From:	Jane Morgan Alexander
To:	planning
Subject:	Public Comment: Opposition to Blaine Crossing Annexation
Date:	Thursday, October 29, 2026 6:14:08 PM

Dear Members of the Hailey Planning and Zoning Commission,

I strongly oppose the proposed annexation for Blaine Crossing.

We're taking land currently zoned for approximately 21 homes and turning it into hundreds of residential units, industrial and commercial space, and a hotel. That's an extraordinary increase in density that doesn't serve the needs of the people already living in this valley.

Traffic is already a serious problem. Even with the planned highway widening, we're still going to have the bottleneck through Hailey. For those of us commuting to Ketchum for work, the drive is already too long. And this proposal doesn't account for the cumulative impact of other developments already underway that will add even more cars to our roads.

I'm also concerned about our water resources, the loss of open space, and the continued erosion of the character that makes this valley a special place to live. Once that open space is developed, we don't get it back.

The costs of this development will be borne by the people who already live here. We're being asked to absorb more traffic, more pressure on infrastructure and potentially higher costs to support all of it.

This proposal is driven by the financial interests of an outside developer rather than the needs of our community. Local residents do not want or need a development of this scale.

Growth should serve the community, not simply maximize returns for developers while leaving residents to deal with the consequences. I strongly oppose this annexation and urge the Planning and Zoning Commission to put the long-term interests of valley residents first.

Jane Alexander

Bellevue

From: Allyson McQuade
To: planning
Subject: Blaine Crossing
Date: Thursday, October 29, 2026 4:45:54 PM

Development is necessary for a community to grow and thrive. However, it requires thoughtful, smart, long range thinking. The Blaine Crossing development does not reflect this. As proposed, the density of the project, the strain on traffic, water supply and expanded services would immediately devalue quality of life in the community. The removal of 3.5 miles of open space between Hailey and Bellevue would forever devalue the beauty of the entire valley. The Valley has already seen unprecedented exponential growth since 2020. By allowing Blaine Crossing development as proposed we teeter on destroying that beautiful community which can never be replaced.

Thank you,

Allyson Scheu McQuade

- 45 year Sun Valley and Hailey visitor and homeowner.

From: Mia Edsall
To: planning
Subject: Oppenheimer Ranch
Date: Friday, October 30, 2026 8:38:31 AM

I, Mia Edsall -109 Derby Lane Bellevue oppose Hailey annexation to benefit Oppenheimer Development of Flying Hat Ranch. The reasons are traffic, water concerns, infrastructure expenses, higher taxes, urban sprawl that will ruin current city core. There is no good reason to turn the developer loose on this project so he can make more billions of dollars. Please shut it down. It does not conform to your Comprehensive Plan. Make him go away NOW. This project does not deserve your consideration or time.

Sent from my iPhone

Blaine County – Growth in the Cities

Sarah Michael, Larry Schoen, Tom Bowman and Len Harlig

As former Blaine County Commissioners, we faithfully upheld the foundational growth blueprint adopted for the Wood River Valley in 1977. Our predecessors set out a simple but far-sighted principle: new urban housing and commercial development belong inside incorporated cities, county lands should be preserved for agriculture, open space, wildlife, and rural character.

In 2006, the County strengthened that principle with zoning ordinances that reduced development density in the Bellevue Triangle ranching area and more remote areas and added greater protections for wildlife. These were not easy decisions. Rural landowners accepted limits on what they could build, on the understanding that the cities would accommodate growth. That bargain – rural lands protected, cities growing – is the backbone of land-use planning in Blaine County.

The same thinking shaped our work with Hailey and Bellevue. As County Commissioners, we personally worked with both cities to adopt a city impact agreement covering land east of the airport, the Flying Hat Ranch, for annexation that included a visual separation between the two cities. It was the product of careful, cooperative planning among three local governments.

That is why we were surprised when County Commissioner Lindsay Mollineaux called the development proposal, Blaine Crossing, “a bad deal.” Reasonable people can and should debate the details of any large project. But Blaine Crossing is located exactly where long-standing county policy has directed growth to go. Rejecting development in the very place county plans identified for it would send a troubling message: that there is no right place for growth in Blaine County at all.

For fifty years, Blaine County residents have held that future housing and business development should occur in cities. Why? Growth in cities puts new homes near schools, public transit, jobs, retail businesses, and fire and public safety services. Existing infrastructure can be extended efficiently rather than duplicated across the countryside. Children can walk or bike to school, workers can take the bus, and emergency responders can reach people quickly. There will be traffic but less congestion and pollution from workers driving from other counties.

