

Mary Kaiser

From: [Kerry Renner](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 9:23:19 AM

I am writing to request that before the City Council makes a decision on annexation, they obtain more information about the impacts that the Blaine Crossing development would have on water resources for the valley and Silver Creek.

I'm am concerned that Hailey will lose what makes it special if all we do is continue to focus on growth. Our resources are limited. We need to protect them from excessive infrastructure. Please take the time and gather more information before making a decision that could change the Wood River Valley forever.

Sincerely,
Kerry Renner
Hailey resident

From: [Matt Marks](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [planning](#)
Subject: Firmly against Blaine Crossing development
Date: Wednesday, July 8, 2026 9:55:03 AM

Hello All-

I'm deeply concerned about the negative impact to our Valley should the proposed Blaine Crossing development be approved. I feel this large development should absolutely be denied. They should not be allowed to be annexed into the City. They should be limited to current Ag zoning that exists. Furthermore, I do not believe the intent for ADU's was to allow large developers to increase urban sprawl potential into our valued surrounding farm land, but rather to concentrate development in already established areas. That is smart growth. I would also like to see this problem addressed. We already have a major water supply problem as well as traffic congestion, and this will only make things worse.

My concerns about the impacts of this annexation are:

- Hailey's infrastructure and Hailey's Main Street businesses
- Our shared limited resource of water
- Local farms and ranches
- Water quantity and water quality of the Big wood and Silver Creek
- Traffic congestion
- Urban Sprawl outside of existing developed areas

This annexation would not support Hailey's goals of:

- **orderly growth**
- **efficient delivery of municipal services**
- **keeping community character**

Please put our community first before large developer's monetary interests.

Regards,

Matthew Marks

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: FW: Public comment Blaine Crossing
Date: Wednesday, July 8, 2026 10:10:11 AM

Lisa

Lisa Horowitz
CITY ADMINISTRATOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-471-4678
CELL: 208-727-7097

From: Stephanie Carlson <noreply@haileycityhall.org>
Sent: Wednesday, July 8, 2026 8:53 AM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Send Us a Message new submission

07/08/2026

Name
Stephanie Carlson
Phone
(208) 351-6190
Email
stephcarlson11@gmail.com
Message
Hello, I'm not sure the correct method to send it public comment, but I wanted to comment on the Flying Hat Ranch annexation and potential development. I greatly appreciate the Oppenheimers and the thought and care they put into this plan. I live just a couple of blocks from this project and have a couple of concerns that I would like the Council members to consider. 1. Traffic. With much of our valley's work force commuting from the south we already have major traffic delays during the morning and evening commute time. If ITD is able to expand the highway to 4 lanes it will ease this tension, but this will still be an issue we need to consider as we add housing to the south valley. 2. having industrial units along the highway, the Flying Hat area is the first thing that people see when they enter Hailey, do we want to greet them with industrial units? This would be a great area to have shops/food trucks/ or restaurants for those that are driving into town or for the large population that lives in Woodside and those moving into this new development. There could be shops along the highway and industrial units tucked behind where they aren't seen from the road.

From: [jodie taylor](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 11:05:54 AM

For the love of God please do not approve another sprawl that congests our roadways and depletes our precious water and other resources. There is no reason to approve this backwards idea. Growth isn't always forward facing!!

From: [Carol Lowe](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 1:25:30 PM

Before you make any major decision on this development, more information needs to be reviewed on infrastructure, small businesses, and most of all water! We are currently in a drought, and with climate change, drought conditions will most likely continue. Where will the water come from? How will continued developments affect farmers and Silver Creek Preserve? Developing open land for profit cannot continue in our high desert area! Please consider these issues in your decisions for further growth.
Carol Lowe, Hailey resident

From: [Megan Stevenson](#)
To: [planning](#)
Subject: Blaine Crossing/Flying Hat Annexation
Date: Wednesday, July 8, 2026 11:16:03 AM

Hello Friends at Hailey City Hall,

As a lifelong resident of Blaine County, I would like to express my concern about the potential impacts of the proposed Blaine Crossing/Flying Hat annexation.

My concerns include impacts of this development on:

- Hailey's infrastructure and Hailey's Main Street businesses
- Very limited water resources
- Local farms and ranches
- Water quantity and water quality of Silver Creek

This annexation does not support Hailey's goals of:

- orderly growth
- efficient delivery of municipal services
- keeping community character

I believe the Hailey Council should either deny the application or mandate the developer give more information to address these concerns before the City agrees to enter into negotiations.

Thank you,

Megan Stevenson

208 720 1109
111 3rd Ave. S, Hailey

From: [Maddy Dunn](#)
To: [planning](#)
Subject: Blaine Crossing Decision
Date: Wednesday, July 8, 2026 12:40:56 PM

Dear Hailey City Council,

As a resident of Hailey for my entire life, I ask that you consider the consequences of the expansion of Flying Hat Ranch greatly before you decide to follow through. I ask that you please consider the impacts on water, infrastructure, agriculture, local businesses, and silver Creek before making a decision that will shape Hailey for decades to come.

Please don't make a mistake that will impact us all.

Sincerely,
Maddy Dunn

Maddy Dunn
(+1) 208.720.3490 || mbdunn03@gmail.com

From: [Lynne Riggen](#)
To: [planning](#)
Subject: Blaine Crossing development
Date: Wednesday, July 8, 2026 12:44:14 PM

Please just say no to this one. Why? WATER, your water, council members!
Please look ahead to your reason for living here.
Preserve what is left of your lifestyle.

Thank you for pausing and taking into consideration what will be coming out of your faucet in the future.

Regards,

Lynne Riggen
6th generation resident of Hailey

From: [Jim Hopkins](#)
To: [planning](#)
Subject: Proposed Blaine Crossing development
Date: Wednesday, July 8, 2026 1:01:38 PM

Dear Hailey City Council Members,

I write to voice my extreme concern over the proposed Blaine Crossing.

I implore you to hold off approval of this development, at least until more information is gathered, lots more information. Ideally, you will NEVER approve this development, or it will come up for vote so the citizens can speak.

I fear the consequences if this development becomes reality, among them the loss of our downtown hub, devastating over-demand for water, the demise of local small farmers and businesses - and many, many more.

Please do not allow the devastation of our small-town Hailey as it exists for us now and for our children, generations to come. Resist the tempting allure of \$\$\$!

Thank you for your time and work,
Penelope Hopkins

350 Grays Starlight Dr
Hailey, ID 83333

From: [spring bullard](#)
To: [planning](#)
Subject: Flying Hat Ranch Development Plans
Date: Wednesday, July 8, 2026 2:05:47 PM

To whom it may concern,

By some locals' standards, I'm a relative newcomer to Blaine County. I moved here 15 years ago; drawn by the beauty and lifestyle. Every day since, I count myself lucky to be here. And I try to be a good steward of our lands and countryside. This includes being very aware of our water shortages (which at the present moment seem fairly extreme). This summer I am making a concerted effort to irrigate less, repurpose water, and in general use as little as possible. I believe all citizens of our valley have been asked to attempt such efforts, and I am happy to do it because I love it here and want what's best for the population, the animals, the greenery, etc....

