

From: [Andy Berman](#)
To: [Kaz Thea](#); [planning](#)
Cc: [Sage Sauerbrey](#)
Subject: Flying Heart
Date: Thursday, July 9, 2026 2:05:17 PM

To Whom it may Concern,

I am writing to express my extreme concern about the proposed annexation and development of the Flying Hat Ranch property.

I hope that you consider the numerous negative effects and impacts that such a development would have on both Hailey and the entire Wood River Valley. Hailey's business community and downtown infrastructure would be irreparably stretched, likely to the breaking point, with the proposed development. And the already fragile water available in this valley would also be greatly diminished, pushing farmers and ranchers to the edge of existence. I urge you all to deny this application as it is being proposed for the good of all in our community.

Thank You,

Andy and Kate Berman

From: [Brooke Bonner](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Concerns re development at Flying Hat Ranch
Date: Thursday, July 9, 2026 3:14:20 PM

Dear Hailey Mayor Burke, City Council Members, and P&Z staff,

Thank you for your hard work on behalf of Hailey and the broader Wood River Valley community. I am writing to share my concerns with the annexation request and high density development concept proposed for the former Flying Hat Ranch.

As a farmer in Bellevue, I see daily the effects of the over-allocation of water resources in this area, compounded by the extended drought situation we're experiencing. Blaine County has always claimed a love of its agricultural heritage, but that heritage is not past-tense. There are many farmers in this community continuing the tradition. However, if we continue to develop unabated, without true solutions to the water crisis we are in (current tense, NOT future tense), we will be relegating farming to a quaint history while our farmers go out of business.

If we care about local food resilience, we need local farmers with viable businesses, which means viable and regular water availability. Local sources for food, including vegetables, fruits, grains, meat, and more, decrease our climate impact by dramatically reducing the carbon miles of our food. Hailey has made climate commitments that should make this a high priority of leadership.

With the ravages of climate change already making farming harder than ever, ensuring farmers continue to have water is critical to our ability to meet local food demand. I see how much the community wants healthy, local food and we are working as hard as we can to increase production to meet that demand. However, it will all come to a screeching halt if our water rights get cut because the aquifer can't support all the demands placed on it. Farmers in the south County are already facing major crop losses this year from the water crisis. This is a current existential threat to our agricultural community.

The community also values open space for wildlife and view corridors. These things are part of what makes our community so special. Not only will a high density development between Bellevue and Hailey massively and negatively impact these qualities, making us look like every other sprawling suburbia, but it will threaten the ability of farmers to continue to protect their lands as open space. If we can't farm, we will be forced to sell, resulting in a cascade of even more development and the resulting environmental crises.

Please consider ALL the potential impacts of a major new development before moving it forward or annexing it into Hailey to allow for even more density.

Thank you for your consideration.

Sincerely,
Brooke Bonner
Farmer, Drinkers of the Wind
51 Lower Broadford Road
Bellevue

Brooke Bonner
(208) 481-0434
brooke@drinkersofthewind.farm



From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: FW: Annexation comment
Date: Thursday, July 9, 2026 3:45:52 PM

From: ran bracher <noreply@haileycityhall.org>
Date: Thursday, July 9, 2026 at 3:27 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Send Us a Message new submission

07/09/2026

Name
ran bracher
Phone
(208) 309-2994
Email
bracher124@gmail.com
Message
vote NO on annexation. We need to preserve as much open space as possible. Protect our wildlife who depend upon our open spaces to continue to survive and prosper. Enough added development, which brings more people thus more facilities required, which changes our rural way of life...More is not always the best answer to insure sustainable growth. Find solutions that best fit our current status quo w/o damaging our way of life and keeping in mind our natural environment . Vote NO on annexation. R Bracher Hailey,ID

From: [Susan Canham](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Thursday, July 9, 2026 3:03:20 PM

To Hailey City Council :

I would add a resounding "Amen" to the guest opinion by Lindsay Mollineaux this week regarding Blaine Crossing.

The impacts such a development would have on infrastructure, small businesses, water, farming and Silver Creek need to be carefully and thoroughly examined. I live in Bellevue, but I've lived and worked in various parts of this valley for 38 years. I am often saddened by our culture's ability to degrade a place we claim to love under the guise of it being "a thoughtful opportunity to expand" or some variation of that theme.

The physical space between Hailey and Bellevue has value that isn't necessarily monetary. I like how it helps mark the communities as one shifts up or down the valley. I had hoped the Eccles would have bequeathed the land to the Wood River Land Trust, or worked with CSI to create a regenerative ranching experience for agricultural students. Instead, basically merging the two communities of Hailey and Bellevue seems likely as development groups do their song and dance...Hellvue, anybody?

I appreciate your time and consideration.

Regards,
Susan Canham
405 Bellevue, ID 83313

From: [Vicki Abrams Carter](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Blaine Crossing Annexation
Date: Thursday, July 9, 2026 3:16:35 PM

Dear Mayor and Members of the Hailey City Council,

As long-time members of the Bellevue community, we are writing to express our serious concerns and opposition to the proposed Blaine Crossing annexation and development.

We understand that communities grow and change. However, growth should be thoughtful, responsible, and supported by clear evidence that it will benefit the community *as a whole*—not simply create lasting impacts that existing residents, businesses, and future generations will be left to manage.

The proposed annexation raises many important questions. We are concerned about the additional traffic and noise, increased demands on roads and municipal services, and further pressure on our shared and limited water resources. We are also concerned about the potential impacts on Hailey's Main Street businesses, the surrounding farms and ranches, open land, dark skies, wildlife, and the long-term health of Silver Creek.

Southern Blaine County is special because of the balance between our small communities, working agricultural lands, open spaces, natural resources, and the people who live and work here. These qualities are not guaranteed. Once open land is developed, water resources are strained, and rural character is lost—those changes may be permanent.

We do not believe the Blaine Crossing annexation, as currently proposed, demonstrates that it supports Hailey's goals of orderly growth, efficient delivery of municipal services, and preservation of community character. Before the City enters into annexation negotiations, residents deserve complete and credible answers.

- What will the full impact be on Hailey's water supply, roads, sewer system, emergency services, schools, local businesses, and taxpayers?
- Who will pay for the additional infrastructure and public services this development may require?
- How will our farms, ranches, open spaces, wildlife habitats, and Silver Creek be protected?

These questions should be answered through transparent and independently verified

studies—not assumptions or information provided solely by those who stand to benefit from the development.

We ask the Hailey City Council to deny the annexation application as proposed or, at a minimum, require complete and independent information before agreeing to begin any annexation negotiations.

What we are asking you to protect is more than undeveloped land. It is the open landscape we see every day, our working farms and ranches, the local businesses that give our communities their character, the dark skies above us, the water we all depend upon, and the quiet, rural quality of life that makes this valley feel like home.

Blaine Crossing is too large, its potential impacts too significant, and its consequences too permanent to rush.

We did not move here to be a part of a strip mall environment - just the opposite. We love the rural feel and we must keep it.

Please take the time necessary to fully understand the long-term and cumulative impacts before taking a step that may be impossible to undo.

Thank you for your service and for carefully considering the concerns of the residents who will live with the consequences of this decision for generations to come.

Respectfully,

Vicki and Glenn Carter
Bellevue, Idaho

* * * * *



Vicki Abrams Carter
Cell: 208.721.0113
email: vicklette@gmail.com

From: [Abby Davis](#)
To: [planning](#)
Subject: Proposed Annexation
Date: Thursday, July 9, 2026 4:24:03 PM

Dear Hailey City Council Members,

I am writing to respectfully ask you to deny the proposed annexation and development known as Blaine Crossing.

Although I currently live in the Boise area, I was born and raised in the Wood River Valley. My family has deep roots here—my children are sixth-generation members of our family to call this valley home. My father and brother continue to farm the land, and I return often because this place still feels like home.

What makes this valley so special is exactly what so many of us are afraid of losing. It has remained a place where agriculture is still valued, where open farmland defines the landscape, where neighbors know one another, and where life moves at a pace that is increasingly hard to find elsewhere. Coming home is a reminder that not every community needs to become a larger city.

The proposed Blaine Crossing development would fundamentally change that character. Hundreds of apartments, dozens of homes and townhomes, a hotel, industrial space, retail development, and recreation fields on more than 100 acres of productive farmland would permanently alter the entrance to our valley. Once farmland is paved over, it is gone forever. Water is another major concern. Farmers are already facing challenges surrounding water rights and water availability. Expanding development on this scale raises serious questions about long-term water sustainability and the future of agriculture in our valley.

I have also witnessed firsthand what rapid growth can do to a small community. I now live in Middleton and have for 7 years, another town that once had the same small-town feel that many of us treasure in the Wood River Valley. The growth here has dramatically changed daily life. This growth has only taken 4 short years. Our elementary schools are operating at more than 105% capacity. Class sizes have grown so large that children receive less individual attention, and portable classrooms have become necessary just to keep up with enrollment. Our middle and high school are very close to this as well. Traffic has increased tremendously, and what were once simple commutes have become frustrating and time-consuming throughout the Treasure Valley.

Those changes did not happen overnight, but they happened much faster than many people expected. Once growth reaches a certain point, communities spend years trying to catch up with roads, schools, water infrastructure, and public services. I worry that Blaine Crossing would put the Wood River Valley on that same path.

I also worry about the precedent this project would set. Growth of this magnitude cannot be undone. Increased traffic, pressure on infrastructure, additional demand for public services, and the gradual loss of the rural character that defines this community are all consequences that deserve careful consideration.

I understand that communities everywhere face difficult conversations about housing and growth. However, I do not believe every community must grow simply because development opportunities exist. There are many places designed to accommodate large-scale expansion. The Wood River Valley is unique because it has chosen to preserve its agricultural heritage, open space, and small-town identity. Those qualities are why so many families—including mine—continue to cherish it.

My hope is that future generations will still have the opportunity to experience the same valley that shaped me—a place where farmland is protected, water is respected, communities remain

connected, and the pace of life is intentionally different from the cities surrounding it. I respectfully ask you to protect the farmland, preserve the character of our valley, and prioritize the long-term interests of the families who have lived, farmed, and cared for this community for generations. Please deny the annexation request for Blaine Crossing. Thank you for your time, your service, and your thoughtful consideration.

Respectfully,
Abby Sherbine-Davis

From: [Mia Edsall](#)
To: [planning](#)
Subject: Oppenheimer app
Date: Thursday, July 9, 2026 10:27:31 PM

Please just vote NO! Do not engage! We already are be choked w traffic and it's unpredictable now how long it takes to navigate the valley. The valley is narrow and a high desert naturally. The water will only last so long. Hard no! No concessions. You don't owe Oppenheimer a thing! Build pods of affordable housing in existing cities. It will work out.

Thanks

Mia Edsall

Bellevue

Sent from my iPhone

From: [Wendolyn Holland](#)
To: [Martha Burke](#); [planning](#)
Subject: Blaine Crossing: bad idea
Date: Thursday, July 9, 2026 6:34:12 PM

Dear Mayor Burke, Council, and City Planners,

I am a 35-year resident of Blaine County, on the Lower Board Ranch. I authored and published *Sun Valley: An Extraordinary History* (1998) and am Founder and Executive Director of *The History Project*.

The Oppenheimer proposal for Blaine Crossing is a bad idea for the entire County. It will strain our infrastructure and threatens to destroy our way of life.

You all have the power to rely on the “health, safety, and welfare” clause in our state’s land use laws to deny the application. Please use this tool and do not merely rubber-stamp the application because it “fits within the statute.” We can do better than that: for ourselves and for the generations that follow.

I hope you are able to see how the greed from Boise continues to threaten our way of life. Please do not let Mr. Oppenheimer do this.

Thank you,
Wendolyn

From: [Christina Kaufman](#)
To: [planning](#)
Subject: My concerned opinion
Date: Thursday, July 9, 2026 3:59:52 PM

Dear Planning Commission of Hailey -

The proposed Blaine Crossing Annexation - not potentially - but will permanently change our beloved Wood River Valley and farmland forever not to mention the waterways, wildlife, habitat; I could go on and on - please make due diligence a priority in considering such an “un-desired Wood River Valley development” - this kind of growth is unacceptable and unwanted for so many reasons.

Let's keep the culture and authenticity of this sacred valley alive and keep OUT the developers that want to change it!!!

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

My family does not believe the annexation, as proposed, supports Hailey's goals of orderly growth, efficient delivery of municipal services, and preserving community character. We are asking the Council to deny the application outright.

When is enough enough growth - we need growth in far more other ways and not a “mini-city” within a town that doesn't need this kind of development.