None of this means Blaine Crossing should be approved without scrutiny. The City of Hailey will review the annexation closely and weigh many factors, with build-out extending until 2041. A project of this size deserves careful attention and questions to phasing and infrastructure.

There is much to like. The proposal creates the visual separation between Bellevue and Hailey, so the two cities don’t run together, by providing land to the Blaine County Recreation District. And if the proposed 100 deed restricted units of workforce housing are

built, they will certainly help ease the affordable housing shortage facing the teachers, nurses, firefighters, and service workers who keep our communities running.

Water, of course, is on everyone's mind after a series of drought years, and this will be evaluated. Any new development must show it can be served responsibly. Traditionally, though, taking land out of irrigated agriculture reduces water use, and the review will compare this proposal with the land's current use.

We will always uphold Blaine County's values: supporting density and commercial development within city limits and protecting the open lands beyond them. Our quality of life was founded on that principle. Growth and development will happen whether we plan for them or not. Let's make sure they occur in the right places – and recognize that when a proposal comes forward in exactly the place, we planned for it, it deserves a fair hearing on its merits.

Former Blaine County Commissioners service: Len Harlig (1993-2001). Sarah Michael (2001-2008), Tom Bowman (2005-2013), and Larry Schoen (2007-2019), Except for Sarah Michael, all three former Commissioners were chairs of the Blaine County Planning and Zoning Commission

From: Baird Gourlay
To: Robyn Davis
Cc: Bob Dunn; Lisa Horowitz
Subject: Blaine Crossing
Date: Friday, October 30, 2026 2:34:35 PM

Hello Robyn and P & Z commissioners,
Just a quick note in support of Blaine Crossing. As a former four term Ketchum councilman with two annexation under my/ our belt, I believe you and the applicant have done an excellent job mitigating the impacts of annexation and exacting concessions. I particularly like both the active recreation and the workforce housing items. I may have missed it in the packet, but we also considered library's and education facilities, potentially staged with the development. Knowing what the Oppenheimer group has done to benefit the community in Boise, I think they are truly trying to address some of our most pressing issues, in particular, HOUSING.
An aside is that growth is inevitable, and this annexation gives Hailey the ability to determine what it looks like and to benefit from it.
Good luck, and thanks for serving.
Baird Gourlay
46 year resident of Blaine County

Sent from my iPad

From:	Ken & Ginna Lagergren
To:	planning; Participate; Lisa Horowitz; Robyn Davis
Cc:	P&Z BlaineCo; Amy Trujillo; Cory McCaffrey; chad@woodriverlandtrust.org; Ryan Santo
Subject:	Blaine Crossing Plan is too consumptive for this piece of land!
Date:	Friday, October 30, 2026 3:58:02 PM

Dear P&Z Members,
The scope of the plans for Blaine Crossing is just too much for this piece of land, whether it is in the County or in City of Hailey.
P & Z should NOT ALLOW this design and should deny the application.
Here below are some reasons:

1) Traffic: Each dwelling could have at least one and perhaps 5 or 6 or more family members, or friends sharing living spaces (think 1300-3,600 or more occupants for 614 dwellings with potentially 3,000 to 4,000 vehicles), plus businesses with more traffic by employees and customers. There could be 10,000 to 20,000 or more vehicle trips per day flooding onto Hwy 75.

2) Previously a Hotel was shown - which would be a disaster with more traffic and water consumption and sewage producing.

3) Water and sewage:
a. Does the Big Wood River have the capacity to add the enormous burden that would be required to process that much sewage?
b. And the State of Idaho Department over seeing water already put limits on water consumption as of last year when Quigley expansion was being considered.
c. The water table is not able to supply any more and the current irrigation water is not guaranteed to be available - no matter what the Water Right might say on paper.
d. The City of Bellevue is not able to handle any of the necessary infrastructure that they would need build for their "half" of the development, either now, or in the foreseeable future, based on their current financial inability to care for their present needs.

4) Furthermore, the developers designed a "Boise" style place that is not in keeping with the charm and character of Hailey.

5) We believe It should remain as agricultural land, even if it becomes a monetary loss for the people that bought this land, thinking they could create a place for more people to move into more homes, etc.
OR - The only appropriate change for this land would be to add some athletic fields and facilities for them.

6) ***Most importantly*** - It is NOT the responsibility of the County or the City of Hailey to promote investment in this land.

We are sorry for the developers that they got involved and P & Z Members of Hailey or the County should NOT feel that they must allow this kind of consumption.

