

**OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY
SPECIAL MEETING OF THE MARCH 2022 SESSION**

First Day

Wednesday, March 1, 2023

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 5:00 p.m. Present were Chair Muffy Davis, Vice-Chair Angenie McCleary, Blaine County Administrator Mandy Pomeroy; County Administrator Services Director Kristy Heitzman; Administrative Assistant Administrative Assistant Morgan Baird, Deputy Clerk-Auditor-Recorder Joana Guerrero, County Deputy Prosecuting Attorney Amanda Greer, Land Use Planner Allison Kennedy, Zoning Specialist I Rachel Martin, Zoning Specialist I Crystal Rigby were present. Applicant Representatives: Lawyer James R Laski, Hennessy Company Owner Dave Hennessy, Opal Engineering Owner Samantha Stahlnecker were present. Also Present; Jim Karkut; Jim Keller, David Groverman, Bill Rea, Rose Maddy Cody, Cathie Royston, Paul Ries, Linda Ries, Darlene Finenell, David O'Donnell, Cathy Bell, Harry Oettineger, Marianna Oettinger, Ted Angle, Frank Rowland, Sue Rother, Alec Barfield, Sandy Owen, Kathleen Eder, Susan Forther, Jeff Johnson, Dianne Johnson, John Tibbs, Kathleen Kristen, Trista Jones, Shelia I Ward, Trish Raziano, Mark Davidson, Denise Ford, Tom Howland, Victoria Roper, Mary Carol Nelson, Diane Cordos, Larry Newton, Lili Simpson, Dawn Cieslik, Kristine HS, Chad S, Christine Keirn, Evelyn Philips, IF&G Environmental Staff Biologist Bradley Dawson, Wood River Land Trust Lands Program Manager Keri York, Libby Johnson, Mary, SVEA, Trout Bum, *Idaho Mountain Express* staff writer Mike Shultz.

Some participants in this meeting were via web conference or teleconference.
Chair Davis called the meeting to order at 5:00 p.m.

Land Use and Building Services

- **Mountain Overlay District (MOD) Rezone & Simple Planned Unit Development. Public hearing and consideration of applications by Quigley Farm and Conservation Community LLC, to (1) to remove a portion of mapped MOD lying northwest of Quigley Road that is less than 25% slope, and (2) to subdivide 566.8 acres into 24 lots, as a Simple Planned Unit Development, to be named Quigley Ranch Subdivision. The property is located along Quigley Road, east of and adjacent to the City of Hailey and within the Hailey Area of City Impact.**

Davis explained the hearing procedures.

Land Use Planner Allison Kennedy read public notice for the cancelled hearing of December 14th and the notice for this hearing.

McCleary moved, seconded by Davis, that notice for hearing is adequate. Motion passed 2/0.

Disclosures:

- McCleary received a message from Jennifer Montgomery, McCleary asked Montgomery to submit comments to the Land Use and Building Services. McCleary explained that she could not discuss the application.
- Davis received an unsolicited email from Lili Simpson regarding a comment made at a Planning and Zoning Commissioner Meeting. Davis forwarded the email to Land Use and Building Services.

No new materials.

New Comments:

- All new comments submitted before 12:00 p.m. on March 1, 2023, have been posted online.
- All new comments submitted after 12:00 p.m. will be before March 2, 2023.
- Kennedy provided the commissioners and applicant team with the new comments.

Quigley Ranch Subdivision Representatives

Lawson, Laski, Clark, PLLC Attorney Jeff Laski

- The applicant submitted a response letter regarding the revised road relocation.
- Laski explained that the City of Hailey and City of Hailey Planners are open to revising the road location. The applicants have a formal support letter from the City of Hailey dated July 11, 2022. The letter was not considered or reviewed by the Planning and Zoning Commission. City of Hailey Planning staff drafted a letter that was not adopted by the City of Hailey but was leaked to the Idaho Mountain Express.
- Laski is not pleased with the annexation agreement, that only focuses on certain sections not the entire agreement.

Opal Engineering Samantha Stahlnecker

- Stahlnecker presented a slide show of the Quigley Ranch Subdivision application. There are two applications before the commissioners. One is a Simple Planned Unit Development (SPUD) and Mountain Overlay District (MOD) Rezone.
- She explained the revisions made to the master plan.
 - There will be 6 lots north of the relocated Quigley Road. Most of the buildable area will

- be on the south side of the existing Quigley Road.
- Quigley Road is in the “danger” avalanche zone. Quigley Road will be paved, adjacent to the road there will be a 5 ft gravel pedestrian path.
- The Wood River Land Trust (WRLT) and the developers have worked on a conservation easement to preserve 1,200 acres of land. The WRLT is supportive of the subdivision layout. There will be 510 acres that will be preserved in perpetuity. The subdivision allows for long standing preservation of open space, recreation, and wildlife.
- They are proposing to move the MOD line to a 15ft slope line to be consistent with the MOD guidelines.
- The subdivision does not go past the pond; the subdivision size is approximately 560 acres.
- There is no other right of way existing to the property. The Conservation Easement does not limit the amount of acreage that is allowable for the lots.

McCleary asked for Stahlnecker to clarify the water conservation plat notes that were added?

The applicant responded: It will be a 650 gallon per day limitation.

McCleary question why they cannot create another access road to the subdivision?

The applicant responded: Quigley Road is the only public right of way that touches the property.

The applicant responded: Quigley Road is not in accordance with Blaine County Code.