With all due respect, please deny this annexation review. My family and hundreds of other family, friends and community members stand united and against this proposal.

With great regard for your service to this wonderful valley and leading our community to a future of “less is more”!

Thank you -
Christina Kaufman and family -

From: [Knight, Joe](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Blaine Crossing Concerns
Date: Thursday, July 9, 2026 5:04:11 PM

Mayor/Council/P&Z,

This brief message is to inform of the concerns a development of this nature brings to mind, and without a deeper dive into the associated negatives that are unforeseen at this time.

As a fourth generation native in the Wood River Valley, developments of any sort have been painful to see and come with questionable value. Many of the long and short term valley residents already feel crowded and find ourselves adjusting to the ridiculous traffic patterns, crowded facilities, unfriendly and illegal inhabitants, etc.

The open space between Hailey and Bellevue was precious before Woodside developed and look at it now...is that really what the existing residents of this valley want and appreciate? At least the west side of the highway remains open and replicates the lifestyle of our predecessors. I can't believe the cities or county truly desire such density and would promote a "city/non-suburbia" environment in our somewhat rustic, traditional surroundings of today.

Despite having many things to say, extensive list of concerns and my expectations of your governing...I don't feel like we are managing what is already happening in this valley very well and this sort of extensive development puts matters way over the top. Some of the key topics are as follows and most likely come at a cost a development would not offset:

School Capacity
Wildlife Impact
Traffic Control
Crime
Emergency Services
Airport Impacts
Crowd Control
Municipal Services (sewer, water, etc.)

We all recognize that change is inevitable, however this type of mass development is just not acceptable for the nature and pace this valley strives to maintain. Please give deep consideration to the impacts, formal processes/submittals and ongoing maintenance/management of this seemingly ridiculous proposed development.

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From: [Cheryl Knight](#)
To: [Martha Burke](#)
Cc: [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#); [Cheryl Knight](#)
Subject: Blaine Crossing
Date: Thursday, July 9, 2026 4:29:48 PM

Hailey City Mayor and Hailey City Council members,

Thank you for reading my letter for submittal on Blaine Crossing.

My name is:

Cheryl Knight

10866 Highway 75

Bellevue, ID 83313

I'm writing to let you know I am opposed to the development of Flying Hat Ranch farmland (108.8 acres).

Please consider these my objections:

I am against urban sprawl.

We are in a constant roller coaster of drought already...this will surely add to it...i.e. there is not enough water in the valley as is.

I am curious if Hailey has the infrastructure to support this annexation into the city or if you will kick this can down the road to Bellevue which cannot support what it has in the works right now. My family is currently affected by the failed Bellevue water treatment plant in south Blaine County and I'm telling you this is a very real concern.

As you can see from my address, I live on the single road that brings people into our valley. Sometimes when I leave my house I might sit at the entrance to my driveway for 5 full minutes waiting to pull out (due to traffic). Not to mention during the school year, what used to take 10-15 minutes to get to school in Hailey, now takes 25-30 minutes with the bottle neck in Bellevue. If you add Blaine Crossing in the mix I sure hope you have a plan to mitigate the traffic.

Along those lines, emergency services could be severely impacted during high traffic times.

My kids are 4th generation Wood Riverites. It saddens me that they will never know the small quiet life we used to live here....all for the love of money.

Thank you for the opportunity to let you know that I AM OPPOSED to Blaine Crossing on Flying Hat Ranch.

Best,

Cheryl Knight

From: [Shelley Miller](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Please Deny Blaine Crossing
Date: Thursday, July 9, 2026 2:12:21 PM

To the Leaders of Hailey,

I am writing in stringent opposition to the annexation of the proposed Blaine Crossing. I would go so far as to deny even hearing the proposal. The door will open to a slippery slope you may not be able to recover from. After attending many County meetings for developments in the south valley, it has become obvious that we are dealing with big-time developers who will try to win you over with all the so-called benefits their development will provide, then once approved, they get greedy and then go looking for more than they originally asked approval for (south of Bellevue, it's more water-which we don't have). Oppenheimer is offering recreational fields for the BCRD that would be "developed in the county pending Bellevue annexation". Bellevue has no business annexing anything, let alone issuing even 1 more building permit before they get the sewer plant fixed properly. It has been operating in "Emergency capacity" for 3 years. Residents 3 miles south of town and out Glendale road are subject to its rancid odor and health hazard. Don't take the "public benefit" bait.

This valley is already running on hyperspeed and can not even keep up with the development that has been approved and not yet built. Highway 75 can not handle the current traffic as it is. Several south valley citizens have been making an effort to raise awareness (with Rep. Mike Pohonka and Jesse Barrus from ITD) and make improvements at the dangerous highway 75/East and West Glendale roads. Unfortunately, ITD has had its budget slashed drastically and it will be years before real safety improvements are made. Blaine Crossing would add a ridiculous amount of traffic to the highway during the construction phase alone. Employees of the Karl Malone auto dealership have commented about how dangerous the highway is at the shared entrance with Maverick. This is in the same vicinity as the south end of the proposed Blaine Crossing development. Would that require yet another stoplight along the highway? Keep in mind also- the new large south valley developments Glendale North, Lateral 75, and Cove Springs North) and the building boom in Carey. This is going to add an enormous amount of traffic to the highway.

At what point does one town end and another begin. Drive through the Treasure Valley on Interstate 84. Can you still determine Caldwell from Nampa? It's all commercial and apartment buildings, with no open space. Is that what we really want here? Do not lose sight of why people live here and what they like about the Wood River Valley. You hold the power to keep this place special. Do the right thing and deny Blaine Crossing.

Thank you,
Shelley Miller
south Blaine county resident

From: [Lynea Newcomer](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Comments re: Oppenheimer Development Corporation's proposal for Blaine Crossing
Date: Thursday, July 9, 2026 5:45:24 PM

Dear Mayor and Council Members,

As you consider the proposed Blaine Crossing annexation, I encourage you to ensure that any decision is grounded in a complete understanding of its long-term impacts—particularly on our valley's water resources.

The Big Wood aquifer is one of the few resources shared by every community in this valley. Decisions that increase year-round groundwater demand have implications not only for Hailey, but also for surrounding agricultural lands, aquifer recharge, Silver Creek, and communities downstream. In an over-appropriated basin, during a period of drought and increasing uncertainty around water availability, it seems especially important to understand those cumulative impacts before making commitments that may be difficult to reverse.

I hope the City will commission an independent water analysis that quantifies the project's long-term demand, evaluates potential impacts to the aquifer, agricultural irrigation, and Silver Creek, and identifies any mitigation measures needed to protect these shared resources. Water is foundational to our economy, our farms, our fisheries, our recreation, and our quality of life. It deserves the same level of careful study that we would expect for any other critical public asset.

Regardless of where people ultimately stand on this proposal, I believe our community will be best served by making decisions with the fullest possible understanding of their long-term consequences.

Thank you for your thoughtful consideration.

Lynea Newcomer

From: [Hayley Niehaus](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Juan Martinez](#); [Sage Sauerbrey](#); [planning](#)
Subject: Blaine Crossing Wrong Move
Date: Thursday, July 9, 2026 5:18:16 PM

Hello there,

I am writing to state my concern for the Blaine Crossing development proposal. I hope you will consider the irreversible impacts this will have on our valley, that will trickle through the southern part of the state if allowed.

This deal is an incredibly large commitment that should require much more information before proceeding with any negotiations. We need info on water impact & use (this is a big one), farmland impacts, highway traffic, & public services.

This will impact every single one of us in our lifetimes and generations of Idahoans to come and I want to politely ask that each of you please please please consider not rushing into this and really look at each of the areas, in great detail, that this deal will affect & remember our precious land we call home & all it provides for us. We owe it to Her to give back what we can and this deal does not feel like its the right path towards resiliency and harmony with an already hurting planet.

Thank you for your time & consideration.

Hayley Niehaus

From: [Bobby Noyes](#)
To: [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#); [Martha Burke](#)
Subject: Flying Heart Ranch development - Blaine Crossing
Date: Thursday, July 9, 2026 2:31:04 PM

Commissioners and Mayor,

Hearing about this proposal from Oppenheimer Development Corp, I would like to voice my severe concern on this project. I will save you time and energy and not expound on the many issues this brings forth and will list quickly topics to consider.

Suffice it to say, water is a huge one. Further, the health of the existing Hailey business community through competition, Hailey city infrastructure development, the status of Silver Creek and the spring fed water that creates it and all the associated benefits it provides, the many small local farms that rely on a healthy aquifer, and the suburban sprawl this will create. I certainly don't want to replicate what has happened to Boise. Hailey has done a good job at modest developments recently that address the housing situation we have, this is too large a proposal not to require much further analysis and answers, if not flat out rejection.

Please either deny the application or at a minimum have the developer submit more information to address these many topics before moving forward.

Thank you,
Bobby Noyes
1440 Aspen Valley Drive

From: [Tasha Pfau](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: Blaine Crossing/Flying Hat annexation
Date: Thursday, July 9, 2026 3:20:53 PM
Attachments: [image003.png](#)

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,

Tasha Pfau



TASHA PFAU
PO Box 817, Hailey, Idaho, 83333
TEL : 208-726-1513
www.lamsonflyfishing.com

From: [Lynn Ramm](#)
To: [planning](#)
Subject: Flying Hat Annexation
Date: Thursday, July 9, 2026 2:50:32 PM

I am very concerned about the negative impacts this annexation would have on our valley.

Please don't let it pass.

Sincerely,

Lynn Ramm

South Valley resident

From: [NATE SCALES](#)
To: [planning](#)
Subject: Flying Hat ranch annexation
Date: Thursday, July 9, 2026 1:53:30 PM

Dear Hailey Planning Department,

Please say NO to the Flying Hat ranch annexation at this time. Our town does not need to rush growth at this time. Please let's go through all the steps and protect the character of Hailey, and the wonderful town that it is.

Thank you for your consideration

Nate Scales
310 W Cedar St
Hailey, ID 83333

From: [jennifer schwartz](#)
To: [planning](#); [Juan Martinez](#); [Sage Sauerbrey](#); [Dustin Stone](#); [Kaz Thea](#); [Martha Burke](#)
Subject: Oppenheimer Development
Date: Thursday, July 9, 2026 2:26:26 PM

City Council and Planning and Zoning,

I am writing to ask that we consider a pause on the proposed east side development between Hailey and Bellevue.

Impacts on water, traffic, green space, and taking away from downtown core businesses are all considerations that need further review.

Sincerely,
Jennifer Schwartz
1420 Heroic Road
Hailey, Idaho

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From: [justin.stevenson](#)
To: [planning](#)
Cc: [Martha Burke](#)
Subject: Blaine Crossing Development Proposal
Date: Thursday, July 9, 2026 4:49:34 PM

Dear City Council-

I strongly oppose the Blaine Crossing proposal to develop the 108.8 acres formerly known as the Flying Hat Ranch. This development would eventually connect Woodside with Bellevue and effectively close the door on wildlife movement in the area from east and west. I am very concerned about the future water use on such a development especially on the potential playing fields. We should first develop the fields slated at the Quigley farm location and deduct the need for more fields. The basin is fully appropriated and already feeling the strain of demands on our water supply. I do not feel that our municipal services can support such a development. This scale development is certainly not in line with the community character.

Thanks for your concern,
Justin Stevenson
South 3rd St, Hailey

From: [Anna Thrasher](#)
To: [planning](#)
Subject: Concerned Blaine County resident
Date: Thursday, July 9, 2026 3:35:25 PM

Hello Hailey Planning

- 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 am 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.

Sincerely,
Anna Thrasher
Bellevue Resident

Sent from my iPhone

Claudia Taylor Walsworth, M.A.
Walsworth & Associates
1324 Riverside Dr.
Buhl, Idaho 83316
208-720-2887
claudiawalsworth@gmail.com

July 9, 2026

To: City of Hailey Members of the Planning and Zoning Commission and City Council

Re: Proposed Blaine Crossing Located within a Historic Agricultural Site and District

To Whom It May Concern: Please read carefully the following historic context of the Halfway Ranch and Eccles Flying Hat Ranch and Vote NO on the proposed Blaine Crossing project

Halfway Ranch; Eccles Flying Hat Ranch Historic Context

This is a Significant Historical District and Historic Property that meets the Eligibility Criteria for Listing in the National Register of Historic Places (NRHP) under Criterion A. The Location of the ranch is between Hailey and Bellevue in Blaine County, Idaho.