With respect for the planning process,

Ginna and Ken Lagergren P.E.
215 E. Myrtle St., Hailey, Idaho

From: gloomis@flywaters.com
To: planning
Subject: RE: Blaine Crossing
Date: Friday, October 30, 2026 10:40:06 AM

To the City of Hailey Mayor, City Council, Planning and Zoning Commission

RE: Blaine Crossing Development
By Greg Loomis

I have lived in the Wood River Valley for nearly 50 years and have watched our community grow and change. Growth is inevitable, but it must be balanced with the realities of our limited water resources and the long-term impacts it places on our communities.

The proposed Blaine Crossing development between Hailey and Bellevue raises important questions about water use, traffic, infrastructure, and the future character of our valley. Water-use comparisons should not be based solely on current agricultural use, which can vary due to crop choices, weather conditions, and seasonal fallowing. Instead, they should consider the long-term demands that existing agricultural water rights could support.

Equally important, this project would contribute to an expanding pattern of sprawl at a time when our roads, public services, and infrastructure are already struggling to keep pace with rapid growth. More development means more traffic, greater demands on public services, and ultimately higher costs that are often borne by existing homeowners and taxpayers. Expanding development farther from existing town centers also creates long-term expenses for maintaining roads, utilities, emergency services, and other public infrastructure.

While additional housing is needed, there is little evidence that a large-scale development such as this will provide truly affordable housing for local workers. Housing markets are cyclical. If the market cools, as history suggests it eventually will, many of these homes could remain beyond the reach of local families and workers, sitting vacant or functioning as second homes rather than addressing the community's housing needs. We have seen similar challenges before at Sweetwater, where pricing and changing market conditions left newly constructed units vacant for several years while remaining unaffordable to many working residents. Simply building more homes does not automatically create affordable housing.

Silver Creek and our groundwater resources are among the valley's most valuable assets. Before approving a project of this scale, independent and transparent reviews should fully evaluate the long-term impacts on water resources, infrastructure, traffic, and quality of life. The public should have confidence that these analyses are objective and not influenced by those who stand to benefit from the project's approval.

Growth will continue in the Wood River Valley, but once water resources, open space, and the rural character of our communities are lost, they are difficult, if not impossible, to recover.

As I have often said, **we are not limited by land, but by water.**

Greg Loomis
Wood River Valley Resident for Nearly 50 Years and Hailey homeowner for 28 years.

(208)-720-4525

Greg Loomis

Hailey Planning & Zoning Commission c/o Community Development October 29, 2026
City of Hailey
planning@haileycityhall.org

Re: Blaine Crossing Annexation – Wood River Community Ventures, LLC
(Flying Hat Ranch, 108.8 acres)

Dear Chair and Commissioners:

Project Big Wood urges the Commission to recommend that the City Council **deny** the Blaine Crossing annexation.

Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

1. The water does not add up

- **New demand, no new water for the City.** The applicant's study puts 162 acre-feet a year of new drinking-water demand on Hailey's municipal wells. No water rights are committed to the City to offset it. The farm's rights stay with the developer for landscaping.
- **A basin already under state management.** IDWR created the Big Wood River Ground Water Management Area because junior groundwater pumping was depleting senior surface flows in the Big Wood River and Silver Creek. That management plan runs through 2027. New municipal demand of this size needs a cumulative analysis in that context, not a statement that the City can serve it.
- **A comparison built to come out even.** The "no net increase" claim counts 22 of the 86 irrigated acres. It ignores the BCRD fields, drought years and the other 64 acres of water rights.
- **Lost recharge.** Today, irrigation across this land seeps back into the aquifer that feeds Silver Creek. Rooftops and pavement reduce that, and about 90% of indoor water, roughly 130,000 gallons a day, would leave through the sewer instead. No one has analyzed what that shift means for recharge, the aquifer or Silver Creek.

2. Sewer and stormwater risks land on the river

- The application contains no capacity analysis for Hailey's wastewater plant. The applicant's own fiscal consultant flags a possible $15–$40 million upgrade.
- Storm runoff from streets, parking and 280,000 square feet of industrial space would drain to drywells, into a shallow aquifer inside the Blaine County wellhead protection area (though outside Hailey's mapped wellhead zones), with no stated treatment before infiltration. There is no stormwater plan.

3. It builds against the hillside, the wildlife and the hazards

- Idaho Fish and Game identified elk and mule deer winter range on the foothills immediately east. It asked that trails stay off that slope. The plan puts a trail and 68 homes along that edge.

