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September 15, 2020

Board of County Commissioners
520 S. First Avenue
Hailey, ID 83333

RE: Area of City Impact

Dear Chairman Greenberg:

On September 19, 2019, we emailed the Board of County Commissioners to initiate the Area of City Impact (ACI) process between the City of Hailey and Blaine County. After a year of hearings, we are all ready to meet with the Board of County Commissioners.

Hailey and Blaine County have been working cooperatively under our current ACI Agreement, dated November 14, 1994 and amended June 14, 1999. These ACI Agreements have served us well, and have allowed for orderly development and ongoing cooperative joint planning between Hailey and Blaine County. However, these adopted agreements only address lands to the north, east and west sides of Hailey. Over the last five years, we have undertaken planning efforts to the east, west and north of our town with land use actions that are supported by our Comprehensive Plan. These actions include:

- To the east, protection of 1,600 of permanent open space in exchange for approximately 200 homesites within Hailey City limits. We believe the Quigley annexation was a win-win solution, where the goals of our Comp Plan and the permanent protection of open space has been realized.
- To the west, we have adopted a Hailey Greenway Master Plan to strategically plan our important river corridor. As a key goal of that Plan, we are in the process of finalizing a new snow storage site 1-mile east of the current site, allowing us to retire the snow storage site at Lions Park, and pursue more compatible land uses adjacent to the river in the Lions Park area. To compliment these actions, the Wood River Land Trust is in the process of securing 118 acres between Lions Park and the new Mountain Humane Complex, solidifying many of our land use goals to the west of Hailey.
- To the north, a recent annexation proposal has brought to our attention the need for a water pressure study for water service to this part of our ACI. This study has been completed, and we have negotiated a new well site as part of the Sunbeam Subdivision that will assist with municipal water pressure to the north.

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We are now ready to focus our attention to the south, the only remaining area not currently in the adopted Hailey/Blaine County ACI. The Hailey City Council conducted hearings and recommended the ACI Maps you see in your packet. Since that time, I have met with Mayor Burns, and had follow up meetings with the Mayor and our two staff teams. I have communicated to Hailey City Council the following goals for the lands between Hailey and Bellevue:

- 1) On the east side of Highway 75, my top priority is to have open space dividing our two towns. To that end, I have proposed a 27-acre park dividing Hailey and Bellevue. This permanent open space will create the separation we need between our two growing towns. I envision this park being active open space (soccer fields, baseball diamonds and the like) for the benefit of all of our youth. Mayor Burns and I will continue to discuss ways in which this regional park can be jointly managed.
- 2) On the west side of Highway 75, I wish to see only Airport-compatible open space uses. I do not believe Light Industrial uses of any nature, are compatible south of the airport. I believe there might be a small amount of light industrial compatible area to the west of the current airport, close to Atlantic Aviation. However, I would not wish to see any uses of this nature south of the airport. I support open space in this southern area. Lands west of Highway 75 should either be split between the two city's Areas of City Impact, or left in the County, in neither city's Area of City Impact.
- 3) I am hopeful that we can all agree not to annex outside of our Areas of City Impact, so that we can rely on these agreements for future planning.

I look forward to our meeting with the Board on September 22, 2020,

Respectfully,



Martha Burke, Mayor, City of Hailey

Cc: Hailey City Council
City of Bellevue