So I am perplexed as to why the city might agree to a "high density development" - or really any development at all. Urban sprawl, massively increased water usage, risking our natural assets such as Silver Creek, and beautiful farm land; never mind increased traffic when we all are reeling from the current traffic hellscape! Not to mention that currently we are all being asked to conserve - how then can we afford more development consuming even more water? All of these considerations seem to me more valuable than increased housing which would strain our infrastructure and resources.

While I would urge an outright rejection of any Flying Hat development, I realize I am just one small voice. So instead I urge you to take the time needed to think through all the ramifications of any such development going ahead. Be forward thinking and considered.

Thank you for your consideration,
spring bullard

From: [Colleen Pace](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 2:09:29 PM

Dear Blaine County Commissioners:

We are writing to formally express our opposition to the proposed high-density development in Blaine County. We believe this project represents urban sprawl, which is something we do not want to see in our community.

Before any major decisions are made, we request more comprehensive information regarding the potential impacts this development will have on the following:

- Local infrastructure
- Small businesses
- Water resources and farming
- Silver Creek

We look forward to receiving more details on these critical concerns. Thank you for your time and for considering our feedback.

Best regards,

Jon & Colleen Pace
Hailey

From: [john.stevenson](#)
To: [planning](#)
Subject: Proposal from Oppenheimer Co. Boise, Id.
Date: Wednesday, July 8, 2026 3:00:47 PM

We believe that Hailey should deny this application.
Hailey has been working hard on creating it's downtown.
This project would be another example of sacrificing the downtown
for sprawl.
There would be less water going to Silver Creek, which would hurt the farmers
and the fishing business that comes from Ketchum and destiny places.

Sincerely Yours,
John and Elizabeth Stevenson

From: [Trina Benson](#)
To: [planning](#)
Subject: Opposition to the proposed Blaine Crossing development and annexation of Flying Hat Ranch into the City of Hailey
Date: Wednesday, July 8, 2026 3:25:59 PM

Dear Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed Blaine Crossing development and the associated annexation of Flying Hat Ranch into the City of Hailey. Our valley has worked hard for decades to prevent sprawl, and a project of this scale sets a precedent that our community cannot afford. Any large-scale development resembling sprawl should be denied, and Flying Hat Ranch should not be annexed into the city.

This annexation threatens the things that make our valley worth living in: our Main Street businesses, our shared and already-limited water supply, our local farms and ranches, Silver Creek and the Big Wood River, and a road network that is already struggling to handle current traffic. Our valley simply cannot absorb a development of this magnitude without serious, lasting harm.

My specific concerns are:

- Strain on Hailey's infrastructure and competition with Main Street businesses
- Further pressure on our shared, limited water supply
- Loss of, and pressure on, local farms and ranches
- Degradation of water quantity and water quality in the Big Wood River and Silver Creek
- Increased traffic congestion on roads already over capacity
- Urban sprawl extending development beyond our existing built-up areas

Beyond these direct impacts, the Blaine Crossing annexation runs counter to Hailey's own stated goals for growth. It would not support the city's commitment to orderly growth, efficient delivery of municipal services, or preservation of community character. Adding hundreds of acres of mixed-use development — including workforce and market-rate housing, light industrial use, commercial space, and hospitality — at the edge of the city, disconnected from existing infrastructure, is the definition of sprawl, not the smart growth Hailey has committed to in its Comprehensive Plan.

Silver Creek and the Big Wood River are not just scenic backdrops; they are the ecological and economic backbone of this valley, supporting agriculture, wildlife, and the outdoor-recreation economy that draws people here. Once water quality and quantity are compromised, they are extremely difficult to restore. I urge the Commission to weigh this irreversible risk heavily.

For all of these reasons, I respectfully urge the City of Hailey to deny the proposed Blaine Crossing annexation, prioritizing the long-term health of our watershed, farms and ranches, local businesses, and community character over the short-term gains of a single large-scale development.

Thank you for considering my concerns. I am happy to provide further comment at any public hearing on this matter.

Sincerely, Trina Benson

From: [Richard Kolbrener](#)

To: [planning](#)

Subject: For a multitude of reasons, I beg you not to annex BLAINE CROSSING. THANK YOU.. Richard kolbrener

Date: Wednesday, July 8, 2026 3:32:33 PM

From: [Candice Schley](#)
To: [planning](#)
Subject: Flying Hat Ranch
Date: Wednesday, July 8, 2026 4:03:42 PM

To council members,

I have lived in the valley for over 40 years. Thus, I have seen a lot of change. I live in East Fork. I drove by this land five days a week for 27 years to teach at Bellevue Elementary. I'm not an expert on land development, but I don't have to be, to know the impact this high-density development would have on our infrastructure and the environment/water. The council and the people of the WR valley need more information. Please DO NOT annexation.

Candice Schley
107 So. Creek Rd.
Hailey

From: [Andrew Jasaitis](#)
To: [planning](#)
Subject: Impact on Blaine Crossing Development
Date: Wednesday, July 8, 2026 4:30:59 PM

As a local resident of Hailey, I'm concerned about the water supply, sewage treatment, and economic impact on the potential approval of development of Blaine Crossing.

Have environmental impact studies and economic studies been completed? If so, what is the link to read them?

If existing wastewater treatment capacity cannot support this expansion, what is the proposal to design and complete an expanded or new wastewater treatment plant for the new Blaine Crossing Development? Who is paying for this and is it mandated that any sewage treatment or new water requirements are complete prior to construction?

What process will be used by the City Council of Hailey or Planning and Zoning Commission to determine the advantages and disadvantages for approval of the Blaine Crossing Development? Can you send me a link to it?

Thank you for your time in this matter.

Sincerely,

Andy Jasaitis



Mayor Martha Burke and Hailey Planning & Zoning Commission July 8, 2026
City of Hailey
115 S. Main Street
Hailey, Idaho 83333

Re: Public Comment on the Proposed Annexation and Development of the Flying Hat Ranch Property ("Blaine Crossing")

Dear Mayor Burke and Members of the Planning & Zoning Commission,

Project Big Wood appreciates the opportunity to comment on the proposed annexation and development of the property commonly known as Flying Hat Ranch, currently under review as the "Blaine Crossing" proposal from Oppenheimer Development Corporation.

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. That work depends directly on the water resources, agricultural land base, and watershed function of this valley, all of which this proposal has the potential to affect at a meaningful scale.

We recognize that Hailey's Comprehensive Plan identifies the northern half of Flying Hat Ranch as a designated Growth Reserve area, and that the Plan anticipates this land may be annexed and developed over time. Our comments here are not an objection to that designation in principle, but a request that the City evaluate this specific proposal carefully against the sequencing, scale, and resource commitments the Comprehensive Plan itself describes.

Annexation increases the density allowed on this parcel, and with it, the resources required to sustain a development of this size. In a basin with finite water resources, every new development adds strain to a system that is, in many ways, already at its limit. This proposal would convert land currently in agricultural use (irrigated only part of the year, subject to significant water-rights regulation, and able to be fallowed in a drought) into a year-round residential, commercial, and light industrial development, in a basin that is already over-appropriated and currently under a state drought emergency. Our farmers and ranchers are fallowing thousands of acres this year to conserve water. The Comprehensive Plan's own sustainability chapter directs the City to scale up water conservation practices; we ask the Council to require a clear, independently verified accounting of this project's water demand and estimated annual use, and to weigh that demand against the Comp Plan's conservation direction and the valley's current water constraints before any decision is made on annexation. Beyond water consumption, we are also concerned about whether the current sewer plants in either city can handle the increased density this proposal outlines. We ask that the Council provide a review of sewer capacity for both municipalities prior to approving or entertaining annexation.