- The 2015 avalanche study in the City's file says hotels "should not be allowed" in avalanche zones. The hotel is sited at the base of the hill.
- The plat shows FEMA's 2025 draft floodplain reaching the highway frontage, yet the applicant's hazard narrative relies on the 2010 map and offers no floodplain analysis.
- None of IDFG's nine wildlife recommendations is made binding. There are no enforceable limits on trail placement, lighting or disturbance along the habitat edge, and no lasting protection for the land represented as open space.

4. It removes the open space between Hailey and Bellevue

- The open land between our two towns keeps this valley's communities distinct. The applicant's own narrative calls this site an important "open space delineation" between Hailey and Bellevue.
- The applicant's "green buffer" and ballfields are not in this annexation. They sit on the 143 acres slated for future Bellevue development, where Hailey has no ability to secure them.
- Approving this phase invites the next one. Taken together, the two would no doubt fill the gap.

5. The record cannot support a positive finding

- The studies describe different projects. The water study assumes 530 homes and nearly twice the industrial space proposed.
- The water, fiscal and wildlife studies were all commissioned by the applicant. At the July 13 Council meeting, the Mayor said peer review and third-party review would be required. No independent review is in the record.
- Hailey Code §14.01.050(O) requires full water-rights documentation, including the decrees and licenses. It is not in the record.

Our request

Recommend denial. Current county zoning is the better outcome for the Big Wood River, Silver Creek and the aquifer this community depends on. Water, habitat and wastewater are central impacts of this proposal, not details to defer until after annexation.

If the Commission is not prepared to recommend denial, it should continue the hearing until the City has independent, peer-reviewed analysis of water supply, aquifer recharge, wastewater capacity and stormwater. That review is not a path to approval. It is the minimum the Commission needs to make any finding at all.

Thank you for your service and for considering these comments.

With Gratitude,

Amanda Bauman and the team at Project Big Wood

Executive Director

mendit@projectbigwood.org

208-309-3457

PO Box 5006, Ketchum, ID 83340

From: Mary Cone
To: Robyn Davis
Subject: FW: Opposition to Proposed Oppenheimer/Blaine Crossing etc annexation request
Date: Friday, October 30, 2026 1:53:14 PM

See comments below.

From: Doro Schinella <doroschinella@gmail.com>
Sent: Friday, October 30, 2026 11:51 AM
To: smitharchsv@gmail.com; Martha Burke <martha.burke@haileycityhall.org>; Mary Cone <mary.cone@haileycityhall.org>; jrfugate@cox.net; smsdrs@hotmail.com; bozenahaileypz@gmail.com; jmsmithman@gmail.com; Kaz Thea <kaz.thea@haileycityhall.org>; Sage Sauerbrey <sage.sauerbrey@haileycityhall.org>; Dustin Stone <dustin.stone@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Cc: Shelley Miller <shelleyrae2007@gmail.com>; Brett Stevenson <brett@hillsidegrain.com>
Subject: Opposition to Proposed Oppenheimer/Blaine Crossing etc annexation request

Date: October 30, 2026

Subject: Public Comment on the Proposed Blaine Crossing/Oppenheimer Annexation (Flying Hat Ranch)

Dear Honorable Mayor, City Council Members, and Planning & Zoning Commissioners,

I write to oppose the proposed Blaine Crossing annexation. I urge the Commission (et al.) to deny this application, without condition or delay, based simply on its severe, unmitigated traffic impacts on State Highway 75.

This 108.8-acre multi-use development is modeled to put **6,602 gross daily vehicle trips** onto our local infrastructure. Even under the most optimistic models, **5,280 to 5,610 external daily trips** will exit this complex directly onto our local roads and force their way onto Highway 75. During peak morning and evening commute hours, this translates to an unsustainable surge of **520 to 560 additional vehicles per hour** through Hailey from the south, causing immediate level-of-service failures at our intersections.

The developer is using the Idaho Transportation Department's (ITD) hypothetical highway widening schedule as a shield to bypass accountability for this gridlock. We all know that state transportation plans are highly volatile, frequently delayed, and constantly changing. Granting an annexation today based on the mere promise of future state roadwork is an unacceptable risk. This allows a private developer to secure permanent zoning entitlements and profit immediately, while leaving our community and local taxpayers to inherit a failed traffic system and severe infrastructure bottlenecks.