Overview of NRHP Eligibility:

In 2017, this resource was recommended as eligible for the NRHP under Criterion A at the local level as a historic ranch district (Davis 2017). Additionally, the resource was recommended as meeting the guidelines for a Rural Historic Landscape as defined in NRHP Bulletin 30 (NPS 1999).

The resource is recommended eligible for the NRHP under Criterion A at the local level in the area of agriculture for its association with ranching in Blaine County. The ranch is not associated with any persons of known significance in local, state, or national history and therefore is recommended not eligible for the NRHP under Criterion B. The ranch does not embody distinctive characteristics of a type, period, or method of construction, nor represent the work of a master and therefore is recommended not eligible for the NRHP under Criterion C. It is unlikely to yield information important in history and is therefore recommended not eligible for the NRHP under Criterion D.

The resource is in good condition and retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The resource retains integrity of location because it remains in its original location.

The field survey did not identify any alterations to the resource since 2017; therefore, the resource retains integrity of design, materials, and workmanship.

Although development of the Friedman Airport in 1932 altered the resource's visual setting and introduced new noise disturbances, the resource's setting has not undergone substantial changes since its initial development in 1884. Therefore, the resource retains integrity of setting.

The resource is sufficiently intact to express the characteristics of a late nineteenth and early twentieth-century ranch in Blaine County.

Therefore, the resource is recommended as eligible for listing in the NRHP under Criterion A.

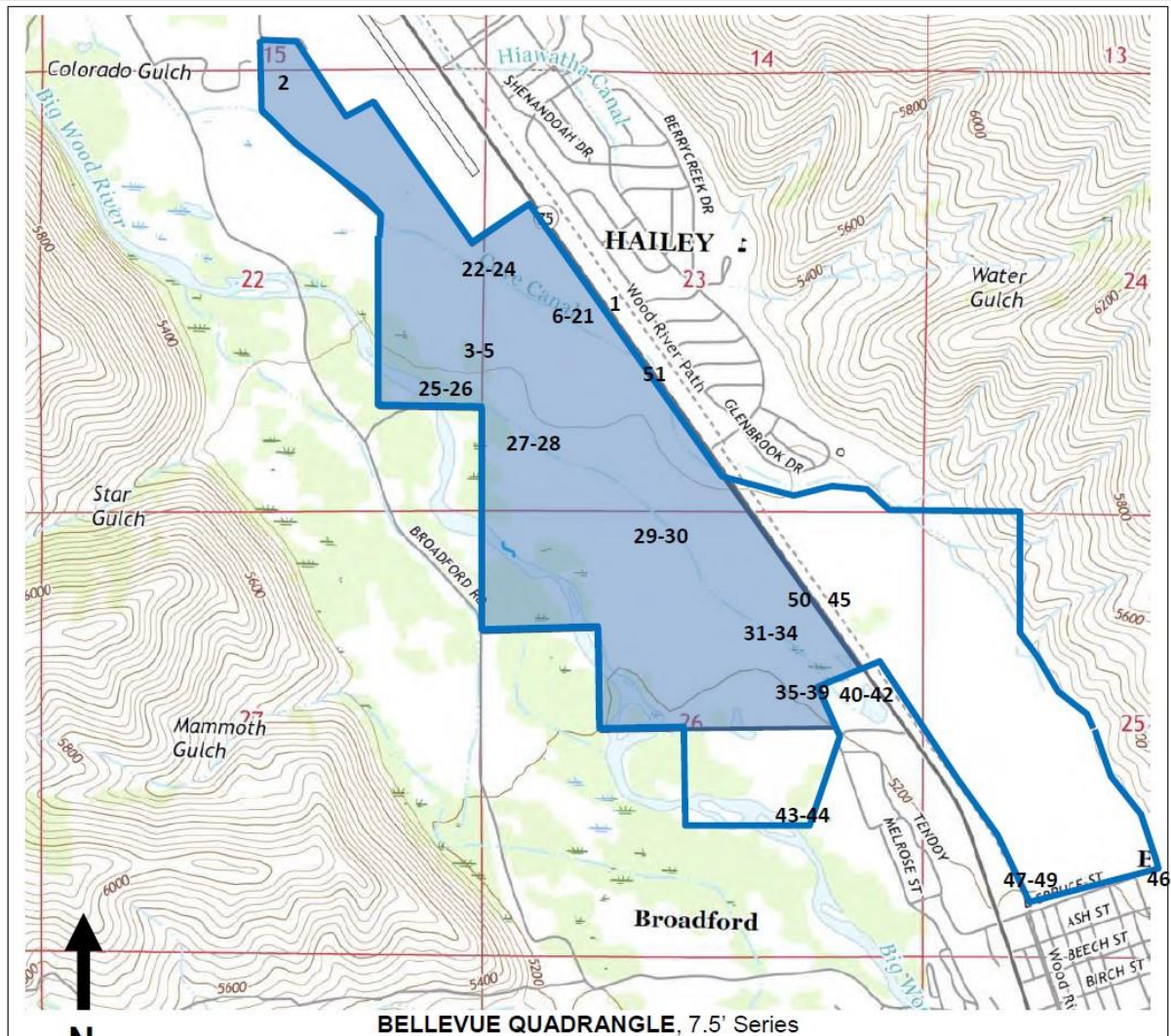


Figure 1. Historic District and Property Location Map. Source: Davis 2017.

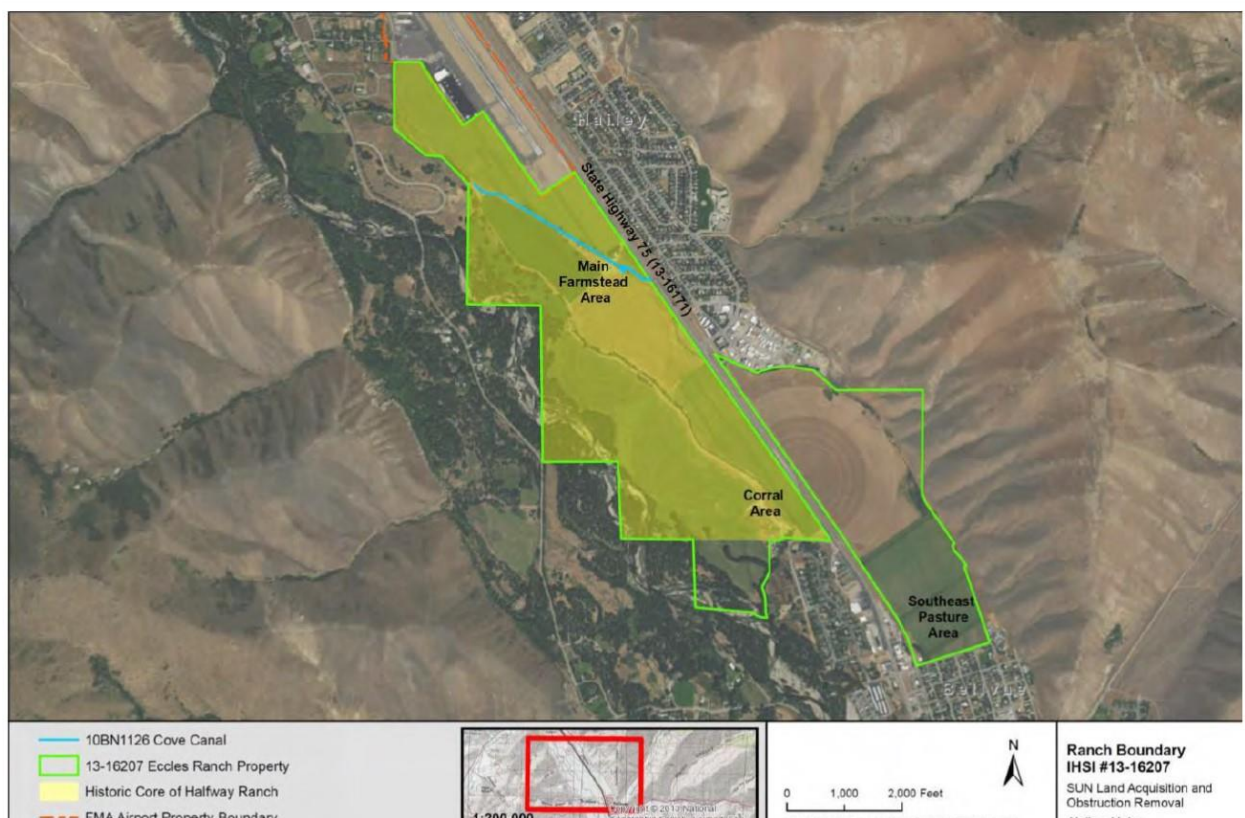


Figure 2. Historic District and Property Location Map. Source: Davis 2017.

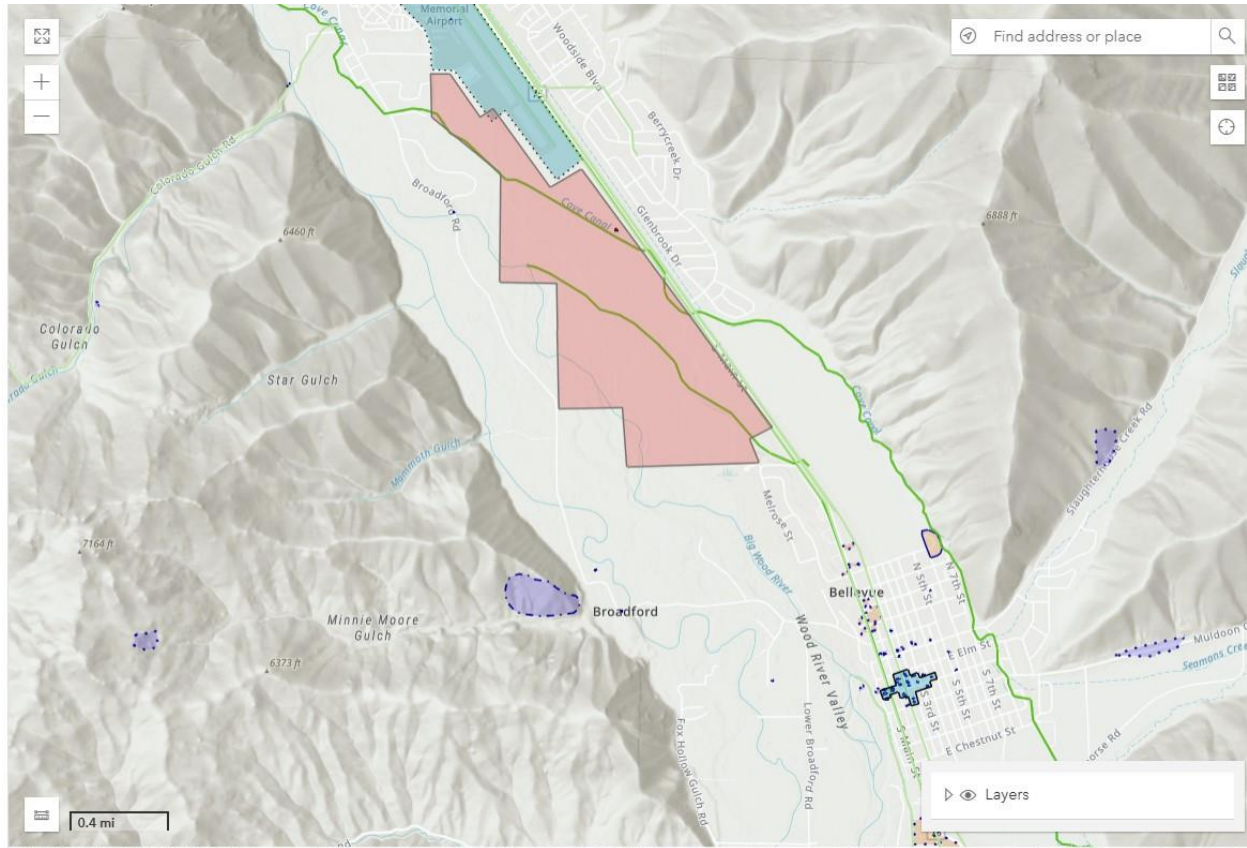


Figure 3. Historic District and Property Location Map. Source: Idaho SHPO 2026.