This proposal's light industrial component also risks harming downtown Hailey and downtown Bellevue. Both are small downtowns whose long-term health depends on the continued success of local businesses. We ask the Council to carefully consider the long-term impacts this development may have on both downtowns, each located within a few miles of the proposed site.

Project Big Wood respectfully asks that the Commission and Council request this information on zoning standards, projected water demand, impacts to Hailey's and Bellevue's downtown business districts, sewer capacity and consistency with the Plan's anticipated pace of growth before this application moves forward, and that any approval be conditioned on the answers those questions provide.

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

With Gratitude,

Amanda Bannan and the team at Project Big Wood

Executive Director



mendit@projectbigwood.org



208-309-3457



PO Box 5006, Ketchum, ID 83340

From: [jenifer.rush](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Wednesday, July 8, 2026 7:39:05 PM

Please reconsider Blaine Crossing.

I feel we don't have the correct infrastructure for this project. Bellevue has huge growing issues with their water.

Sincerely,

Jenifef Rush
Sent from my iPhone

From: [Michael Shaughnessy](#)
To: [planning](#)
Subject: Pause on Blaine Crossing
Date: Wednesday, July 8, 2026 8:36:58 PM

I urge you to pause and evaluate all aspects of Blaine Crossing. This project could have significant negative consequences and we need to have those who live here receive all of the study information before any decision is made.

Mike Shaughnessy
208-401-4951

From: [Steve Edsall](#)
To: [planning](#)
Subject: Fly Hat annexation
Date: Thursday, July 9, 2026 7:54:25 AM

To the planning and zoning commission,

I am opposed to the the annexation of Flying Hat ranch until we have much more information on it's affect on the aquifer. Much more research must be done before this annexation is approved.

Thanks,
Steve Edsall DVM

From: [Brett Stevenson](#)
To: [planning](#)
Subject: No to Annexation
Date: Thursday, July 9, 2026 8:00:46 AM

City of Hailey,

Annexing Oppenheimer's land is a massive decision that would significantly change our valley for the worse.

If the open space between Hailey and Bellevue was smeared with sprawl it would have enormous impacts to roads, congestion, schools, sewer, emergency and city services, trails, wildlife, our community and businesses, and water.

Skip Oppenheimer, as a philanthropist, conservationist, and former Board Chair of The Nature Conservancy of Idaho should permanently protect this key open space and agricultural land between Hailey and Bellevue with a conservation easement.

Please do not agree to annex this open space.

Sincerely,
Brett Stevenson

From: [Wendy Pabich](#)
To: [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#); [Martha Burke](#)
Subject: Oppenheimer
Date: Thursday, July 9, 2026 8:01:22 AM

Dear Mayor and City Council,

I am writing to urge you to deny any request to annex the Oppenheimer property into the City of Hailey. So many of us are here for the wide open spaces, the wildlife, mountains, and waters. The pace of (unnecessary) development in this valley is already compromising these invaluable community assets. This development would alter the character of this place in countless irreversible ways.

Idaho is facing severe water shortages and our valley is under a drought moratorium. Our basin has been over-allocated for years (i.e., there are more "paper water" rights than there is "wet water".) Conversion of agricultural lands to developed lands will most certainly increase this burden, calling for additional groundwater uses via new domestic and municipal wells, paving or building over recharge zones, decreasing agricultural lands available for fallowing in low water years and locking them into the perpetual water uses required of developed lands, and increasing the wastewater load to our watershed. All of this will reduce water quantity and quality in the Big Wood and Silver Creek systems.

Further, we'll be burdening our already struggling local agricultural economy, destroying wildlife habitat, adding infrastructure burden (i.e., conversion of ag lands to developed lands has proven to be costly to cities and counties for a number of reasons, including unfunded future infrastructure costs ('the infrastructure Ponzi scheme'), and diminishing Main Street businesses.

This development is yet another example of 'build it and they will come', inviting outside demand for housing, infrastructure, and services, all at the cost to we taxpayers living and trying to make a living here. Please outright deny it.

Thank you,

Wendy Pabich
613 North 4th Avenue
Hailey

From: [Shannon Moss](#)
Subject: Annexation of land
Date: Thursday, July 9, 2026 8:05:53 AM

Dear Hailey city authorities,

I'm writing to you today in hopes you oppose the annexation of the proposed plot of land between Haley and Bellevue.

I am deeply concerned about how this proposed annexation could affect Hailey's infrastructure, our Main Street businesses, our limited water resources, our local farms and ranches, and Silver Creek.

As it stands today, I do not believe this proposal supports Hailey's goals of orderly growth, efficient delivery of city services, or preserving the unique character of our community.

I urge the City Council to either deny this application or require the developer to answer these important questions with credible, independent information before the City agrees to negotiate any annexation.

What I want to protect is the Hailey I know and love—the conversations with neighbors at the farmers market, the locally owned businesses that make Main Street special, the farms and ranches that define our valley, and the places where families have made memories for generations.

This decision is simply too important—and too permanent—to rush. Before the City Council takes a step that cannot be undone, I believe it must have far more information than it has today. Our community deserves thoughtful, informed decisions that protect Hailey's future.

Sincerely,
Shannon Moss

From: [Todd Bracher](#)
To: [planning](#)
Subject: NO Blaine Crossing, Oppenheimer development
Date: Thursday, July 9, 2026 8:23:28 AM

I'm writing to voice my opposition to the annexation of Blaine Crossing. We need to preserve open spaces, conserve water and protect our existing community.

Thank you,
Todd Bracher

Sent from my iPhone

From: [Mike Willard](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Flying Hat Annexation
Date: Thursday, July 9, 2026 8:39:00 AM

As I understand this proposed development has the potential to be a disaster for the Wood River Valley.

I am a retired developer and I believe in property owners rights, but I also believe in smart and prudent development.

This project should be properly vetted to determine its long term impacts on the community. Some of which include the impact on support services including sewer, domestic water, emergency services, impact on existing retail and the need for additional retail services, long term water availability, and impact on south valley farming, as well as the health of two of our signature assets, the Silvercreek & the Wood River.

The Valley is currently being asked to cut back on water use as well as being challenged with how our services are being delivered. You could also add the issue of lack of sewer capacity.

I hope when studies are contracted to analyze this impact, they are controlled by Hailey and the County and not by the developer.

I pray your in depth understanding of the issues as well as wisdom will influence you accordingly!

Mike Willard
949-422-9742
mike@ewillard.com
Box 722
Hailey, ID 83333
Sent from my iPhone

From: [Becquel Smith](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Blaine Crossing/Hailey Annexation
Date: Thursday, July 9, 2026 9:06:41 AM

Good morning,

A short note to state my vehement opposition to the annexation of this property and the building of Blaine Crossing. Others will state more eloquently or scientifically why it's a bad idea, so I'll defer to them but I just wanted to add my name to the list.