The traffic footprint of this annexation is fundamentally incompatible with the

existing capacity of our highway corridor. No amount of phasing or waiting on the state changes the immediate, adverse reality of this proposal. I ask the Commission (and City Council) to protect our community's infrastructure and deny this annexation application. Thank you,

Dorothy Schinella

1217 Glen Aspen Drive, Bellevue, ID 83313

208-788-3566

From: Travis Zerba
To: planning
Subject: Public Comment: Opposition to Proposed Blaine Crossing Annexation
Date: Friday, October 30, 2026 4:54:05 PM

Dear Hailey Planning & Zoning Commissioners,

I am writing to express my opposition to the proposed annexation of approximately 108.8 acres for the Blaine Crossing development.

One of the things I value most about living in Hailey is the balance between a genuine small-town community and the extraordinary natural environment surrounding us. We have something increasingly difficult to find: a place where open landscapes, access to recreation, and a strong sense of community are still part of everyday life.

As someone who enjoys spending time outdoors, I appreciate that our open spaces are more than simply undeveloped land. They provide wildlife habitat, preserve the valley's scenic character, and give our communities room to breathe. The open corridor between Hailey and Bellevue helps maintain the distinct identity of each town. Once that land is developed, we cannot get it back.

I recognize that the Wood River Valley faces genuine challenges related to housing availability, affordability, and economic development. I support thoughtful growth that addresses these needs. However, I believe the scale, location, and long-term implications of Blaine Crossing raise serious questions about whether this development is in the best interests of Hailey and its existing residents.

My concerns center on five issues.

1. Water Resources and Long-Term Sustainability

Water availability is one of the most important considerations facing the Wood River Valley. A development of 614 residential units, together with substantial industrial, commercial, and hospitality uses, would create significant additional water demand.

While the application includes a water study, I believe a project of this magnitude warrants an independent assessment of cumulative impacts on groundwater, existing water rights, municipal water infrastructure, and long-term supply reliability.

The analysis should consider not only this development but also existing demand, anticipated regional growth, and potential future development on the remaining Flying Hat Ranch property.

Before annexation is considered, the public deserves clear evidence that sufficient water resources exist to support this growth without adversely affecting existing users or compromising future water security.

2. Development Scale, Location, and Community Character

Blaine Crossing proposes a substantial concentration of residential, industrial, commercial,

and hospitality development on land between Hailey and Bellevue.

I am concerned that extending development farther south will encourage outward expansion rather than concentrating growth within or near Hailey's established urban areas.

The open landscape separating Hailey and Bellevue is an important part of the valley's character. I believe preserving meaningful open space between our communities should be an explicit consideration in the city's planning decisions.

The city should carefully evaluate whether this annexation is consistent with its Comprehensive Plan, particularly regarding growth patterns, preservation of open space, transportation, and long-term community identity.

3. Traffic and Transportation Impacts

Adding 614 residential units along with industrial, commercial, and hotel uses will generate additional traffic on Highway 75 and connecting roads.

I am particularly concerned about the cumulative effects of this development alongside other anticipated growth in the Wood River Valley.

The city should ensure that the traffic analysis accounts for full buildout, seasonal variations, commercial and industrial vehicle movements, emergency access, and future development in adjacent jurisdictions.

Any necessary transportation improvements should be identified, funded, and scheduled before development creates additional congestion or safety concerns.

4. Financial Impacts on Existing Residents

Perhaps my greatest concern is the long-term financial obligation this project could create for Hailey taxpayers.

A development of this size will require municipal infrastructure and services, including water, sewer, streets, police, fire protection, parks, and ongoing maintenance.

Although development fees and new tax revenues may offset some costs, the critical question is whether those revenues will adequately cover the full life-cycle costs of the infrastructure and services required.

Hailey Municipal Code Section 14.01.090 addresses the evaluation of potential negative fiscal impacts on existing citizens, both at annexation and in the future.

I believe the city should require a transparent, independently reviewed fiscal analysis that considers long-term operating expenses, infrastructure replacement costs, and potential financial liabilities over multiple decades.

Existing residents should not be expected to subsidize a development whose long-term costs have not been adequately established.

5. Regional Planning and Cumulative Development

The possibility of additional development on the remaining Flying Hat Ranch property, potentially through annexation into Bellevue, raises an equally important concern.

Evaluating Blaine Crossing in isolation risks overlooking the combined effects of development across both municipal boundaries.

Water resources, Highway 75, emergency services, wildlife habitat, and open space do not operate according to city boundaries.

I believe Hailey and Bellevue should coordinate a comprehensive regional assessment before making decisions that could permanently alter this corridor.

Conclusion

I understand that communities must evolve, and I am not suggesting that Hailey should remain unchanged. But growth should enhance the qualities that make a community desirable, not gradually eliminate them.