PUBLIC COMMENT:

- Harry Oettinger questioned if the developer is moving Quigley Road because it is in a danger avalanche zone why are they going to build homes in them same “danger” avalanche zone?
- Jim Karkut question if the modified proposal includes 6 lots on the north and south side of Quigley Road? He read lines from the Comprehensive Plan. Karkut had a letter explaining why the rezone application is not in the public’s interest.
- David Groverman questioned why the 10ft walking trail will be modified to only be a 5ft walking trail? He also questioned if the Nordic trails will be removed or if there will be an alternative trail for Nordic skiers.
- Hailey Resident Frank Rowland submitted a letter to the Commissioners on February 28, 2023. He stated the Comprehensive Plan listed major goals. Some of those goals were ensuring access to open space and preserving the value of open space for recreation and wildlife.
- Hailey resident Dianne Johnson questioned why the pedestrian walking trail will be half the size?
- Hailey resident Alec Barfield read a paragraph from the Comprehensive Plan regarding forest health, clean water and Fish and Wildlife. He believes the Quigley Canyon has reached its limit, with the newly constructed Sage School.
- Diana Cords submitted a letter to the Commissioners regarding Quigley Road. In the letter she explained how many County residents use Quigley Road. She doesn’t think the road should be moved or paved. Redoing the road would only further push wildlife out of its natural habitat. She explained that elk and mule deer are always grazing in Quigley Canyon and surrounding subdivisions. She believes it is unfair to continuously push wildlife further out to build a “few” homes. She also shared she is not supportive of the “bike path” size trail.
- Sandy McDonald questioned how much the subdivision will cost county residents with property taxes, emergency services, water, and road maintenance. She stated that a subdivision of this kind will only hurt the working class.
- Hailey resident Jim Keller submitted a letter to the Planning and Zoning Commission sharing wildlife and recreation concerns. He requested the applicant to provide justification for moving Quigley Road and if they have considered building another road to access the subdivision and leaving Quigley Road as is. He suggested the applicant revise the plans to build the homes closer to each other and avoid building further into the canyon and disrupting wildlife.
- Hailey resident Denise Ford is supportive of the previous comments regarding wildlife. She would like to not disrupt the historical significance of Quigley Road or the hillside. She explained that the hillside has plant life that has been there for hundreds of years. She would like the applicant to consider building only in the meadow closer to the mouth of Quigley instead of on the hills and further into the canyon. She also questioned the types of homes that will be built and if the homes will be affordable.
- Part-time Hailey resident John Tibbs stated that making the Quigley hiking trail 5 ft wide is a slap to the face to residents. Tibbs explained that the commissioner’s desks are approximately 5ft long and to suggest that is wide enough is wrong, and a 10 ft wide trail would be the acceptable minimum sized trail. He also mentioned the impact statement from the Idaho Fish and Game explaining the impacts on the elk and deer herd. He questioned when the Wood River Valley is going to consider that they cannot continue to push wildlife further out without consequence.
- Linda Ries stated that Quigley Road is a public road that County residents use to recreate; hikers, hunters, dog walking, mountain biking, and all-terrain vehicles use that road. Ries claimed it did not make sense to take that road away from the residents. She suggested the subdivision construct another road to access the subdivision.
- Hailey resident Victoria L Roper is supportive of the previous comments regarding everything

that is being threatened by this subdivision. She stated that everything that is being threatened are things that draw tourists to the Valley.

- Mary Anne questioned if these houses will be offered or beneficial to teachers, firefighters, or postal workers?
- David O'Donnell does not believe these high value properties benefit the rest of the community. Blaine County should preserve the historic land for future generations.
- Hailey resident Jeff Johnson questioned what the traffic impacts will be for the surrounding subdivisions. He would like the current construction happening around the County to be finalized and have a traffic impact study before approving another subdivision.
- Quigley Lane resident Lili Simpson questioned why the applicant has not supplied the metric study for the public. The applicants stated they would have the metrics study available for the public. She questioned why the BLM Mule Deer Travel data was omitted from the records.
- Dawn Cieslik asked why the County wants to turn the Wood River Valley into the next Jackson Hole, Park City, or Moab. She stated long-term residents can no longer afford to live here because of developments like these. Cieslik explained that Comprehensive Plan has sections regarding public health and safety, appropriate use of land. She does not believe this development will address any issues the county is facing regarding affordable housing. She stated the commissioners have a judicial duty to represent the public not the developer.
- Kristine HS is a Quigley Farms property owner. She stated that there were deadlines missed by the developer, causing the City of Hailey to not issue permits to begin construction or what the dues would be. She questioned why the developer is wanting to build another subdivision when the current subdivision is not finished. She stated she would prefer to have privacy in her backyard not a ski trail.

Public comment is now closed.

Applicant Response to Public Comments.

Opal Engineering Samantha Stahlnecker

- The public has made it clear they would prefer no development in the area. She understands their perspectives. She grew up in the Wood River Valley.
- The property is private property and has development rights.
- The developers are trying to develop a subdivision with minimal impact on wildlife.
- They are not building homes in the avalanche zone.
- The developers will allow the public to use the land for recreation.
- Quigley Road will be paved per an annexation agreement between the applicant and the City of Hailey.

Lawyer James R Laski

- Presented the Commissioners, Land Use Planner Allison Kennedy, and County Deputy Prosecuting Attorney Amanda Greer with a written motion for mediation under Idaho Code 67-6510.
- County Deputy Prosecuting Attorney Amanda Greer explained to the commissioners that the applicant has submitted a request in writing, and the board can no longer discuss the application.

ADJOURN

At the hour of 6:45 p.m., with no more business before them, the County Commissioners adjourned.

Attest: _____ Approved _____
Stephen McDougall Graham Muffy Davis
County Clerk Chair