Thank you

--

Becquel Smith
208-721-1598 - c

From: [Claire Casey](#)
To: [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#); [Martha Burke](#)
Subject: LOSS OF THE WOOD RIVER VALLEY AND ITS DESTRUCTION
Date: Thursday, July 9, 2026 9:08:49 AM

TO THE HAILEY CITY COUNCIL AND MAYOR,

THE VALLEY WILL BE AND ALREADY HAS BE RUINED BECAUSE OF DEVELOPERS AND REALTORS AND THE COMMISSIONERS AND CITY COUNCILS OF THE VALLEY WHO HAVE LET THIS RELENTLESS GROWTH OCCUR! **you all have failed to think of the use of water in a high desert region and climate change. Therefore you refuse to evaluate the water use, traffic and noise issues, clean air (especially at the airport) dark skies, recreation issues which are now overcrowded. you can not see that every time an issue comes before you , it takes time and time and time for the issue to be resolved.**

the issues are not met by letting developers know that the valley is in a severe drought. yet you refuse to stop building construction because you do not think of water use. Every time you issue any type of new building permit, you do not consider water. You do not think about what the construction process does to the valley with massive trucks, massive dirt removal, massive traffic and more cars and pick-up trucks on the road. jhae you looked at the Big Wood River lately? Have you notice Magic? Have you looked at the loss of snow in our mountains as most of the runoff has gone tooooooo early? Not just Hailey, but all over the valley, cities and county. So far you have not stopped the Hillside ordinance but it will come because of pressure from entities who want to make money and with no regards to the valley and the life style those who care. have come to love and fight for.

I will not continues because of the rage I feel about the rapid development in our valley, in Hailey, Ketchum and elsewhere.

You do not consider the airport and the air quality for the people in south Hailey and Woodside. Oh well that is the fault of the Federal Government. Well when is the air we breathe not an issue too. you and the people who live in the valley. PERHAPS YOU DO NOT LIVE IN A FIGHT PATTERN OF COMING AND GOING OF AIRPLANES. PERHAPS SIT AT THE PARK AT THE SOUTH END OF HAILEY AND NOTICE THE AIR WHEN THE JETS TAKE OFF AND THE DUMP TRUCKS AND LONGHAUL VEHICLES ARE ON THE ROAD DURING THE WEEK. ALSO CK AT THE POST OFFICE DURING THAT TIME.

RESPECTIVELY SUBMITTED

**Clairr Casey
151Kingsbury Lane**

Bellevue

From: [Aleks Kocev](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Cc: [Erica Kocev](#)
Subject: Public Comment: Deny the Blaine Crossing Letter of Intent to Annex
Date: Thursday, July 9, 2026 9:24:19 AM

Dear Mayor Burke and Members of the Hailey City Council,

I am writing to ask the Council to deny Oppenheimer Development Corporation's Letter of Intent to Annex for the Blaine Crossing project.

My family lives on 30 acres in the Bellevue Triangle. We raise our two daughters here. We keep chickens, grow food, and draw our water from a well that pulls from the same aquifer this development would tap. We are not abstract stakeholders in this decision. We live on the water table you would be voting to burden.

This basin is over-appropriated and under an emergency State moratorium. Senior downstream users are already cutting deliveries, and local farmers are fallowing more than 1,500 acres this year. Converting 108.8 acres of seasonally irrigated farmland into hundreds of homes, light industrial space, commercial buildings, and a hospitality site means year-round municipal water demand on an aquifer that cannot reliably serve the users it already has. When the water gets short, the curtailment call comes to families like mine and to the farms and ranches that define this valley.

It also comes to Silver Creek. The creek is spring-fed from this same aquifer. I fish it. Anglers travel from around the world to fish it, and an entire local economy of guides, outfitters, and shops depends on it. Lower the water table and the creek drops with it. That is not speculation. USGS and IDWR studies have documented the connection.

Beyond water, this proposal is sprawl. A second commercial hub miles from downtown will pull traffic and spending away from Main Street businesses, and Hailey taxpayers will carry the infrastructure costs of extending services to hundreds of new residents. That is the opposite of orderly growth, efficient delivery of municipal services, and preservation of community character.

This project is a bad trade for Hailey and for everyone who lives in this valley. I ask the Council to deny the Letter of Intent.

Thank you for your time and your service.

Aleks Kocev

Bellevue, Blaine County, Idaho

From: [Pamela Ridgway](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Opposition to Blaine Crossing email
Date: Thursday, July 9, 2026 9:37:18 AM

Dear Mayor and Members of the Hailey City Council,

I am writing to express my opposition to the proposed annexation and development of Blaine Crossing.

The potential impact of this development can best be summarized as a significant loss to our quality of life—with little or nothing in return for the residents who already live here. It would bring more traffic, more noise, greater demands on our roads and public infrastructure, and increased pressure on our shared and limited water resources. At the same time, it could mean less open country, fewer unobstructed views, diminished dark skies, and the continued loss of the rural character that makes southern Blaine County such a special place to live.

I am deeply concerned about the impacts this annexation could have on Hailey's infrastructure and Main Street businesses, our shared and limited water supply, our local farms and ranches, and the long-term health of Silver Creek.

I do not believe the annexation, as currently proposed, supports Hailey's stated goals of orderly growth, the efficient delivery of municipal services, or the preservation of our community's unique character.

Growth should provide meaningful and lasting benefits to the broader community—not simply impose additional burdens on existing residents. Before moving forward, the City should clearly understand who will bear the costs of expanded roads, water and sewer services, emergency services, schools, and other infrastructure needs created by a development of this size.

I respectfully ask the Hailey City Council to either deny the annexation application or require the developer to answer the many important and unanswered questions surrounding this proposal—with complete, transparent, and independently verified information—before the City agrees to begin negotiating any annexation.

What are we trying to protect? It is more than open land. It is waving to neighbors at the farmers market. It is the locally owned business someone spent years building on Main Street. It is the quiet country road we travel each day, the ranches and farms that define our valley, the place where someone learned to fish, the beauty of our dark night skies, and the sense of community that makes this valley feel like home.

Once open space, water resources, dark skies, working agricultural lands, and rural character are lost, they cannot easily be restored.

This proposal is too important—and its consequences too permanent—to rush. Before the Hailey City Council takes a step that may be difficult or impossible to undo, it should have far more independent information than it has today.

Please protect the quality of life, natural resources, local businesses, agricultural heritage, and community character that current and future generations depend upon. Let us make certain that all of the necessary questions are fully and independently answered before any irreversible decisions are made.

Respectfully,

Pamela Ridgway & Rob Foulkes
Bellevue, Idaho

Pamela

Pamela Ridgway

Artist, Activist & Athlete

208-308-3037

pamelaridg@gmail.com

From: [DeSiree" Fawn](#)
To: [planning](#)
Subject: Blaine Crossing concerns
Date: Thursday, July 9, 2026 9:51:55 AM

Dear Hailey City Council Members,

I am writing to express my deep concern regarding the Blaine Crossing development proposal and its long-term implications for the Wood River Valley.

I urge you to closely review Ms. Mollineaux's recent guest opinion in the *Mountain Express* (link below), which clearly outlines the potential risks this project poses. These include the long-term threat of depleting Silver Creek, undermining the vibrancy of our downtowns, and placing an unsustainable strain on our already overextended community resources.

As we address our valley's growth, it is vital to remember that more housing does not inherently mean affordable housing. We must not accept a massive development under the guise of offering just a handful of affordable units. I ask that you use this opportunity to push for meaningful affordability that truly serves the needs of our community.