What makes Hailey special is not simply the number of homes, businesses, or amenities we have. It is the relationship between our community and the landscape around us. I believe we have a responsibility to protect that balance for future generations.

For these reasons, I oppose the Blaine Crossing annexation as currently proposed and request that the Planning & Zoning Commission withhold a favorable recommendation unless these concerns are independently evaluated and satisfactorily addressed.

I also request that this letter be included in the official public record for the Blaine Crossing annexation proceedings.

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

Sincerely,

Travis Zerba
Hailey, Idaho

Travis Zerba
(208) 760-2306

From: Kasey Atkinson
To: planning
Subject: Proposed Blaine Crossing
Date: Sunday, November 1, 2026 7:07:25 AM

Dear Members of the Planning Commission and City Council,

I am writing to formally express my **strong disapproval of the proposed Blaine Crossing development** due to its severe negative impacts on our community's infrastructure, safety, and character.

While responsible growth can benefit our city, this specific project presents several critical issues that have not been adequately addressed:

- **Traffic congestion:** The surrounding roadways are already operating at peak capacity, and adding a high-density development will create severe gridlock and increase response times for emergency vehicles.
- **Environmental impact:** The construction threatens local green spaces, risks disrupting native wildlife habitats, excessive strain on water resource, and increases stormwater runoff in an area already prone to drainage issues.
- **Neighborhood character:** The scale, height, and density of Blaine Crossing are completely incompatible with the existing architectural fabric and quiet tone of the surrounding residential neighborhoods.
- **Overburdened infrastructure:** Our local schools, public utilities, and emergency services are already stretched thin and cannot absorb the influx of residents this project will bring.

For these reasons, I urge the commission to **deny the current proposal for Blaine Crossing** and request that the developers completely re-evaluate the scale and scope of this project to better align with the community's needs.

Thank you for your time, consideration, and service to our community.

Sincerely,

Kasey Atkinson
208-721-1744

From: Eric Berridge
To: planning
Subject: I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date: Sunday, November 1, 2026 3:54:39 PM

I, Eric Berridge urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

From: Jeff"s Email
To: planning
Subject: I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date: Sunday, November 1, 2026 6:30:51 AM

I, (Jeffrey Currie) urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

Sent from my iPhone

From: Jeane Gadd
To: planning
Subject: Voicing opposition to the proposed annexation and developement of Blaine Crossing
Date: Sunday, November 1, 2026 8:23:38 AM

To whom it may concern:

I am strongly against the proposed annexation and development of Blaine Crossing by Oppenheimer Development Corporation. My main concern is wate, but it is certainly not the only concern.

I am unable to attend the first public hearing tomorrow, but wanted to strongly voice my opinion regarding this annexation.

I heartily support Project Big Wood and the concerns they have voiced along with the facts backing up those concerns regarding this annexation.

Project Big Wood believes current county zoning is the better outcome for the Big Wood River, Silver Creek, and the aquifer this community depends on. Water, habitat, and wastewater are central impacts of this proposal, not details to defer until after annexation.

The water does not add up

- **New demand, no new water for the City.** The applicant's study puts 162 acre-feet a year of new drinking-water demand on Hailey's municipal wells. No water rights are committed to the City to offset it. The farm's rights stay with the developer for landscaping.
- **A basin already under state management.** IDWR created the Big Wood River Ground Water Management Area because junior groundwater pumping was depleting senior surface flows in the Big Wood River and Silver Creek. That management plan runs through 2027. New municipal demand of this size needs a cumulative analysis in that context, not a statement that the City can serve it.
- **A comparison built to come out even.** The "no net increase" claim counts 22 of the 86 irrigated acres. It ignores the BCRD fields, drought years and the other 64 acres of water rights.
- **Lost recharge.** Today, irrigation across this land seeps back into the aquifer that feeds Silver Creek. Rooftops and pavement reduce that, and about 90% of indoor water, roughly 130,000 gallons a day, would leave through the sewer instead. No one has analyzed what that shift means for recharge, the aquifer or Silver Creek.

Sewer and stormwater risks land on the river

- **No wastewater capacity analysis.** The application contains no capacity analysis for Hailey's wastewater plant. The applicant's own fiscal consultant flags a possible $15–$40 million upgrade.
- **No stormwater plan.** Storm runoff from streets, parking and 280,000 square feet of industrial space would drain to drywells, into a shallow aquifer inside the Blaine County wellhead protection area (though outside Hailey's mapped wellhead zones), with no

stated treatment before infiltration.