Idaho SHPO Resource Details:

Idaho SHPO # 13-016207

Resource Names Halfway Ranch; Eccles Flying Hat Ranch

Property Type

District

Agency Id: N/A

Field Id: N/A

Temporal Designation * circa 1884 to present

Historic

Ownership *

Multiple

Restricted *

No

Overall Eligibility

Eligible

Detailed Description *

There are several buildings on Eccles Flying Hat Ranch, which is located on the west side of SH-75 between Bellevue and Hailey. The immediate rural/agricultural setting of the ranch is intact, and all of the buildings on the property are historic. However, the overall historic integrity of the property's setting has been compromised by the construction of Friedman Airport just north of the property. Arriving and departing flights create a significant noise disturbance at the property. The 750-acre Eccles Flying Hat Ranch consists of 16 features—a farmhouse, barn, outhouse, six utility buildings/sheds, a well, corral, three grain bins, and two canals. The property resource is organized into three areas: Main Farmstead Area, Corral Area, and Southeast Pasture Area. The Main Farmstead and Corral areas consist of 615 acres on the west side of SH-75 and exhibit character-defining historic elements of a rural historic landscape, including open pastureland, tree lines, and nucleus of farmstead building that clearly convey a sense of past time and place. The 135-acre Southeast Pasture Area was acquired in the 1990s and is unsympathetic to the historic elements in the adjoining ranch property. The residence, Building A, is irregular in plan from several building episodes. The house has a variety of roof and cladding types associated with various additions. The roof is covered with corrugated aluminum sheeting. No foundation is visible. Because of all the building episodes, it is difficult to determine in which order various portions of the house were built. Wing 1 has an east-west-trending gable and is located on the west end of the structure. Wing 2 has a north-south-trending gable and is located north and east of Wing 1. Wing 3 has an east-west-trending gable and is north and east of Wing 2. Wing 4 has a porch roof that is hipped on the east side. Wing 5 has a north-south-trending gable that creates an open roofed area for vehicle storage. There are two stovepipes, one at the apex of the gable in Wing 2 near the back of the house and the other on the north slope of the gable at the center of Wing 3. In the south or main elevation of Building A, Wing 1 has boxed cornice eaves and wood clapboard siding that slightly overlaps with metal caps at the corners. At center of Wing 1, there is a horizontal sliding window with plain wood surrounds and a slipsill. At the center of Wing 2, there is a one-over-one double-hung window with plain wood surrounds and a slipsill. A single-leaf wood door appears offset right in Wing 2 with plain

wood surrounds, a slipsill, a fixed pane of glass in the top one-third, and three recessed panels in the bottom two-thirds. To the left of the door in Wing 2, the siding is vertical tongue-in-groove, and to the right of the door the siding is wood clapboard. At the right side of Wing 2, there is a single fixed-pane window with plain wood surrounds and a slipsill. A rectangular, louvered vent appears in the gable in Wing 2. Wing 4 has a porch roof with closed eaves supported by square posts. Wing 5 has tongue-in-groove cladding in the south-facing gable, projecting eaves with cornice fascia alone, and its roof is supported by six square posts. The south elevation of Wing 3 has a single-leaf wood door with plain wood surrounds and a slipsill. The cladding in Wing 3 is vertical tongue-in-groove. The porch over the doorway has a gable roof covered with metal sheeting. The roof has projecting eaves with cornice fascia alone. There are horizontal wood planks under the gable. Two square posts support the roof. Two concrete steps lead to the door. There is a metal screen over the door. Vertical tongue-in-groove siding appears under the gable in the west elevation of Wing 1 of Building A. A square, louvered vent also appears in the gable. The remainder of the elevation has wood clapboard siding. A one-over-one double-hung window with plain wood surrounds and a lugsill appears at the right side of Wing 2. At the center of Wing 3, there is a one-over-one double-hung window with plain wood surrounds and a slipsill. A louvered vent appears under the gable. Wing 3 is clad with wood shiplap siding. A horizontal sliding window with plain wood surrounds and a slipsill appears at the center of Wing 1 in the north elevation of Building A. At the left side of Wing 1, there is a doorway boarded over with vertical planks. This doorway has no sill or surrounds. Wing 3 has vertical tongue-in-groove siding. A single fixed-pane window with plain wood surrounds and a slipsill appears at the left side of Wing 3. At center is a casement window with two sashes, plain wood surrounds, and a slipsill. At the left side of the east elevation, wood tongue-in-groove siding appears in Wing 1 under the porch roof (Wing 4) of Building A. A single-leaf wood door with plain wood surrounds and a slipsill appears in Wing 1. There is a metal screen door over the wood door. A single fixed-pane window with plain wood surrounds and a slipsill appears at the left side of Wing 2 in the east elevation. Offset to the right is a single fixed-pane window with plain wood surrounds and a slipsill. Wood clapboard siding appears in Wing 2. Wing 3 has vertical tongue-in-groove siding. At the center of Wing 3, there is a single fixed-pane window with plain wood surrounds and a slipsill. Wood shiplap siding appears under the gable. A louvered vent is centered under the gable. Building B, a garage/shop, is rectangular in plan with a side-gable roof. The roof is constructed of corrugated metal with ball roof finial at the gables and projecting eaves with cornice fascia alone. The walls are cinderbrick with vertical tongue-in-groove siding under the gables. A recently installed metal roll-up garage door appears at the left side of the south elevation of Building B. Three open vehicle bays separated by wood and concrete posts appear in the remainder of the elevation. Three fixed windows with four panes each appear in the west elevation from the center to the right side of the elevation of Building B. These windows have plain wood surrounds and concrete slipsills. No features appear in the north and east elevations. Building C is a large barn (east portion of building) with an attached stable (west portion of building). This building is rectangular in plan and has an unusual gambrel-style roof where the lower slope is only slightly steeper than the upper. The barn roof is constructed of corrugated metal over wood planks and has slightly projecting eaves with exposed rafters. Ball roof finials appear at the top of the gables. The exterior cladding is horizontal wood shiplap siding with endboards. This building has a concrete foundation. A single-leaf wood shiplap door with plain wood surrounds and no sill appears at the left side of the east elevation of Building C. Centered under the gable on the second floor, there is a large rectangular opening, which likely opened

into a hayloft with the top corners cut out. The opening has been boarded over with horizontal tongue in groove siding. The opening has one vertical plank and two horizontal planks on the outside of the siding. At center of the first story, there is a single fixed-pane window with plain wood surrounds and a slipsill. A single-leaf wood shiplap door with plain wood surrounds and no sill appears at the right. The stable appears at the left side of the south elevation of Building C. The stable is open on the south elevation with five stalls separated by wood support posts with a saltbox roof. The barn appears at the right side of the south elevation. At the left side of the barn, there is a fixed window with four panes separated by wood muntins with plain wood surrounds and a slipsill. A single-leaf plywood door with no sill or surrounds appears to the right of the window. Next to the door, there is a fixed window with four panes separated by wood muntins with plain wood surrounds and slipsill. To the right of this window, there is a window that has been boarded over. There are four more fixed windows with four panes separated by wood muntins with plain wood surrounds and slipsills. They are evenly spaced to the right. Two windows with plain wood surrounds and no sills appear in the west elevation of the barn in the second story under the gable. The windows are boarded over with plywood. The stable is an addition with a saltbox roof. The roof has exposed rafters under slightly projecting eaves. The exterior cladding in the stable is wood shiplap. A single-leaf wood shiplap door on hasp hinges with no sill or surrounds appears at the left side of the stable in the west elevation. At center, a window is boarded over with horizontal tongue-in-groove siding. On the south elevation, the roof of the stable is overhanging and can be seen from the west elevation. A fixed window with four panes separated by wood muntins, plain wood surrounds, and a slipsill appears at the left side of the north elevation in the barn. Offset right there is a window identical to the one at the left, except that it lacks panes. A large window that has been boarded over appears at the center of the elevation. It has plain wood surrounds and a slipsill. A single-leaf wood door with plain wood surrounds and no sill appears at the right side of the barn. The door is constructed of shiplap siding with two panels on hasp hinges. No features are present in the north elevation of the stable. A wooden cattle chute appears to the west of the stable.

History *

The Ranch was initially developed in 1884. A detailed historic context is provided in site form 13-016207 (Davis 2017) and summarized below: "The historic core of this ranch property was known as the Halfway Ranch by the early twentieth century and historically encompassed about 640 acres primarily on the west side of SH 75, as it does today. The ranch originated with two, separate, early 1880s Desert Lands Act claims filed by J.B. Oldham (north part of ranch in sections 22, 23) and J.R. Wilson (south part of ranch in sections 23, 25). At this time, a building (presumed dwelling/farmstead) is shown in the SE¼ SW¼ of Section 23, on the west side of what is identified as the Bellevue and Hailey Road (today this site just open pasture). A native of Kentucky, Joel B. Oldham (1832-1896) went west in the 1849 California Gold Rush before coming to Idaho in the 1860s gold rush. The historic record indicates he resided in Boise and worked as a saloon keeper (1870 census) prior to becoming Ada County Sheriff from at least 1880 through the early 1890s. The 1882 sectional plat of the area between Hailey and Bellevue show he held a Desert Lands Claim to large portions of sections 22 and 23, to which he received his ownership certificate in 1888, an indication the land had been irrigated... A native of Illinois, Marcus A. Miner (1838-1901) came to Idaho in the late 1870s by way of Michigan. By 1880, he was working

as a farmer in Ada County. Though the 1882 plat of the area between Hailey and Bellevue shows a J.R. Wilson as having the Desert Land Claim, Miner is who received the Desert Lands Certificate conveying ownership of the large portions of sections 23 and 26 comprising the south half of the present-day ranch. By 1900, Miner was in California working as a day laborer, suggesting his land claim was likely a short-term land investment and not a personal homestead settlement. In 1907, the Rockwell-White Power Plant went up on the north edge of Bellevue (at the south edge of the ranch property) to supply electricity to area mining operations and the town of Bellevue. In order to power the plant, a canal was constructed to carry water from the Big Wood River, across the ranch property, and to the plant. Later the Rockwell-White Power Plant Canal became known as Bellevue Light and Power Co. Canal (aka Tail Race Canal). The water rights license indicates the canal was allowed to carry 220 cubic feet per second (cfs) for power and milling purposes. According to a 1952 streamflow report, the canal was "used nonconsumptively as a source of power for Bellevue and surrounding area. Operation of power plant discontinued in 1945, however canal is still used to supply two diversions for irrigation canals Nos. 43 and 44. This historic record shows that the present-day Eccles Flying Hat Ranch property was known as Halfway Ranch as early as 1910, at which time the property spanned 600-640 acres (accounts vary). Around this time, the property became entangled in successive waves of litigation regarding unpaid mortgage notes through at least 1922. As a result, there were often multiple owners (i.e. various lenders) and the historic record shows ownership changed numerous times in a short period... By 1922, Agnes Mulville owned the property and leased it to Walter C. Williams, who lived on the property with his family. That year, the ranch's large barn burned. Two years later, the Burlington Savings Bank took over ownership of the north half of the ranch, which it maintained until 1940. At that time, two main landowners held the ranch—Burlington Savings Bank (north portion, parts of sections 22, 23) and F.G. Perry and Marie Howes (south portion, parts of sections 23, 26). From 1946 to 1959, the Don Spencer family owned the ranch, after which Edward and Anne Gage held the property for ten years. In 1969, Spence F. and Cleone P. Eccles purchased the property and it has been in their ownership since. The southernmost and easternmost parcels date to late 1990s purchases."

National Register of Historic Places (NRHP) Evaluation

Individual Eligibility *

Eligible

Multiple Property Listing

Criteria for Evaluation

A: Event *

Yes

B: Person *

No

C: Design and Construction *

No

D: Informational Potential *

No

Area of Significance *

Agriculture

Sub-area of Significance

Justification of Significance and Integrity *

- ▼ In 2017, this resource was recommended as eligible for the NRHP under Criterion A at the local level as a historic ranch district (Davis 2017). Additionally, the resource was recommended as meeting the guidelines for a Rural Historic Landscape as defined in NRHP Bulletin 30 (NPS 1999). The resource is recommended eligible for the NRHP under Criterion A at the local level in the area of agriculture for its association with ranching in Blaine County. The ranch is not associated with any persons of known significance in local, state, or national history and, therefore is recommended not eligible for the NRHP under Criterion B. The ranch does not embody distinctive characteristics of a type, period, or method of construction, nor represent the work of a master and therefore is recommended not eligible for the NRHP under Criterion C. It is unlikely to yield information important in history and is therefore recommended not eligible for the NRHP under Criterion D. The resource is in good condition and retains integrity of location, design, setting, materials, workmanship, feeling, and association. The resource retains integrity of location because it remains in its original location. The field survey did not identify any alterations to the resource since 2017; therefore, the resource retains integrity of design, materials, and workmanship. Although the development of the Friedman Airport in 1932 altered the resource's visual setting and introduced new noise disturbances, the resource's setting has not undergone substantial changes since its initial development in 1884. Therefore, the resource retains integrity of setting. The resource is sufficiently intact to express the characteristics of a late nineteenth and early twentieth-century ranch in Blaine County. Therefore, the resource is recommended as eligible for listing in the NRHP under Criterion A.