Sincerely,

DeSiree' Fawn 5th Generation Blaine County Native & Ketchum Resident

(Link: https://www.mtexpress.com/opinion/guest_opinions/before-hailey-decides-on-blaine-crossing-get-the-full-picture/article_b7a39f43-d209-435b-92bb-46e63c8cb4f1.html)

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DeSiree' Fawn
Realtor
McCann Daech Fenton Realtors, LLC.
Cell: (208) 721-7039

From: [Paige Redman](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Comment on Blaine Crossing
Date: Thursday, July 9, 2026 10:00:48 AM

Hello all,

I am writing to express my concern about the proposed Blaine Crossing development.

I am concerned about this annexation's impacts on Hailey's infrastructure and Main Street businesses, our shared and limited water, our local farms and ranches, and Silver Creek.

I do not believe the annexation, as proposed, supports Hailey's goals of orderly growth, efficient delivery of municipal services, and preserving community character.

I ask the Council to either deny the application or require the developer to answer these questions about the impact on Hailey's Main Street businesses, the impact on our local farms/ranches, the impact on Silver Creek, the impact on our local taxes, the impact on our already taxed Highway 75, the impact of Climate Change and our dry water, — with real, independent information — before the City agrees to negotiate any annexation.

Many thanks for all you do to make this community so very great!

Paige

--

Paige Redman

Educational Programs Coordinator/Operations Coordinator



1030 Airport Way, Hailey Idaho 83333
PO Box 2429, Ketchum Idaho 83340
208.450.9157
www.flourishfoundation.org

From: [Jeane Gadd](#)
To: [planning](#)
Subject: Blaine Crossing Development Proposal
Date: Thursday, July 9, 2026 10:01:40 AM

To Hailey City Council Members:

I am very concerned about the repercussions our communities (Bellevue & Hailey) will undoubtedly suffer should the Blaine Crossing Development proposal be approved. I am writing to ask you to take the time necessary to carefully analyze and evaluate the pros and cons of this project not only in our current status of things, but to seriously also consider how it will impact our communities in the future. My main concerns are water and sewer capacities, which have already been stretched and strained to capacity. Please don't approve this development. Please make the right decision that will conserve what little water there is and allow time for the sewer facility in Bellevue to be properly fixed so it can appropriately handle those depending upon it.

Thank you for your time and consideration.

Sincerely,

Jeane Gadd

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: Fw: Support for Blaine Crossing
Date: Thursday, July 9, 2026 10:08:56 AM

B

Lisa Horowitz
City Administrator

From: Sarah Michael <ms.sarahmichael@gmail.com>
Sent: Thursday, 09 July 2026 09:49:47
To: Martha Burke <martha.burke@haileycityhall.org>
Cc: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Support for Blaine Crossing

Dear Mayor Burke,

I am writing in support of the proposed Annexation and development concept of Blaine Crossing. Having served as a Blaine County Commissioner for 8 years (2001-2008), I worked closely with the City of Hailey and the City of Bellevue to adopt development concepts for the Area of City Impact between both cities for the Eccles property located on the east side of Highway 75.

The subsequent Area of City Impact agreements adopted by each city and Blaine County have contained similar concepts to this day- allow development but keep the cities visually separate.

I believe that Blaine Crossing meets the goals of this 25 year planning effort. Key is the visual separation between the cities. In the Blaine Crossing proposal this is achieved by the dedication of land to the Blaine County Recreation District for future playinfields.

The proposal also meets a key goal of Blaine County's Comprehensive Plan that calls for the development of commercial, industrial and high density housing within City limits. For more than 50 years, this goal has prevented urban sprawl with big box stores and major subdivisions throughout the county on agricultural lands.

The proposal has a target of 100 workforce housing units with an average of 120% AMI. Workforce housing is a priority for employers, local jurisdictions and workers throughout the county. 100 units would be a great benefit.

Taking 108 acres of agricultural lands out of irrigation and changing the use to residential, commercial and industrial purposes will, from all the studies I have researched, lower water consumption which is another sustainability goal.

Taking workers off the highway to commute long distances to jobs in Blaine County will also meet Hailey's and Blaine County's quality of life and energy goals. Living where you work increases time to spend with family, to participate in community activities, to shop locally, and to volunteer. As a North Blaine County Fire Commissioner, having more residents serving as on-call fire and EMS responders is critical to the safety of our communities.

The City of Hailey has many factors to consider in this annexation proposal. I will follow it closely but I wanted to share my initial thoughts with you.

Best wishes, Sarah

Sarah Michael

Former Blaine County Commissioner (2001-2008)

Interim ED of the Blaine County Housing Authority (2022-2023)

North Blaine County Fire District Commissioner (2021 -Current)

(208) 721-1593

From: [Pamela Ridgway](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Blaine Crossing Annexation — Please Put Our Community First
Date: Thursday, July 9, 2026 10:26:14 AM

Dear Mayor and Members of the Hailey City Council,

We are writing as Bellevue residents to express our opposition to the proposed Blaine Crossing annexation and development.

We recognize that growth is inevitable, but not all growth is appropriate, and not every development serves the best interests of the community. A proposal of this size deserves careful scrutiny, independent analysis, and a clear understanding of its long-term consequences before the City takes any step toward annexation.

Our concerns are straightforward: more traffic, more noise, increased demands on roads and public services, greater pressure on our shared and limited water resources, and the continued loss of open land and rural character.

We are also concerned about how a development of this scale could affect Hailey's infrastructure, locally owned Main Street businesses, surrounding farms and ranches, wildlife habitat, our dark skies, and the long-term health of Silver Creek.

The residents of Hailey, Bellevue, and southern Blaine County are connected. Decisions made within one city's boundaries do not stop at those boundaries. The impacts on our roads, water, businesses, natural resources, and quality of life will be shared throughout the valley.

We do not believe the annexation, as currently proposed, supports Hailey's goals of orderly growth, efficient delivery of municipal services, or preserving the character of our community.

Before entering into any annexation negotiations, the City should require clear and independently verified answers to critical questions:

How much water will this development require, and what will the long-term impact be on our shared water resources?

Can existing roads, utilities, emergency services, schools, and other public infrastructure adequately support development of this size?

What will the true cost be to Hailey residents and taxpayers—and who will be responsible for those costs in the years ahead?

How will local businesses, working farms and ranches, wildlife, open spaces, dark skies, and Silver Creek be protected?

These questions should be fully answered before—not after—the City moves forward. The responsibility should be on the developer to demonstrate, through credible and independent information, that this proposal will provide meaningful benefits without creating unacceptable costs for surrounding communities.

We ask the Hailey City Council to deny the annexation application as proposed or, at a minimum, decline to enter into annexation negotiations until all potential impacts have been independently studied, publicly disclosed, and carefully considered.

We value the open country, quiet surroundings, local businesses, farms and ranches, natural beauty, and strong sense of community that make this valley our home. These are qualities worth protecting, and once they are lost, they may be impossible to recover.

Blaine Crossing is too important—and its potential consequences too permanent—to rush.

Please put the long-term interests of our community, our natural resources, and future generations first.

Respectfully,

Shelley and Deano Miller
Bellevue, Idaho

From: Linda McMahon
To: [planning](#)
Subject: Flying Hat "Blaine Crossing
Date: Thursday, July 9, 2026 9:49:20 AM

No, no no no there is not enough water in this valley for more development at this time. We do not need sprawl between all the cities what's happening to our open space it's too much and Oppenheimer just wants to make this valley into a little Boise. no vote no totally against the new annexation. What are you thinking no.
Sent from my iPhone

From: [Lori Burks](#)
To: [Kaz Thea](#); [Martha Burke](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Blaine Crossing/Flying Hat Opposition
Date: Thursday, July 9, 2026 10:29:32 AM

Dear City Hall members,

As a lifelong resident of Blaine County, I would like to express my concern about the potential impacts of the proposed Blaine Crossing/Flying Hat annexation.