It builds against the hillside, the wildlife and the hazards

- **Winter range.** Idaho Fish and Game identified elk and mule deer winter range on the foothills immediately east and asked that trails stay off that slope. The plan puts a trail and 68 homes along that edge.
- **Avalanche.** The 2015 avalanche study in the City's file says hotels "should not be allowed" in avalanche zones. The hotel is sited at the base of the hill.
- **Floodplain.** The plat shows FEMA's 2025 draft floodplain reaching the highway frontage, yet the applicant's hazard narrative relies on the 2010 map and offers no floodplain analysis.
- **Nothing binding.** None of IDFG's nine wildlife recommendations is made binding. There are no enforceable limits on trail placement, lighting or disturbance along the habitat edge, and no lasting protection for the land represented as open space.

It removes the open space between Hailey and Bellevue

- **A real separation.** The open land between our two towns keeps this valley's communities distinct. The applicant's own narrative calls this site an important "open space delineation" between Hailey and Bellevue.
- **A buffer Hailey can't secure.** The applicant's "green buffer" and ballfields are not in this annexation. They sit on the 143 acres slated for future Bellevue development, where Hailey has no ability to secure them.
- **The next phase.** Approving this phase invites the next one. Taken together, the two would no doubt fill the gap.

The record cannot support a positive finding

- **Mismatched studies.** The studies describe different projects. The water study assumes 530 homes and nearly twice the industrial space proposed.
- **No independent review.** The water, fiscal and wildlife studies were all commissioned by the applicant. At the July 13 Council meeting, the Mayor said peer review and third-party review would be required. No independent review is in the record.
- **Missing water-rights documentation.** Hailey Code §14.01.050(O) requires full water-rights documentation, including the decrees and licenses. It is not in the record.

I respectfully ask that you carefully and seriously consider these very real concerns and the negative impacts they will have.

Sincerely,

Jeane Gadd

Jeane Gadd
240 Tendoy Street
Bellevue, ID 83313

From:	tim mckeegan
To:	planning
Subject:	I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date:	Sunday, November 1, 2026 9:07:55 AM

I, Tim McKeegan, 1560 Red Feather Way, a full time Hailey resident urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

Best,

Tim McKeegan

From:	mark pawlosky
To:	planning
Subject:	I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date:	Sunday, November 1, 2026 1:56:37 PM

We, Mark and Jennifer Pawlosky, urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

From:	Katie
To:	planning
Subject:	I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date:	Sunday, November 1, 2026 4:15:34 PM

I, Kathryn Powell, urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

Sent from my iPad

From: Lynne Riggen
To: planning
Subject: Crossings annexation
Date: Sunday, November 1, 2026 5:09:12 PM

P & Z members:

I respectfullty request that you please, please do not even consider this annexation into the city. There are so many unoccupied "low income" unrented units in Woodside already, that is if $ 2300 + per month is low income. Let's not mess up your beautiful valley anymore with traffic, infrastructure burdens, safety and police stress and most importantly water issues. Who will pay for all of this? If the city needs income from permits issued, then consider cutting your budget rather than adding more temporary income from permits. We have all cut our household budgets and the city can do the same.
Lastly the water issue for this valley us the most important of all. Your water is at risk. Please reject this preposterous annexation!

Thank you,
Lynne Riggen

From: Steve Smith
To: planning
Subject: I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date: Sunday, November 1, 2026 7:41:51 AM

I, Donn Steven Smith, urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

The annexation is a bad idea for this community; please deny it.

Sincerely,

Donn Steven Smith
240 Tendoy Street
Bellevue, ID 83313

From: Cara Barrett
To: planning
Subject: Blaine Crossing hearing
Date: Monday, November 2, 2026 2:37:25 PM

Dear Planning Committee,

I am unable to attend the meeting this evening. I have lived in the WR Valley for over 25 years and I am strongly opposed to this proposed project. I do not feel this should move forward. I have many concerns regarding the water, increased traffic and emergency services.

Cara Barrett
2031 Winterhaven Drive
Hailey, ID 83333
208-720-6070

From: Lori Burks
To: planning
Subject: Comment on Blaine Crossing
Date: Monday, November 2, 2026 9:38:23 AM

Dear Hailey P & Z Commission:

I am a life-long Wood River Valley resident. I know change is inevitable and, in some circumstances, I welcome it. I also know affordable housing is important and I work for county government; although I am not a city planner. I don't know what the best solution is to more affordable housing, but it doesn't take a city planner to see that Blaine Crossing is not the answer. For all of the reasons I know multiple other locals have expressed, including over taxing our Valley's finite resources, an increase in our already heavy traffic problem, eliminating open space which Blaine County residents cherish, along with the financial burden and demand for expanded services, this project is vehemently opposed by the people that reside in Blaine County. Please listen to the residents who live here and make the recommendation to City Counsel to vote against Blaine Crossing and annexation. Thank you for your time.