Property Type**Property Type**

District

City**Boundary Description ***

The Halfway Ranch/Eccles Flying Hat Ranch is a large property spanning approximately 750 acres on both sides of SH-75. The Eccles Flying Hat Ranch is organized into three areas; Main Farmstead Area, Corral Area, and Southeast Pasture Area.

Boundary Justification *

Approximately 615 acres of the 750-acre Halfway Ranch/Eccles Flying Hat Ranch appears to meet the National Register of Historic Places.

Resources Within District

Smithsonian No	Resource Name	Address
10BN306, 10BN785, 10CR1493 v2	Galena Toll Road	
10BN306, 10BN785, 10CR1493 v3	Galena Toll Road	
10BN1126 v2	Cove Canal	
10BN1126 v3	Cove Canal	
10BN1126 v1	Cove Canal	
10BN1191 v2	Rockwell-White Power Plant Canal	
10BN1191 v1		

Smithsonian No	Resource Name	Address
10BN2387 v1	Halfway Ranch Barn	11378 STAT

GIS Details

Center Coordinates

43 29.16N 114 16.98W

11N 719704 4818380

Area

3533307.2 sq. meters

Counties

Blaine

USGS Quads

Bellevue

PLSS

2N 18E Sec. 15, 22, 23, 26

Photos



Figure 4. Site overview looking west, northwest.



Figure 5. View looking north, northwest at the fencing associated with the site and the ROW and ID-75 adjacent to the site.

Associated Projects

Project	Name	Version	Type
2022-33	Friedman Memorial Airport (SUN) Property Acquisition and Development	1	Section 106 Rev

Associated Surveys

Survey	Year	Author	Title
2018/436	2018	Davis, Kerry and Jeanne Wright	Friedman Memorial Airport Land Acquisition and Obstruction
2004/449	2004	Leary, S.	SH-75 Timmerman to Ketchum. Shapiro and Associates, Boise

Survey	Year	Author	Title
2025/334	2025	Nickoloff, Niki, Jillian Martin, Timothy Wood, Reed McDonald	SH-75 Bellevue to Broadway Run
2022/18	2021	Walsworth, Claudia	Archaeological Resources Survey Friedman Memorial Airport Memorial Airport (SUN) Property Acquisition Environmental A

From: [Heather](#)
To: [planning](#); [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [Mary Cone](#)
Subject: Blain Crossing Proposal
Date: Friday, July 10, 2026 1:46:36 PM

July 10, 2026

To the Mayor and members of the Hailey City Council:

I am writing regarding the proposed annexation of the 108.8 acre Flying Hat Ranch parcel.

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

- clearly defining the framework under which this proposal will be evaluated, including all applicable standards, required environmental analyses and decision criteria;
- clearly stating ALL impacts the proposed development would have on the overall infrastructure of the WRV, on the short and long term health of small businesses and farms, on the long term health of Silver Creek and, most importantly on water usage;
- entering above information into the Public Record; and
- disclosing all of this information to the public on a consistent and timely basis.

The profound potential impact of this project can't be underestimated. It's curious that the Hailey City Council seems so intent on annexation and suburbanization of our valley. Residents and people who care about this place need to be given every opportunity to be informed during the entire process.

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

Thank you for your consideration.

Heather Clendenin
Blaine County Resident

From: Sean Cook
To: [planning](#)
Subject: Blaine Crossing
Date: Friday, July 10, 2026 12:52:29 PM

As a homeowner in Blaine County, I am concerned as to the various issues around the Blaine Crossing project. I urge that you consider a slower process that allows all stakeholders to participate and so more information can be presented. The impacts to traffic and infrastructure alone warrant a more methodical and transparent process.

Sean Cook

From: [Nancy Holcomb](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Friday, July 10, 2026 9:51:01 AM

It is with great respect for all you do that I am writing.

Per the very well written and thoughtful piece from Lindsay Mollineaux in the 7/8/26 Idaho Mountain Express, I am writing to request what she outlines as her concerns. Basically more information is needed before making such a decision. I am by no means questioning your knowledge and expertise, just asking that you not be in a rush to make this major decision. Gather as much information as possible, however long it takes.

Originally living in Hailey (1990), then marrying and moving to Indian Creek (1993), I do the majority of my business in Hailey and very much appreciate all the time and effort spent making the town such a great place.

Thank you for your consideration,
Best Regards,
Nancy Holcomb
208-720-0179

From: [Shannon Presson](#)
To: [planning](#)
Subject: Public Comment Regarding the Proposed Flying Hat Ranch Annexation
Date: Friday, July 10, 2026 10:38:29 AM

Dear Mayor and Members of the Hailey City Council,

I am writing to express my opposition to the proposed annexation of Flying Hat Ranch.

I have lived in the Wood River Valley for more than thirty years. During that time, I have watched our community grow and evolve. I understand that growth is inevitable, and I recognize the very real need for additional housing, particularly for the teachers, healthcare workers, first responders, and service employees who keep this valley running.

I also recognize that Flying Hat Ranch is privately owned and has long been zoned for residential development under Blaine County regulations. My concern is not that the property should never be developed.

My concern is the scale of the proposed development.

The fact that annexation is being sought suggests that the level of development envisioned exceeds what Blaine County originally contemplated for this property. Before taking such a significant step, I believe the city should ask a fundamental question: Is this level of development appropriate for this location and sustainable for the future of our valley?

Water is my greatest concern.

We live in an over-appropriated basin where water is already a limited resource. This year's winter of low snowfall reminds us that water rights on paper do not create water in our rivers, streams, or aquifers. As our climate becomes less predictable, we should be planning growth around the carrying capacity of our watershed—not assuming our watershed will somehow expand to accommodate growth.

I am equally concerned about the cumulative impacts on Highway 75, our infrastructure, local agriculture, and the aquifer that sustains Silver Creek. These are not separate issues; they are deeply connected. Decisions we make today will affect this valley for generations.

Every community reaches moments when it must decide not simply what it can build, but what it should build. Once a development of this scale is approved, there is no opportunity to reverse course. The landscape, the demands on our water resources, and the character of this part of the valley will be changed forever.

I respectfully urge you to deny the proposed annexation of Flying Hat Ranch, or at the very least postpone any decision until the long-term impacts on water, transportation, infrastructure, agriculture, and our natural resources have been fully evaluated through a transparent public process.

Thank you for your thoughtful consideration and for your service to our community.

Respectfully,

Shannon Presson

Hailey, Idaho

Shannon Presson

Some stories are meant to be outgrown...

TheUnexpectedStory.com

[Shannon Presson](#) | [Substack](#)

From: [Virginia Rhinehart](#)
To: [planning](#)
Subject: Blaine Crossing Annexation
Date: Friday, July 10, 2026 8:52:46 AM

Sent from my iPad I am a Bellevue resident and fish the WoodRiver and Silver Creek
To change the status of Silver Creek is WRONG
Please vote AGAINST the annexation

From: [Shawn Schumacher](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Friday, July 10, 2026 7:32:22 AM

Dear Council,

I am a teacher here in Blaine County. I urge you to slow down and think about all the implications this new development could mean for Hailey. Our community needs to be careful we preserve what attracts people to our community. This includes fly fishing, recreation, small town feel and sweet character. We do not need to expand without careful forethought and decisions based on the big picture. I urge you to slow down and not approve this development or others without careful scrutiny of how it will change our sweet community.

Dance like nobody is watching.
Sent from my iPhone

From: [josephine.lowe](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Saturday, July 11, 2026 12:59:50 PM

Dear Hailey City Council members,

Please fully research the possible impacts to our community from this proposal.

How will our watershed continue to deliver clean water in reality, not in the over appropriated water rights on paper?

Please fully research the cost/ benefit of increasing population demands on traffic, infrastructure needs, and sewage costs, as well as abandoning farmland for development.

Please research the values of open space in terms of the taxes over time to maintain subdivisions, and the carbon sequestering abilities of undeveloped farmland and open space.

How will increasing paved roads and energy consumption affect the quality of our valley's residents?

Please research the impacts of further water demands on the levels of our aquifer.

This proposal would impact not only Hailey, but the whole valley, and needs careful assessment.

Respectfully submitted for the record,

Josephine Lowe
110 Limekiln Ln.
Hailey, ID 83333
208 720 1742

From: [Lukas Taylor](#)
To: [planning](#)
Subject: Blaine crossing
Date: Saturday, July 11, 2026 9:14:20 AM

Hello, I am 25 years old born and raised in Hailey Idaho, I strongly oppose the expansion proposed. The growth I have seen in this valley in the last 10 years has been great, but I have also seen the expansion decrease the quality of life for long time residents such as myself which makes this valley such a desirable place to live. We all appreciate living in a rural environment and building more apartment complexes and builder homes is not conducive to the lifestyle many of us longtime residents like to live. Idaho has one of the lowest retention of residents who were actually born within the state staying and developments like this are definitely a driving factor in this. I myself would love to stay a Hailey local til the day that I die, but this expansion proposed has made me considerably less likely to stay. I have seen the culture of this valley slowly eroding since similar models have been in place such as sunbeam, cutters, river street, etc. I acknowledge the importance of growing the community but this expansion will drive out more long term Idaho residents in favor of others, and eventually you will not recognize the Blaine county we all know and love.

Please reconsider, thank you for your time.

- Lukas Taylor

To Be Placed In The Hailey City Council Meeting Record

To :

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

Dear Hailey Mayor Martha Burke,
City Council members and Hailey Planning and Zoning,

I am Matthew Wells, a city property owner at 411 4th Avenue North, Hailey.

I would like my comment concerning annexation of the 108.8 acres, identified as the Flying Hat Ranch, between Hailey and Bellevue (east side of the highway), to be part of the record for the Hailey City Council review meeting on Monday afternoon, July 13, 2026.

I am firmly opposed to the annexation for a number of reasons; among them :

A threat to agriculture and the greater Wood River aquifer . (it's about our limited and over allocated water.)

The effects of overcrowding and high density in Blaine County, the Wood River Valley and our stressed transportation system.

And the fact that many Hailey approved development projects have not been completed with agreed upon approval requirements. (Let's not take on another high impact project because a property owner or development corporation believes it is their right to impact the municipalities and open space within Blaine County,)

I believe that the leadership of Hailey should consider the residents of Blaine County and the citizens of Hailey in respect to all areas of impact and refuse to approve this annexation request as presented.

Yours truly,
Matthew Wells
Post Box 802
Hailey, Idaho 83333

From: [Erin Griffith](#)
To: [planning](#)
Subject: Flying Hat Ranch Subdivision
Date: Sunday, July 12, 2026 1:13:19 PM

Hello,

I am writing to express my opposition to the proposed Flying Hat Ranch annexation into the City of Hailey.

While water availability is a significant concern, it is only one of several issues. We also need to consider our city's ability to maintain the infrastructure and public services required to support continued expansion. Existing neighborhoods, such as the Sunbeam subdivision, already require ongoing investment and resources. I believe our priority should be strengthening and thoughtfully developing the areas that are already incorporated into the city.

As Hailey grows, I hope we focus on smart, well-planned development that supports affordable housing within our existing community rather than expanding farther into open space. One of the things that has always made Hailey special is its small-town character, access to open land, and thoughtful approach to growth. Those qualities are worth protecting.

Watching other communities in the valley become increasingly commercialized has been discouraging. I would be saddened to see Hailey lose more open land to development that is not sustainable or that contributes to the kind of urban sprawl and generic growth that many of us have worked hard to avoid.

Thank you for your time and thoughtful consideration of this important decision.

Sincerely,

Erin Griffith
471 Mother Lode Loop
Hailey Resident

From: [J Griffith](#)
To: [planning](#)
Cc: [Erin](#)
Subject: Flying Hat Ranch
Date: Sunday, July 12, 2026 12:10:33 PM

We are animately opposed too annexing Flying Hat Ranch into the City of Hailey for obvious reasons. We are very concerned about valley wide unsustainable urban sprawl, as well as the negative impact on infrastructure, on small businesses, on water and on farming and Silver Creek. This not just an issue for Hailey. Your decision to annex will have valley wide if not regional impact.

John and Jineen Griffith

From: [Jill Pardini Morse](#)
To: [planning](#)
Subject: Blaine Crossing
Date: Sunday, July 12, 2026 8:20:39 PM

Hello ,

We are contacting you with our concerns about Blaine Crossing. We are Hailey residents and registered voters with concerns about the impact of the proposed development and hope many questions are asked tomorrow night , with no further steps forward taken at this time.