My concerns include impacts of this development on:

- Hailey's infrastructure and Hailey's Main Street businesses
- Very limited water resources
- Local farms and ranches
- Water quantity and water quality of Silver Creek

This annexation does not support Hailey's goals of:

- orderly growth
- efficient delivery of municipal services
- keeping community character

I believe the Hailey Council should either deny the application or mandate the developer give more information to address these concerns before the City agrees to enter into negotiations.

Thank you,
Lori Burks
208-309-0888
2010 Winterhaven Drive
Hailey, ID

From: [Andrea Gallegos](#)
To: [planning](#); [Juan Martinez](#); [Sage Sauerbrey](#); [Dustin Stone](#); [Kaz Thea](#); [Martha Burke](#)
Subject: Public Comment-Blaine Crossing
Date: Thursday, July 9, 2026 10:52:04 AM

Dear Hailey City Council,

As a lifelong resident of Blaine County, I strongly urge you to reject the proposed Blaine Crossing/Flying Hat annexation, or at the very least, require the developer to provide substantial additional information before any negotiations move forward.

This proposal raises serious concerns about its long-term impacts on our community. Specifically, I am concerned about:

- The strain this development would place on Hailey's infrastructure and the potential negative impact on our locally owned Main Street businesses.
- The increased demand on our already limited water supply, a resource that should be protected for current and future generations.
- The loss of valuable agricultural land and the effects on the farms and ranches that are an important part of Blaine County's economy, history, and identity.
- The potential harm to the water quality and quantity of Silver Creek, one of our area's most treasured natural resources.

Beyond these concerns, I do not believe this annexation aligns with the City of Hailey's own goals and guiding principles. Rather than supporting orderly and responsible growth, efficient delivery of municipal services, and preservation of the community's unique character, this proposal threatens to undermine them.

Growth should be thoughtful, sustainable, and in the best interest of the entire community—not driven by development that raises unanswered questions about its environmental, economic, and infrastructure impacts.

I respectfully ask the Council to put the long-term interests of Hailey and Blaine County residents first. Until these significant concerns have been fully addressed with clear evidence and transparency, this annexation should not move forward.

Thank you for your time, your service, and your careful consideration of this important decision.

Sincerely,
Andrea Gallegos
721 Whitetail Drive
Hailey, Idaho

From: [Elaine French](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Thursday, July 9, 2026 11:11:27 AM

Dear Planners,

I strongly urge you to hold more public hearings on the advisability of allowing this development project to go forward.

Although I am not a Hailey resident , I will be impacted by this project and feel it is my right and responsibility as a County resident to speak up. The impact on our water situation , on our scenery, on traffic, and on our farmer neighbors will be tremendous. We have a ranch in Picabo on Silver Creek and hate to think what this will mean to our farming and to the Creek.

Please consider the multitude of impacts and require more hearings and research.

Elaine French

From: [Jennifer Lavigne](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Public Comment on the proposed Blaine Crossing/Flying Hat Annexation
Date: Thursday, July 9, 2026 12:09:28 PM

Dear Hailey City Council,

I respectfully ask the Council to either deny the proposed Blaine Crossing/Flying Hat annexation or require the developer to provide the studies and information needed to address the project's long-term impacts before agreeing to enter into annexation negotiations.

As a resident of Blaine County, I have significant concerns about the potential impacts of this development on:

- Our limited water resources
- Our local farms and ranches
- Hailey's infrastructure
- Our locally owned Main Street businesses

I also question whether this annexation supports Hailey's stated goals of:

- Orderly and responsible growth
- Efficient delivery of municipal services
- Preserving the character of our community

Thank you for your time, your service, and your consideration.

Thank you,
Jennifer Lavigne
440 Calumet Ct.
Hailey, ID 83333

From: [Tyler Davis](#)
To: [planning](#)
Subject: Flying Hat Ranch Development
Date: Thursday, July 9, 2026 12:29:54 PM

We are not in favor of this development! There need to be an impact survey, as this project will run the valley dry

From: [Chris Bracher](#)
To: [planning](#)
Subject: Preserve, conserve
Date: Thursday, July 9, 2026 12:38:24 PM

I strongly oppose the annexation of 108 additional acres into Hailey! Please keep the open spaces and magic of the area as it is! Chris and Ran Bracher
Sent from my iPhone

From: [Jube](#)
To: [planning](#)
Subject: 2030 annex
Date: Thursday, July 9, 2026 12:41:05 PM

Voting no to a proposed 2030 annexation, J Farrow of Hailey

From: [Kathy Ratliffe](#)
To: [planning](#)
Subject: Hailey annexation
Date: Thursday, July 9, 2026 12:46:07 PM

I am totally against this expansion. It appears you haven't heard the multiple voices that have spoken up about water concerns. Not to mention traffic and road to support this idea. Our school are already at capacity so many are seeking other opinions. It appears you are not hearing and looking at the concerns of the population. If people wanted to live in a more metropolitan community they live and work in Twin Falls or else where. Also what about all the supporting public services that it takes to offer such an increase in population.

Our valley is rich in history that includes farming and ranching. This would totally impact them and the rural living environment we have had for decades. People move here for the slower lifestyle and knowing your neighbors community.

I am also disappointed that you have put such a short window on getting feedback from the community. I feel like you are not seeking true feedback from those that live here. I heard about this from my daughter in-law

Sent from Kathy Ratliffe's iPhone

From: [Fran Jewell](#)
To: [planning](#)
Subject: Proposed project, Blaine Crossing
Date: Thursday, July 9, 2026 12:46:24 PM

I am absolutely stunned and appalled at the proposed Blaine Crossing subdivision, development! There are three giant Apartment buildings across the street from the airport that sit empty.

We do not have the infrastructure or the water to support this monstrous project.

And who by any means would want to live someplace where giant aircraft fly over your head every two minutes, especially during Allen & company, And all of the holidays.

I have lived here 44 years and one of the reasons I moved here was because of the peace and quiet and the beautiful buildings that represented a nice western culture.

But what bothers me the most is that since I have been here there have been three plane crashes. One plane crashed on the highway. One plane crashed into Red Devil, and one plane went right off the end of the runway over the highway and into Roberta McKercher park. Why would it be OK to risk the lives of residence by putting a community there?

I am appalled and disgusted that this proposal has made it this far!

Please stop this proposal right now! You certainly will not get my support as a 44 year resident of Hailey.

I'm pretty sure old Rupert House would roll over in his grave If he saw this project!

It is disgusting, harmful to our community and harmful to our environment!!

Fran Jewell
Dog Behavior Consultant
President, NADOI #1096
AKC Farm Dog Judge
Owner/Instructor
Positive Puppy Dog Training LLC

From: [Stacie Summerhill](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); sagesauerbrey@haileycityhall.org; [Juan Martinez](#); [planning](#)
Subject: STRONGLY OPPOSE development of Blaine Crossing
Date: Thursday, July 9, 2026 12:59:23 PM

All,

I am a citizen of Blaine County who lives in Bellevue and works in Hailey. I am aware that the Hailey City Council is considering entering into an annexation agreement to develop Blaine Crossing and I wish to note my very strong opposition to any such agreement, especially without a thorough study of how development of the property as proposed would affect our valley's many resources.