Lori Burks
2010 Winterhaven Drive
Hailey, ID

From: gloomis@flywaters.com
To: planning
Subject: RE: Blaine Crossing
Date: Monday, November 2, 2026 3:00:14 PM

Subject: Questions Regarding Water Supply Analysis for Blaine Crossing Annexation

City of Hailey,

I have reviewed the m8.-Water-Study.pdf prepared by Brockway Engineering for the proposed Blaine Crossing (Wood River Community Ventures) annexation. The report states that the development is expected to require approximately 162 acre-feet per year of potable water from the City of Hailey system and concludes that overall consumptive use is comparable to existing agricultural use. [m8.-Water-Study.pdf | PDF]

While the report provides a comparison of consumptive use, it does not appear to address several important questions regarding the source and potential hydrologic impacts of the City's additional municipal water demand.

Specifically, can the City provide information or analysis regarding the following:

1. What is the source of the additional 162 acre-feet per year of municipal water required for the development? [m8.-Water-Study.pdf | PDF]
2. Is that water derived from groundwater sources that are hydraulically connected to the Big Wood River aquifer system?
3. What is the expected seasonal timing of those withdrawals throughout the year?
4. Has the City evaluated the potential impacts of those withdrawals on:
    - groundwater storage,
    - groundwater levels,
    - Big Wood River streamflow,
    - connected spring systems,
    - and aquifer recharge, particularly during drought years?
5. How do those potential impacts compare with the existing agricultural use of the property?
6. Is the City's evaluation limited primarily to consumptive-use accounting, or has a hydrogeologic analysis been completed that evaluates the change in pumping location, pumping timing, and aquifer impacts associated with converting agricultural irrigation use to approximately 162 acre-feet per year of municipal supply? [m8.-Water-Study.pdf | PDF]
7. If such an analysis exists, would the City please provide a copy or direct the public to where it may be reviewed?

Consumptive use may be similar between the existing agricultural use and the proposed development. However, the timing, location, and manner of groundwater withdrawals can have significantly different effects on aquifer storage, river flows, and spring discharge. For groundwater-dependent resources such as Silver Creek and the broader Big Wood River system, these factors can be as important as, or even more important than, a simple comparison of consumptive-use totals.

Thank you for your consideration. I look forward to your response and any additional analysis that may be available.

Sincerely,

Greg Loomis
(208) 720-4525

From:	Brigid Sears
To:	jrfugate@cox.net; smsdrs@hotmail.com; bozenahaileypz@gmail.com; jmsmithman@gmail.com; smitharchsv@gmail.com; planning
Subject:	No to Blaine Crossing
Date:	Monday, November 2, 2026 2:41:44 PM

To our Hailey P&Z members,
I just finished re-reading our Adopted 2024 Hailey Comprehensive Plan Update. Blaine Crossing is not smart or responsible growth. The proposed Blaine Crossing Development goes against every word of that comp plan.
Blaine Crossing is sprawl & will put an estimated 1400 more cars on an already clogged hwy 75. This development is not walkable into downtown Hailey. This will draw business away from our downtown core.
Blaine Crossing will burden our city sewer & water services. It will burden our fire & EMS, school and streets services.
This is not what our community wants and it will not be affordable. This is not attainable housing. Please listen to the community on this.
Please say no to annexing Blaine Crossing.
Respectfully,
Brigid Sears, Hailey

From:	Carol Stevens
To:	planning
Subject:	I urge the Commission to recommend that the City Council deny the Blaine Crossing annexation.
Date:	Monday, November 2, 2026 9:15:36 AM

I, (Carol Stevens) urge the Commission to recommend that the City Council deny the Blaine Crossing annexation. Under Hailey Code Title 14 (§§14.01.080–.090), annexation is discretionary. The Commission asks whether the proposal is harmonious with the Comprehensive Plan; the Council also weighs fiscal impact and the best interest of Hailey's citizens. Nothing obligates the City to grant 614 homes, 280,000 square feet of industrial space and a 100-room hotel on land the County zones for roughly 21 homes. The burden is on the applicant to show this is good for Hailey. On the river and the aquifer that feed this valley, it has not.

Sent from my iPhone