Thank you for your time,

Craig and Jill Morse

From: [Nina Steffens](#)
To: [planning](#)
Subject: Thoughts on Blaine Crossing
Date: Sunday, July 12, 2026 1:43:57 PM

Dear Mayor Burke and the Hailey City Council,

I am writing to express my concerns regarding the development proposal for the Flying Hat Ranch, located south of Hailey and north of Bellevue, which I understand will be addressed at the City Council meeting on Monday, July 13.

Unfortunately, I will be out of town and unable to attend the meeting in person, but I would like the following points to be considered:

1. This is a massive development at the gateway to our town, which will use massive amounts of water, power, and infrastructure resources, i.e. sewer, fire protection.
2. The amount of water to support the development will put a strain on the aquifer which feeds our pristine Silver Creek.
3. Has there been a study to ascertain the traffic increase on Hwy 75 the development would cause?
4. What would be the wildlife impact of such a massive project?
5. A commercial core is proposed which would take commerce away from our vibrant downtown.
6. A period for public comment should be conducted.

Those are a few of the many concerns related to this project. I do not believe that annexation of this land to the city of Hailey has enough proven benefits to warrant a vote in favor of annexation.

Thank you,
Nina Steffens

From: [Kristen Allen](#)
To: [planning](#)
Subject: Blaine Crosssing
Date: Monday, July 13, 2026 4:03:34 PM

Hello,

My name is Kristen Allen. I reside on a small hay farm in the Bellevue triangle. I am writing to let you know that I wholeheartedly agree with Lindsay Mollineaux's words in the article she submitted last week in the Idaho Mountain Express. We are experiencing a dire water shortage. I fear (actually, I know) that Blaine County projects like Blaine Crossing will have disastrous effects on local farmers who are south of the proposed project. Please, for your consideration.

Sincerely,
Kristen Allen
208 720 0601

From: [Janet Carter](#)
To: [planning](#)
Subject: Flying Hat Ranch--Blaine Crossing
Date: Monday, July 13, 2026 1:29:22 PM

Dear Mayor Burke and Hailey City Council Members,

I read Blaine County Commissioner Lindsay Mollineaux's opinion piece in the Idaho Mountain Express, several times, before I started writing to you. I am in total agreement with what she stated. For the City of Hailey to lose the pastured beauty south of the airport would be a travesty. Maintaining open space between Hailey and Bellevue is in the City of Hailey's Master Plan. The Oppenheimer Development Corp's proposal, Blaine Crossing, turning the Flying Hat Ranch land into a 108.8 acres of high density development, would be Blaine County crossing into the land of no return. It would be sacrificing the existing businesses on Main Street, by including light industrial space, a service-oriented commercial space and a hospitality site. Apartments, townhomes, and single family homes along with recreation fields would use untold amounts of water, at least a lot more water than what is used for the farmland that exists there now. Paving a large portion of the farmland will also have an impact on the aquifer we all depend on. It seems to me that the biggest problems are water and traffic. We are in a second year of a state moratorium on water usage and we are already struggling horrendous traffic problems north of Hailey, (basically getting to Ketchum, and their businesses are feeling it.) We don't need that in Hailey.

I have looked at the agenda for the meeting on July 13th, but didn't see this as an action item, so I don't know when you are planning to review and/or make any decisions. Before any decisions are made on this proposal, it seems to me that more information on the impacts it would have on the people of Hailey, Silver Creek (water), and small businesses, is very important. Maybe the people of Hailey should have some input, as well.

Thanks for your consideration,
Janet Carter

2025

The community and city decision makers have expressed the desire to maintain open space between the City of Hailey and the City of Bellevue. The acreage for potential development in this area is further reduced if open space between Hailey and Bellevue is maintained. OpenSpace and density levels will be an important consideration in the evaluation of annexation applications.

Economic Implications of Limiting Population Growth

Mechanisms that can be implemented to limit expansion of city boundaries range from limits on water and sewer hookups to the creation of a growth boundary.¹⁹ Annexations are highly discretionary. The City may limit expansion based on factors such as availability of public services or demand.

The importance of maintaining Downtown as the primary retail center of Hailey has been a long standing tenet of the City consistently communicated over time in the Comprehensive Plan. In the regional context, Hailey could expand as the year round retail area for residents of Blaine County. Services should be provided to maintain Hailey as the County's residential and family base. In addition, Hailey wants to attract green, high tech and location neutral businesses and organizations and those related to the cultural and higher education sectors.

A successful downtown is one component of a successful local economy and community. There is a desire to create a diverse local economy with well paying jobs that are not solely dependent on one sector. Jobs and business activity will provide the tax base to allow for community amenities and services. Successful downtowns are dependent on a mix of complementary activities that help generate human activity and foot traffic; these people become the customers for retail businesses within a downtown. Retail and services, offices, residences, government, academic and religious institutions, entertainment and cultural facilities are all needed to make a downtown vibrant.

Promoting mixed use in Downtown ensures a diversified, sustainable economic condition. Mixed-use buildings lining Downtown Main Street allow for commercial activity on the ground floor with residences or offices above. This type of planning helps maintain the neighborhood scale. These types of buildings also ensure round the clock activity and eyes on the street for added safety.

2023 [View the final Master Plan here!](#)

-
- **Authentically Hailey Downtown:** preserve and promote the western mountain-town heritage and friendly small-town feel of the community.
 - **Vibrant and Distinct Downtown Core:** Establish a vibrant, distinctive mixed-use environment that is uniquely Hailey.
 - **Safe and Convenient Crossings:** Improve safety and accessibility for pedestrians throughout the downtown core.
 - **Town Square as a Destination:** Create a central gathering place for the community in a new Town Square at the center of Downtown.
 - **Connected Shops, Parks Amenities:** Unite downtown and its surroundings with a clear network of pedestrian and biker-friendly routes.
 - **Maintain On-Street Parking Capacity:** Ensure downtown businesses are easily accessed by vehicle for quick trips and out-of-town visitors.

Letter for Hailey City Council Meeting, Monday July 13, 2026

Dear Mayor Martha Burke, Hailey City Council Members Kaz Thea, Dustin Stone, Sage Sauerbrey & Juan Martinez, and Hailey City Planning Dept,

I am opposed to any consideration of annexing Flying Hat Ranch into the City of Hailey. The main issue that must be addressed first and foremost is WATER, not more ‘affordable or work force housing.’ The Oppenheimer Development Corp originally planned the annexation to be with the City of Bellevue but that was curtailed when Bellevue could not handle its own water demands and sewer treatment capacity let alone those required for a large, new development.

It is important to note that Bellevue is downstream from Hailey and the proposed annexation and development. All of Blaine County is currently experiencing Moderate (D1) and Severe (D2) drought conditions and is included in an active statewide drought declaration. Is it rational to change land currently zoned R-5 Agricultural/Residential in Blaine County allowing a minimum of 5 acres per home (25 homes total) compared to annexation into the City of Hailey with a proposed 120 single family homes and another 480 multifamily attached units totaling 620 new homes? Our water resources are depleted now.

The biggest project Hailey should complete before it annexes anything is the 231-acre Quigley Farm which was annexed in the summer of 2017. The “pond” out Quigley has been dry for 2 years now and will not be a viable water source for Quigley Farms in the City or for Quigley Ranch in the County (30 acres for 24 “estate lots” and 536 acres preserved agricultural land-“maybe”) which has received preliminary-plat approval from Blaine County Commissioners. It is required the development must first construct a road, which just started, closing off traffic to Quigley Canyon Road and detouring traffic through Hailey neighborhoods July 8-October 31. The issue here is WATER. It is bone dry up Quigley Canyon and Deadman Gulch, the little draw directly north of what’s left of Quigley Pond.

Affordable housing has been the catch phrase for getting anything approved in Blaine County for the past decade.

Sadly, the developments have happened but rarely the affordability of housing. Our very own River Street is a prime example for several years now with expense and eye sore for the City.

Does the City of Hailey follow through on all the development approvals its given over the past 5 years, especially those stressing “affordable, work force housing?” Several properties receiving approval with affordable housing stipulations have sold their properties upon or after approval—a subtle way for developers to make money on getting projects approved with specific agreements with the City for approval and then flipping the property for a higher price.

There are several of these “approved” developments on River Street now. One on an empty lot with a For Sale sign —Approved 50-unit development, Plans and Building Permit Included. There is nothing affordable mentioned here.

A short walk further is the recently completed, MID RVR Luxury Townhomes — Prices Start in the 800’s. Totally empty except for one ground floor unit. Not affordable.

The second approved empty lot is Karl Malone’s too-good-to-be-true “workforce housing” property on South River Street west of DL Evans Bank. There was a For Sale sign on it over a year ago (after he started building his dealership and ATV complex) and a big hole was dug and construction material piled up. Now there are some lumber bundles with SOLD on them and a chain link fence. So much for work force housing.

The Oppenheimer Development Corp. and “Wood River Community Ventures,” the entity who owns the Flying Hat Ranch land (who are these people?) are planning a “mixed use community” called “Blaine Crossing” with a hotel, another light industrial close to the existing one, some work force housing, market rate housing, a hotel and everything to make a new little city that would have zero connection with Hailey’s city core. It would be its own little entity between the two cities. I do not see this community model helping existing businesses in Hailey or Bellevue whatsoever.

The developers are not from this area nor have any consideration for the people and the long-established communities in our valley. This is not Boise or Twin Falls.

In closing, I feel confident in saying that it would be a reckless disservice to the citizens of Hailey and Bellevue and a dangerous misuse of our water resources to annex and approve this development.

Sincerely,

Christine N Cole

202 Empty Saddle Trail Hailey, ID 83333

tinamatt@mac.com

208-720-2880

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: FW: Public comment
Date: Monday, July 13, 2026 1:35:40 PM

From: Warren Cummings <noreply@haileycityhall.org>
Date: Monday, July 13, 2026 at 9:25 AM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Send Us a Message new submission

07/13/2026

Name
Warren Cummings
Phone
(401) 996-1232
Email
pcummings580@yahoo.com
Message
I strongly oppose the development of re: Flying Hat Ranch. You have no regard for people who have lived here for 20 plus years. There is no sustainability here for a mega complex along with water, sewer, and job availability. You have destroyed views in this valley and continue to build condos that are still vacant. We dot need more building and if people from out of state are looking for housing /employment they need to look elsewhere. Have any of you seen the the traffic heading north each day...it's a nightmare!!! This complex will make it totally out of control. Stop with making these developers rich while making residents poorer! Do your job!!!

From: [Kelli Gant 01](#)
To: [planning](#)
Subject: Blaine Crossing project and annexation
Date: Monday, July 13, 2026 11:58:17 AM

Hailey P&Z

I am a full time resident of Hailey and am opposed to the annexation of the Flying Hat property and the Blaine Crossing development. The project should be paused until a full analysis report of the water, sewerage, traffic, economic, and long-term impacts, and city costs can be completed and made available to the citizens of Hailey.

Regards,
Kelli Gant

From: [Matthew Kopplin](#)
To: [planning](#)
Subject: Fwd: Annexation
Date: Monday, July 13, 2026 7:34:01 PM

Sent from my iPhone

Begin forwarded message:

From: Matthew Kopplin <mattkopplin@icloud.com>
Date: July 13, 2026 at 6:41:34 PM MDT
To: planning@haileycityhall.com
Subject: Annexation

I'm writing to encourage annexation WITH controls on water usage. Every new home is landscaped like we live in the Midwest. We are in the desert. We need to act like it. So approve the annexation with the regulation that the homes are low water and xeriscaped -
Appropriate for our desert environment.

Matt Kopplin

Sent from my iPhone

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: Public comment
Date: Monday, July 13, 2026 7:00:23 PM

Lisa Horowitz
City Administrator

From: Tyler Peterson <noreply@haileycityhall.org>
Sent: Monday, 13 July 2026 17:36:51
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Send Us a Message new submission

07/13/2026

Name

Tyler Peterson

Phone

(208) 720-0329

Email

dallyup71@gmail.com

Message

A letter that was shared with me that I agree with. This is not the right choice for Hailey, Bellevue or Blaine county. Time you leaders listen for once and show that you have some form of common sense! I'd like to add that in hiring the airport director with no experience and one that wouldn't hire a very qualified woman (because he "would be in HR all the time!" That out of his mouth) you promised there flying hat ranch would be publicly used and local agriculture folks would be able to bid on a lease of the ranch. So far it hasn't happened! In fact the airport has now hired the Hansen cattlemen to work at the airport. Still part of the club that the mayor and Blaine country commissioners have created. Maybe you need to reminded of the hiring of Mandy Pomeroy who was driven out of Boise only to be accepted by our commissioners. Time to do your jobs and start weeding through the filth and making some GOOD DECISIONS!