My family of 6 makes the drive on Hwy 75 from Bellevue to Hailey and Ketchum every day. We walk our dogs along Spruce Street in Bellevue nightly. My elderly parent has spent time at the Cove of Cascadia. We fish and paddle on Silver Creek every chance we get. We conserve water and worry about how dry years like this one will negatively affect local farmers from whom we buy produce as often as we possibly can.

The proposed annexation and development of Blaine Crossing would have an enormous impact on spring-fed Silver Creek. It would also alter the beautiful views and landscape that make south Blaine County unique and inspired us to live here in the first place. While we understand the need for housing, it does not make sense to add housing while simultaneously depleting natural resources and putting small businesses and farmers under. Highway 75 is clogged already during peak hours and the addition of more than 500 units and a hotel would make what should be a short, scenic commute unbearable.

Entering into an annexation agreement without proper and complete independent studies on how such an action would affect our water, our local farms, our daily commutes, etc. is unacceptable.

Sincerely,
Stacie Summerhill

From: [Tana Dean](#)
To: [planning](#)
Subject: Flying Heart Annexation of 108 acres
Date: Thursday, July 9, 2026 1:27:39 PM

I feel all studies of an annexation should be paid for completely by the developer before anything is decided. The locals should not be paying for any studies at all. Do we need this amount of housing? How does this affect the water, sewage, environmental impact? All studies need to be transparent to the people in a timely manner and not the last minute. Our we over developing!? Keep in mind the saying, "Not everyone gets to live in Monticeito!!"

Good grief... Hailey and Bellevue are beginning to be slotted to look like the New York Projects!! People and tourists don't come to vacation to a mountain town that looks like a city from anywhere!!! We're losing the character of the Wood River Valley and why tourists want to come to visit.

I think you're getting out of control with over developing the Wood River Valley. It's time to develop past the blinking light across Route 20. God forbid, employees need to drive more than 5 minutes to work!!!

Thank you for listening

From: [Paul Dean](#)
To: [planning](#)
Subject: Fwd: Information on Blaine Crossing
Date: Thursday, July 9, 2026 1:31:52 PM

This email is the template that you need to use before any negotiations start, and we the people need the true results before you go forward on any thing.

Sent from my iPad

Begin forwarded message:

From: Paul Dean <paul.d59@icloud.com>
Date: July 9, 2026 at 1:20:39 PM MDT
To: kaz.thea@haileycityhall.org
Subject: Fwd: Information on Blaine Crossing

Sent from my iPad

Begin forwarded message:

Please follow this email from Ms Mollineaux the people of this valley need to be protected, and properly represented thru transparency. The steps outlined in this email are a must before any negotiations start.

From: Tana Dean <trvldish@gmail.com>
Date: July 9, 2026 at 12:34:50 PM MDT
To: paul.d59@icloud.com
Subject: Fwd: Information on Blaine Crossing

----- Forwarded message -----

From: **Shelley Miller** <shelleymiller2007@gmail.com>
Date: Thu, Jul 9, 2026 at 7:43 AM
Subject: Fwd: Information on Blaine Crossing
To: Mia Edsall <nocheaphorses@gmail.com>, Steve Edsall <sedsall135@gmail.com>, Tana Dean <trvldish@gmail.com>, ben.bainbridge <ben.bainbridge@powereng.com>, <emcmtnfever@gmail.com>, <steveh2o@msn.com>, Trisha Driscoll <SouthValleyNeighbors@gmail.com>, Tom Jochums <tjochums@comcast.net>, <Timm@mg-az.com>, kmw208 <kmw208@hotmail.com>, knight. cheryl <knight.cheryl@rocketmail.com>, Earlene Gibbs <leg003@icloud.com>, ej harpham <ejharpham55@gmail.com>, <jeffanne@earthlink.net>, Knight, Joe <joe.knight@wsp.com>, <sawtoothnewfs@cox.net>, casey.claire01@gmail.com

<casey.claire01@gmail.com>, Pamela Ridgway
<pamelaridg@gmail.com>, <rob@software21.com>,
<Beth@ewillard.com>, Barbara Boyer <ohadi0031@hotmail.com>,
<BrinaErik@gmail.com>, <jw@priority1bookkeeping.com>,
<margiebalcos@outlook.com>, <mark@wooddriverinsurance.com>,
<stevebalcos@gmail.com>, <guppysv@gmail.com>,
<mike@gkhpartners.com>, Ladd@littlewoodbuilders.com
<Ladd@littlewoodbuilders.com>, Bette Gower
<bgower2@hotmail.com>, <jayhedrick@msn.com>, Jay Coleman
<birdland@q.com>, Ann Fuller <annfuller2@yahoo.com>, Brigid
Sears <brigid@croyst.net>, Heike Striebeck <heikestr@live.com>,
Kimberlee Johnson <plobb@msn.com>, Isabelle McCarty McGough
<imccarty1@cox.net>, Liz Conrod <lizconrod@gmail.com>,
Jonathan Wright <jmwright001@icloud.com>,
<steve.wilson@highcountryfusion.com>, <cjandj@gmail.com>,
<SoaresBuilders@gmail.com>, <KTsells5B@gmail.com>,
<lizbeckman14@gmail.com>, shannon. connauton
<shannon.connauton@gmail.com>, <bdcustomtile@gmail.com>,
Sandy Hall <dschall848@gmail.com>, <rrball48@gmail.com>,
<BellevueFarmsLandowners@gmail.com>,
<fairbrodvm@icloud.com>, Tatyana <tatgray@protonmail.com>,
steelyhan102@gmail.com <steelyhan102@gmail.com>, Wolfley,
Derek <derek.wolfley@wsp.com>, jdww@jamesdwhitelaw.com
<jdww@jamesdwhitelaw.com>, Lori Sewell <zlsewell@gmail.com>,
<ckscovell@gmail.com>, Brendon McQueen
<mcqueen.brendon@gmail.com>,
<alturasconstruction@gmail.com>, <kendallluff@gmail.com>,
<tracydunlap@icloud.com>, lindareedidaho@gmail.com
<lindareedidaho@gmail.com>, Wendy Pabich
<wendy@waterfuturesinc.com>, Colleen Pace
<ColleenPace@gmail.com>, Lynn Ramm
<lrammbellevue@gmail.com>, Gretchen Stinnett
<gstinnett3@gmail.com>, Brett Stevenson
<brett@hillsidegrain.com>, Jamie Bennett
<jamie.bennett@hotmail.com>, Joanie Winkley
<joanie@jwhorseplay.com>

Email #14 READ THIS NOW! Today's deadline for
comment- HAILEY'S ANNEXATION OF FLYING HAT
RANCH!!

This just came in from a concerned citizen. My stomach
churned when I read it. It's a bit long, but the first section
will provide enough info to make a comment. Please submit
TODAY to everyone listed at the bottom (Hailey leaders). It
doesn't have to be long or well composed. Just say no to
annexation of the Flying Hat Ranch! and the
insidious growth that out of town corporations are trying to

force on us. Please forward to anyone who cares about the future of the valley. This is huge and will affect everyone.