To the Hailey City Council,
I, Payton McCune, would like to speak up about the potential annexation of the Flying Hat Ranch.

To start, I would like to share my personal experience growing up in the Wood River Valley, as well as my experience helping run and develop the farm to table beef program at what was once Silver Springs Ranch, located south of Bellevue at the headwaters of Silver Creek. As a ranch, we focused on ecosystem restoration, with millions of dollars poured into stream restoration, no till drilling, and rotational grazing of cattle. I now help Dan and Ali Ratliffe build that same kind of farm to table program at Hammer Head Cattle Co., creating awareness for what "farm to table" actually means. In supporting Ali and Dan, I am also helping carry forward the legacy of the Sherbine family, whose farming on this land goes back more than 80 years and who have continued to preserve that farmland for agricultural use ever since. When our locals buy beef from a ranch like theirs, they are directly preserving the land that creates and supports the

ecosystem of the Wood River Valley, and the multigenerational work that came before it, as well as the work of the other farmers and ranchers throughout this valley.

You're probably wondering how this all ties into this particular annexation when the land in question is miles away. First and foremost, it means losing farm ground that could be used to feed our valley as it stands today. Second, the impact on the entire ecosystem comes full circle, from water usage to the environmental impact of building, not to mention traffic impacts and the building materials themselves. The reality is we already have enough development creating more congestion and tapping into an aquifer that is already over tapped. That kind of growth increases fire risk and strains first responder capacity, all while circling back to the most important impact of all, the overall health of the Wood River Valley ecosystem.

For those who are not involved in the agriculture of the Wood River Valley, I want to bring your attention to our water supply. Water rights in Idaho are legal rights to use a set amount of water, tied to the specific piece of land they were first established on, and dated by when that water was first put to beneficial use. Idaho operates under the prior appropriation doctrine, meaning the oldest rights, often called senior rights, get filled first when there is not enough water to go around. Many agricultural water rights in this valley are decades old, some over a century, and they represent one of the most valuable and legally protected forms of property ownership in the state, as well as the backbone of local agricultural production.

Water begins in the mountains. Snowpack and runoff recharge the aquifers that our entire valley depends on for drinking water, for our rivers, and for our farms and ranches. Development directly impacts that aquifer. The Wood River Valley's groundwater has already shown declining trends south of Hailey, in the very area this annexation targets, and the Big Wood River itself has already been described by water managers as over tapped, a river that supplies Sun Valley, Ketchum, Hailey, Bellevue, and every irrigator in between. The letter of intent submitted by Oppenheimer Development Corp proposes converting Flying Hat Ranch's existing agricultural water rights to serve the development, then selling what remains to the city of Hailey. That is not a bookkeeping detail. That is a permanent conversion of water once dedicated to growing food into water dedicated to growth and construction, in a valley that is already fighting over what water it has left.

I also want to correct a misconception that grazing cattle depletes or damages this land. The opposite is true when it is done right, and ranchers like the Ratliffes do it right. Rangelands and grasslands evolved alongside grazing animals over millions of years, and grasses actually depend on being grazed to stay healthy. When cattle are rotated through pastures the way ours are, their grazing stimulates new root growth, their manure fertilizes the soil naturally, and their hooves work organic matter into the ground, all of which builds soil health, improves water retention, and locks carbon into the earth instead of releasing it. Ranchers are not passive landowners waiting to cash out. We are the ones out at 5 a.m. moving cattle to protect the grass, monitoring the health of the soil, and making the same restoration investments I described from my time at Silver Springs Ranch. Farmers and ranchers are the true stewards of this land, not because we say so, but because our livelihoods depend on leaving it healthier than we found it, year after year, the way the Sherbine family has for eight decades and counting.

While most of you buy your meat from the grocery store and have become desensitized to the reality of where your food comes from, those of us who produce it have not forgotten the long meetings spent strategizing how to conserve the ecosystems of our ranches and farms, the lawyers hired to protect water rights, or the financial investment made to protect these cherished lands.

Here is some history worth knowing. The United States loses roughly 2,000 acres of farmland and ranchland every single day, nearly a square mile, with 18.4 million acres projected to convert to development between 2016 and 2040 alone, an area nearly the size of South Carolina. At the same time, America's cattle herd has shrunk for six straight years running to its lowest level since 1952, and imports now account for close to 17 to 18 percent of the beef this country consumes, a number that keeps climbing as ranchland keeps disappearing. Every acre of working land we pave over pushes this country further from feeding itself and further from the local food security a project like Hammer Head Cattle Co. is working to build back.

I would also point out the disconnect in what this community says it wants versus what this kind of annexation actually delivers. Publicly, so many of you say you want local beef, locally grown

food, and a small, tight knit community. Yet choosing to develop lands like Flying Hat Ranch creates setbacks that cannot be undone. Once ranchland is paved over, it does not come back, and neither does the water once it is converted away from agriculture. This valley is small enough that the choice to live here has always meant sacrificing the normal commercialized conveniences that come standard everywhere else. That tradeoff is the whole point. More development means less land in agriculture, and less land in agriculture means less sustainability for the ecosystem this entire valley depends on, its water, its wildlife, and its working farms and ranches alike. You cannot claim to want the first thing while voting for the second.

For a community filled with nonprofit organizations focused on the wellbeing of our land and our community, this annexation directly threatens the financial investment and human effort that has gone into preserving both the natural environment and the cultural identity of the Wood River Valley. Organizations like the Wood River Land Trust have spent 31 years and protected nearly 31,000 acres in this valley alone, including land just east of Bellevue in this same area, precisely to keep it out of development. Advocates for the West and the Idaho Conservation League have fought in court to protect Big Wood River flows because the river is already over tapped. Their work, and the donations and time our community members have given to support it, stand in direct conflict with an annexation that would pave over ranchland and redirect its water toward commercial growth. The purpose of this valley has never been to chase the next commercialized ski resort or hospitality development. It has been to protect open space, working land, and the rural character that drew people here in the first place. Commercializing this land would not only impact our community agriculturally, it would strike at the true cultural foundation this community stands for: preservation of land in the Wood River Valley.

Sincerely,

Payton McCune

To the Hailey City Council,

I, Payton McCune, would like to speak up about the potential annexation of the Flying Hat Ranch.

To start, I would like to share my personal experience growing up in the Wood River Valley, as well as my experience helping run and develop the farm to table beef program at what was once Silver Springs Ranch, located south of Bellevue at the headwaters of Silver Creek. As a ranch, we focused on ecosystem restoration, with millions of dollars poured into stream restoration, no till drilling, and rotational grazing of cattle. I now help Dan and Ali Ratliffe build that same kind of farm to table program at Hammer Head Cattle Co., creating awareness for what "farm to table" actually means. In supporting Ali and Dan, I am also helping carry forward the legacy of the Sherbine family, whose farming on this land goes back more than 80 years and who have continued to preserve that farmland for agricultural use ever since. When our locals buy beef from a ranch like theirs, they are directly preserving the land that creates and supports the ecosystem of the Wood River Valley, and the multigenerational work that came before it, as well as the work of the other farmers and ranchers throughout this valley.

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While most of you buy your meat from the grocery store and have become desensitized to the reality of where your food comes from, those of us who produce it have not forgotten the long meetings spent strategizing how to conserve the ecosystems of our ranches and farms, the lawyers hired to protect water rights, or the financial investment made to protect these cherished lands.

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Sincerely,
Payton McCune

From: [Mike McHugh](#)
To: [planning](#)
Subject: Opposed to Blaine Crossing
Date: Monday, July 13, 2026 2:25:59 PM

Hello,

I live in southeast Hailey and I am OPPOSED to the annexation for the Blaine County development.

I will be directly impacted by this development. There is no report that shows how the bad traffic on Hwy 75 will be impacted even further beyond its current severe level. How will sewer and water resources be impacted? Bellevue sewer is in trouble, and it is right next door. And given the cost of construction, there will be no truly affordable housing.

Thank you,

Mike McHugh
Hailey, ID

From: [Allyson McQuade](#)
To: [planning](#)
Subject: Oppenheimer Corp Development Proposal
Date: Monday, July 13, 2026 6:57:00 PM

I am a resident of Hailey for many decades and am very concerned about the scope of this proposed development. While development is necessary it is crucial to know the full impact on infrastructure, small business, traffic, farming, tourism, etc to understand if the development would truly benefit the community as opposed to negatively irrevocably changing the very lifestyle and livelihood of its residents and visitors. Have these studies been done? Are they accessible?

Allyson Scheu McQuade
AllysonM@scheuco.com
909-982-8933 x210

7/13/26

* for Hailey City Hall & Planning & Zoning
Regarding Openheimer Development Corp's
plan for the Blaine Crossing proposal.

I have attached a copy of Commissioner
Lindsay Hollineau's letter in the 2/8/26 issue
of the Idaho Mtn. Express paper. Most en-
lightening!

Our recent newsletter cites the high quality
& rating of our drinking water (Bigwood River &
local aquifer Indian Creek Springs) - It also
cites water conservation is more critical
than ever, low Anasopaks, drought etc.!

This project will impact many areas of Blaine
city not just Hailey. We must plan carefully
& collaboratively with all factors & people
involved & allow the necessary time to see
which problems can be turned into solutions.
Working together is success & involves
the art of conversation which lies, in part,
in listening!

We must not let unrealistic ~~the~~ suggestions
lead us down a path that is costly &
not reversible! We must make decisions
that have positive impact on how we live,
→

Now & in the future!

The only place success comes before
Time is in the dictionary!

I hope my Speeches & children will be
fishing at our world famous Sister Creek!

Regards,

Jennifer Montgomery

Before Hailey decides on Blaine Crossing, get the full picture

By LINDSAY MOLLINEAUX

On Monday, the Hailey City Council will consider Boise-based Oppenheimer Development Corp.'s proposal for Blaine Crossing—108.8 acres of high-density development on Flying Hat Ranch farmland. The council's vote Monday evening could begin a process that reshapes Hailey for decades. I believe this development is a bad deal for our residents and businesses—and that it's pushing our local farms and Silver Creek past a point of no return. Why would the City Council approve urban sprawl that destroys one of the last great spring creeks in the area?

According to the letter of intent submitted by the project, the project would include multi-family homes, townhomes and small-lot family homes; light industrial space; 25,000 square feet of service-oriented commercial space; a hospitality site; recreation fields in conjunction with the Blaine County Recreation District. This is a lot to be concerned about. First, it cannibalizes Main Street by creating a commercial hub miles away. It could use millions of gallons of water around—a major jump from farm water that is irrigated only a few months a

year and can be followed in a dry year like this one. Third, sprawl like this often means higher taxes, as the city pays to expand infrastructure for hundreds of new residents and visitors; more traffic, more water use, more strain on the sewer system.

The City Council holds real power here. I know summer is busy, but whatever your questions about this project, please take five minutes this week and email planning@haileycityhall.org. Tell the City Council that before it makes any major decision, you want it to have more information about the impacts on infrastructure, on small businesses, on water and on farming and Silver Creek.

This matters for everyone, not just those who live inside the city of Hailey.

Here is the reality: We live in an over-appropriated basin under an emergency state moratorium. There are already more water rights than there is water, and even the "wet water" in the canals runs short in dry years like this one.

In 2017, senior users downstream in Lincoln County made a call, and the state shut off irrigation across the Bellevue Triangle. This June—with a statewide drought emergency and the hills brown since February—those same senior users began cutting their own deliveries by a third. Our local farmers are already following more than 1,500 acres

When the Magic Valley runs short, the call comes upstream to us—and this year it could come within weeks.

And here is how it all connects to Silver Creek. The creek is spring-fed; its cold waters rising from the very aquifer our farmers' irrigation recharges. The U.S. Geological Survey has put it plainly: drop the water table, and Silver Creek falls with it.

Have these acres for Blaine Crossing pile hundreds of homes and offices onto the aquifer, force our farms to fallow even more, and we don't just lose those local farms.

Silver Creek draws anglers from around the world. It supports a whole economy of guides, outfitters, hotels and fly shops. Our working lands feed this valley's ranchers and growers. So many local young families are pouring themselves into creating the companies of the future—grass-fed meats, flower shops, heritage grain and flour. Why trade all that hard work for office space?

This is too important to rush. Before the Hailey City Council takes a step it cannot undo, let's make sure it has the full picture on our infrastructure, our businesses, our water, our farms and Silver Creek.

Lindsay Mollineaux has served on the Blaine County Board of County Commissioners since 2023.

7/8/26

Before Hailey decides on Blaine Crossing, get the full picture

By LINDSAY MOLLINEAUX

On Monday, the Hailey City Council will consider Boise-based Oppenheimer Development Corp.'s proposal for Blaine Crossing—108.8 acres of high-density development on Flying Hat Ranch farmland. The council's vote Monday evening could begin a process that reshapes Hailey for decades. I believe this development is a bad deal for the city's residents and businesses—and that it's pushing our local farms and Silver Creek past a point of no return. Why would the City Council approve urban sprawl that will fill one of the last great spring creeks in the area?

According to the letter of intent submitted to the city, the project would include multi-family homes; light industrial space; 25,000 square feet of service-oriented commercial space; a hospitality site; recreation fields in conjunction with the Blaine County Recreation District. There is a lot to be concerned about. First, it would cannibalize Main Street by creating a commercial hub miles away. Second, it could use millions of gallons of water around—a major jump from farmland that is irrigated only a few months a

year and can be fallowed in a dry year like this one. Third, sprawl like this often means higher taxes, as the city pays to expand infrastructure for hundreds of new residents and visitors: more traffic, more water use, more strain on the sewer system.

The City Council holds real power here. I know summer is busy, but whatever your questions about this project, please take five minutes this week and email planning@haileycityhall.org. Tell the City Council that before it makes any major decision, you want it to have more information about the impacts—on infrastructure, on small businesses, on water and on farming and Silver Creek.

This matters for everyone, not just those who live inside the city of Hailey.

Here is the reality: We live in an over-appropriated basin under an emergency state moratorium. There are already more water rights than there is water, and even the "wet water" in the canals runs short in dry years like this one.

In 2017, senior users downstream in Lincoln County made a call, and the state shut off irrigation across the Bellevue Triangle. This June—with a statewide drought emergency and the hills brown since February—those same senior users began cutting their own deliveries by a third. Our local farmers are already fallowing more than 1,500 acres.

When the Magic Valley runs short, the call comes upstream to us—and this year it could come within weeks.

And here is how it all connects to Silver Creek. The creek is spring-fed, its cold waters rising from the very aquifer our farmers' irrigation recharges. The U.S. Geological Survey has put it plainly: drop the water table, and Silver Creek falls with it.

Pave these acres for Blaine Crossing, pile hundreds of homes and offices onto the aquifer, force our farms to fallow even more—and we don't just lose those local farms.

Silver Creek draws anglers from around the world. It supports a whole economy of guides, outfitters, hotels and fly shops. Our working lands feed this valley's ranchers and growers. So many local young families are pouring themselves into creating the companies of the future—grass-fed meats, flower shops, heritage grain and flour. Why trade all that hard work for office space?

This is too important to rush. Before the Hailey City Council takes a step it cannot undo, let's make sure it has the full picture—on our infrastructure, our businesses, our water, our farms and Silver Creek.

Lindsay Mollineaux has served on the Blaine County Board of County Commissioners since 2023.

From: [Jill Parker](#)
To: [Martha Burke](#); [Kaz Thea](#); [Dustin Stone](#); [Sage Sauerbrey](#); [Juan Martinez](#); [planning](#)
Subject: To be placed in the Hailey City Council Meeting Record 7132026
Date: Monday, July 13, 2026 9:20:10 AM

Dear Hailey Mayor Martha Burke,
Hailey Planning and Zoning and Hailey City Council members,

My name is Jill Parker and I am a lifetime resident of Blaine Co, having lived in Ketchum, Sun Valley, Hailey and Bellevue.

I would like my comment regarding the annexation of the 108.8 acres, identified as The Flying Hat Ranch, between Hailey and Bellevue on the East side of Hwy 75, to be part of the record for the Hailey City Council review meeting on Monday, July 13, 2026.

First I would like to express my astonishment that this project is even a consideration, given the current state of the Wood River Valley in regard to rapidly diminishing water supply, congestion on roads and in neighborhoods and the overall strain on our schools, hospitals, other healthcare providers and particularly our police and fire departments that we are seeing since the population explosion that started in 2020 and has continued to transform our Valley.

There are currently several unfinished development projects in Hailey and dozens and dozens of unoccupied apartments in the massive apartment complexes that have already gone up in Hailey in the last few years. It is worth noting that many of these apartment blocks are owned and operated by a company based and run out of Beverly Hills, CA.

With so much affordable (*not affordable) housing sitting empty in this Valley, the last thing we need is even more resource sucking.

The only people that have anything to gain from a development of this scale are the Boise based developers.

Sure there will be short-term benefits for realtors, construction companies, etc, but to what cost?

The breakneck speed of construction since 2020 has already changed our Valley dramatically.

I believe that we need to slow down the break-neck speed of construction here, not accelerate.

I am fiercely opposed to the proposed annexation, called Blaine Crossing, for the above stated reasons and for many other reasons!

Please consider this opinion and know that this is also the opinion of every single person that I have talked to, residents from one end of the Valley to the other, in regard to the Blaine Crossing proposed annexation.

Best,
Jill Parker
WRV

From: [Tricia Roemer-Shaughnessy](#)
To: [planning](#)
Subject: Blaine Crossing Annexation
Date: Monday, July 13, 2026 3:18:17 PM

To the Planning committee:

As a resident of Hailey, this subdivision concerns me greatly based on the size and scope of the project. Do we have enough water to support such a massive project? Water rights do not mean that there is water.

We need much more information on the true impact on current residents and the long term ramifications of a project of this size.

Thank you,
Tricia Shaughnessy
Hailey, Idaho

Sent with [Proton Mail](#) secure email.

From: [T.B](#)
To: [planning](#)
Subject: "Blaine Crossing"
Date: Monday, July 13, 2026 7:28:43 AM

NO!!! We do not want this urban sprawl. There's not enough water as it is, which is a very serious concern.

Important point from the 5B Gazette:

"Flying Hat Ranch currently functions as irrigated farmland. While irrigation uses substantial water during the growing season, those fields also help recharge the aquifer that sustains our valley. In dry years, farmland can be fallowed. **A large residential and commercial development, by contrast, requires water every day of the year.**" (emphasis added)

Tara B
Bellevue

From: [Marc Green](#)
To: [planning](#)
Subject: Flying Hat Ranch Development
Date: Tuesday, July 14, 2026 10:35:21 AM

To those who hold our city's future in their hands-

This is just a quick email to add to the many I am sure you are receiving.

I have lived in the Wood River Valley for the majority of my 43 years and have seen significant change and growth here. Some of it has been good, and some of it has been bad. Growth is inevitable but based on the full house at the July 13th meeting regarding the Flying Hat Ranch development, many others feel the same way. My concerns regarding this development are as follows:

- **Water:** Nothing developed on that space would use less water than the current fields. Once developed, landscapers and developers will want trees and landscaping, all of which will use more water before factoring in the average household use for day-to-day operations. Our city does not offer a separated irrigation system for landscaping, which will further impact the load on our water supply system.
- **Traffic:** Another entrance to Highway 75 will eventually lead to another stop light and the one at south Woodside already causes congestion deep into Bellevue on school mornings. The added congestion from several hundred other households trying to enter and exit during morning and evening traffic surges, combined with only one route north and south in our valley makes it easy to see how this also becomes a safety issue.
- **Overall infrastructure load:** The valley has recently become aware of the lack of sewage capacity in our neighboring town of Bellevue, as they have not managed their system while continuing to approve new developments overwhelming a damaged processing plant. Looking at our own city, water, sewer, roadways, sidewalks, snow removal, law enforcement, trash disposal capacity are all areas that need evaluation when considering a development of this magnitude.
- **Short Term Rentals:** Despite everyone's best intentions for creating affordable housing, affordability will remain unattainable for yet another attempt unless short-term rentals in this area are restricted.

Past patterns suggest that opinions like mine will largely go unheard, the development will proceed and those who have changed the so-called "charm" of our valley will be long gone by the time many of the problems a development of this scale manifest. Please consider how the Flying Hat Ranch development will change our valley and whether you would still want to live here once it is completed. Thanks for your time.

Marc Green, concerned local.

Blaine Crossing Annexation Review Agreement

Request for Written Review Procedures

7/14/2026

On July 13, 2026, Council adopted a resolution approving the Annexation Review Agreement (“ARA”) with Wood River Community Ventures regarding the proposed annexation of approximately 108.8 acres (“Blaine Crossing”). This memorandum requests that the City put in writing several basic procedures governing implementation of that agreement as the future annexation and subdivision applications and associated review program are developed.

The ARA identifies broad service categories but does not define the project-specific review program.

The ARA lists broad categories of services that may be funded under the agreement: engineering regarding water, sewer, and traffic; legal services; long-range planning and fiscal and needs analysis; staff review of impacts on City services; and review of the community housing proposal. That list is broad and nonexclusive—the services “include, but are not necessarily limited to” those items.

The ARA does not identify the minimum project-specific studies or deliverables anticipated for a proposal of this scale, define their geographic scope or standards of adequacy, establish how additional studies will be selected and scoped, or state when final analyses will be completed and made available to the public.

The ARA funds two distinct functions from the same account.

Under Recitals B and C and §1.D, services funded under the ARA support both:

- technical, fiscal, and impact evaluation of the proposal, including its infrastructure demands, costs, mitigation, and the fiscal-impact analysis identified in HMC §14.01.090(B); and
- preparation of ordinances, ordinance amendments, agreements, reports, and findings that may be used in connection with a possible approval.

Applicant reimbursement of City costs is routine and is not the concern. The concern is that evaluating a proposal and negotiating or drafting possible approval terms are different functions. The ARA does not state how those functions will be distinguished and appropriately sequenced, how technical, fiscal, and impact reviewers will be selected and how their work will be scoped, directed, and reported to preserve independent professional judgment, or when the resulting analyses must be available before possible approval terms or proposed findings are advanced.

The ARA provides advance notice to the Owner but establishes no public-disclosure procedure.

§1.F provides that a consultant’s scope of work will be given to the Owner before submission to the consultant; that the Owner may comment on the scope; that the Owner will receive a cost estimate once a consultant is selected; and that the Owner may object to the costs and withdraw before they are incurred.

Those are reasonable protections for the party funding the work. The ARA, however, establishes no corresponding procedure for making consultant scopes or final reports available to the public with sufficient time for meaningful review.

Requests

I request that the City establish, through an amendment to the ARA, formal Council direction, or another publicly available written protocol, the following:

- 1. Project-specific scope of review.** Identify the minimum project-specific studies and deliverables anticipated for a proposal of this scale; define their general geographic scope and standards of adequacy; and establish the process for determining additional application-specific studies, including relevant cumulative and off-site impacts.
- 2. Direction and adequacy.** State who will develop and direct consultant scopes, who will receive the resulting work, and how the City will determine whether completed analyses are adequate.
- 3. Functional separation and independence.** State how technical, fiscal, and impact reviewers will be selected and how their work will be scoped, directed, and reported to preserve independent professional judgment, and how that review will be kept distinct from negotiation and drafting of possible annexation terms, development agreements, ordinances, and proposed findings.
- 4. Publication and timing.** Make consultant scopes publicly available when they are provided to the Owner under §1.F. Require final consultant reports, together with their material methodologies and assumptions, to be published no later than the date the City issues published notice of the public hearing at which they will be presented, considered, or relied upon, and in all events at least fifteen calendar days before any recommendation or decision based on them. Require the fiscal-impact analysis identified in HMC §14.01.090(B) to be completed and published before the Planning and Zoning Commission issues its recommendation on the annexation and associated zoning.

The precise form is less important than putting these procedures in writing before consultant scopes are finalized and before possible approval instruments or proposed findings are advanced for formal consideration.

This request takes no position on the merits of any future application. It concerns the clarity, independence, and transparency of the review process and the record on which future decisions will be based.

Please include this memorandum in the Blaine Crossing administrative record and advise the public how the City intends to address these matters as the review proceeds.

Joel Loveday

Hailey

From: [Lisa Horowitz](#)
To: [Robyn Davis](#)
Subject: FW: Public comment
Date: Tuesday, July 14, 2026 6:45:54 AM

From: Abigail McAlister <noreply@haileycityhall.org>
Date: Monday, July 13, 2026 at 8:19 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Send Us a Message new submission

07/13/2026

Name
Abigail McAlister
Phone
(828) 342-6413
Email
aqphill2@gmail.com
Message
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.