Thank you,
Shelley Miller

----- Forwarded message -----

From: **Brett Stevenson** <brett@hillsidegrain.com>

Date: Thu, Jul 9, 2026 at 6:51 AM

Subject: Fwd: Information on Blaine Crossing

To: <shelleymiller2007@gmail.com>

Hi,

Maybe you have already seen this from Lindsay Mollineaux?

I didn't realize public comment deadline is Thursday. Sheesh- hardly feels like a public process.

Forward as you'd like. Comments are not limited to Hailey.

Hailey Needs the Full Picture Before It Takes a Step It Can't Undo – and Impacts All of Us

On July 13th, the Hailey City Council could begin negotiating a 108-acre annexation that will shape this valley for decades — before a single independent study has been done on what it means for our water, our farms, our Main Street, or our roads. The request is simple and reasonable: get the full picture before agreeing to any action.

On Monday, July 13th, the Hailey City Council will consider Boise-based Oppenheimer Development Corporation's proposal for Blaine Crossing — a 108.8-acre, high-density development on the Flying Hat Ranch farmland. As proposed, it includes roughly 500 apartment units, 68 single-family homes, 46 townhomes, 280,000 square feet of limited industrial space, a 100-key hotel, retail and service commercial space, and acres of recreation fields. The Council will decide whether to begin negotiating an annexation agreement, deny the request, or ask the developer for more information first.

Let me be clear: this is my personal opinion, and the County has not taken an official position on the merits. But I believe Blaine Crossing as envisioned is a bad deal for Hailey — and that it risks pushing our farms and Silver Creek past a point of no return. It is the kind of sprawl the Wood River Valley has worked for a generation to avoid.

What should give all of us pause is the timing. The Council is being asked to start down this road before independent studies have been done — on the water demand, the farming impacts, the traffic, or the cost to taxpayers. And this is not a decision that stops at Hailey's city limits. Silver Creek, the water supply, our farms, and our highway belong to the whole valley. A commitment this large affects every one of us, and it deserves a full accounting before it begins.

Not sure whether this affects you? Here are some questions to consider.

Is your business on Hailey's Main Street?

Blaine Crossing would create a new commercial hub — retail, service commercial, a 100-key hotel, and 280,000 square feet of industrial space — several miles from downtown. That does not strengthen Main Street; it competes with it. It's the worst kind of urban sprawl. Before the City agrees to anything, it should ask for an independent economic impact analysis to understand whether this development draws business away from the core we have all worked to build. Picture Main Street during the Fourth of July parade — then picture those storefronts empty because their tenants have moved to an office park.

Do you farm, ranch, or buy from the people who do?

This is 108.8 acres of working farmland. In a basin as tight as ours, converting irrigated agriculture to intensive, year-round use does not simply retire one farm — it can force neighbors to fallow more as well. Our farmers are already fallowing more than 1,500 acres this year. Meanwhile, young families

here are building the businesses of the future: grass-fed meats, heritage grain and flour, the flowers and produce we see each Saturday at the farmer's market. Before the City proceeds, it should require an independent water impact mitigation plan — assurance that shifting this parcel from agricultural use to intensive, year-round use will not leave other critical farmland across the valley without water and forced to fallow their own fields.

Do you pay taxes in Hailey or Blaine County?

New growth of this scale rarely pays for itself. Over a thousand new residents, workers, and visitors mean more roads, sewer, and water, and more police, fire, and ambulance service. When growth does not cover its own costs, existing taxpayers make up the difference. That is why the City needs an independent service impact report — before it commits, not after the bills arrive.

Do you drive State Highway 75?

Every one of those homes, the hotel, and all of that commercial and industrial space would feed onto the same highway where we already sit in traffic. The City needs an independent traffic study for Highway 75 — covering both the residential and commercial components, with real mitigation measures — so we understand what we are taking on before we take it on.

Do you worry about water in a dry year like this one?

We live in an over-appropriated basin under a State moratorium: there are already more water rights on paper than there is water available. In 2017, senior users downstream in the Magic Valley made a call, and the State shut off irrigation across the Bellevue Triangle. This June, amid a statewide drought emergency and hills brown since February, those same senior users began cutting their own deliveries. When the Magic Valley runs short, the call comes upstream — to us — and this year it could come again. This is not the moment to add new year-round water demand on top of our strained water supply.

Do you fish, guide, or make part of your living on Silver Creek — or simply love it?

Consider what Blaine Crossing could mean for Silver Creek. Farmland is irrigated only a few months a year, and in a dry year like this one it can be fallowed. Replace it with 500 apartments, dozens of homes, a 100-key hotel, and irrigated fields, and you trade seasonal, flexible use for water demanded every day of the year, drought or not. These are water-intensive uses drawing on the same water that keeps the creek cold and full.

It's all connected. Silver Creek is spring-fed; its cold, clear water rises from the very aquifer that our farmers' irrigation helps recharge. The U.S. Geological Survey and the Idaho Department of Water Resources have been clear: when the water table drops, Silver Creek drops with it.

Silver Creek draws anglers from around the world and supports a working economy of guides, outfitters, fly shops, and hotels. It is also one of the last great spring creeks on Earth. Why would we ever endanger it for more office space?

Before the City agrees to anything, it should require an independent water use report for the full proposed development, so that every party to the Big Wood Groundwater Management Area can understand precisely how much water this project would demand, year after year.

"But don't we need housing?"

Yes — and as a renter myself, I feel that issue firsthand. But that is not what is in question here.

The question is whether this deal, on this farmland, in this drought, on this timeline, is a good deal for our valley. I believe it is not. Right now, no one has studied the impacts. That is why the City should require five independent analyses — on the business impacts, water use, water-impact

mitigation, public services, and Highway 75 traffic — before even thinking about entering into any annexation agreement.

It makes little sense to add housing with one hand while putting our small businesses and farms at risk with the other.

This is ordinary diligence any community owes itself before making a decision it cannot reverse. No city should begin negotiating a commitment of this size without that information to weight costs and benefits.

What you can do — by this Thursday, July 9th

The Hailey Council holds real authority here, and once negotiations begin, that momentum is difficult to reverse. Public comment is how we make sure the decision is made with full information. It takes about five minutes, and it makes a huge difference.

Email your comment to the Mayor, the Council, and Planning & Zoning:

- martha.burke@haileycityhall.org
- kaz.thea@haileycityhall.org
- dustin.stone@haileycityhall.org
- sage.sauerbrey@haileycityhall.org
- juan.martinez@haileycityhall.org
- planning@haileycityhall.org

In your own words, you might tell them:

- You are concerned about this annexation's impacts on Hailey's infrastructure and Main Street businesses, our shared and limited water, our local farms and ranches, and Silver Creek.

- You do not believe the annexation, as proposed, supports Hailey's goals of orderly growth, efficient delivery of municipal services, and preserving community character.
- You are asking the Council to either deny the application or require the developer to answer these questions — with real, independent information — before the City agrees to negotiate any annexation.

The best comment letters say what you want to protect. So say it: waving to neighbors at the farmer's market, the business you built on Main Street, the place you learned to fish.

This is too important, and too permanent, to rush. Before the Hailey Council takes a step it cannot undo, it should have far more information than it has today. Let's make sure it does.

Please share this with anyone who would want to know and act. Decisions of this magnitude deserve the full scrutiny of the community they will shape.