

# Hailey and Bellevue Canyons Planning

Wednesday, February 26, 2020

# 71

**Total Responses**

Date Created: Tuesday, August 20, 2019

Complete Responses: 71 (Postcard with survey link mailed to 881 property owners – 8.0%)

# Q1: What is important to you about living in the Hailey and Bellevue Canyons area?

Answered: 71 Skipped: 0

	LOW IMPORTANCE	SLIGHTLY IMPORTANT	NEUTRAL	MODERATELY IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Access to outdoor recreation	1.43% 1	1.43% 1	4.29% 3	20.00% 14	72.86% 51	70	4.61
Close to family	42.65% 29	7.35% 5	20.59% 14	14.71% 10	14.71% 10	68	2.51
Sense of community	10.00% 7	7.14% 5	22.86% 16	38.57% 27	21.43% 15	70	3.54
Natural beauty	1.41% 1	0.00% 0	1.41% 1	12.68% 9	84.51% 60	71	4.79
Rural/agricultural landscape	4.23% 3	2.82% 2	8.45% 6	23.94% 17	60.56% 43	71	4.34



## Q1 (open ended): Is there something else that you value? Tell us!

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(Full list of open-ended responses at end of document)

### Representative responses:

- Trails
- Quiet
- Wildlife

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

Answered: 45 Skipped: 26



### Representative responses:

- Open space acquisition and conservation
- Access/trails
- Little change/development/slow growth
- Preservation of rural character

(Full list of open-ended responses at end of document)

### Q3: What changes in your neighborhood concern you the most, and why?

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Answered: 57 Skipped: 14



Representative responses:

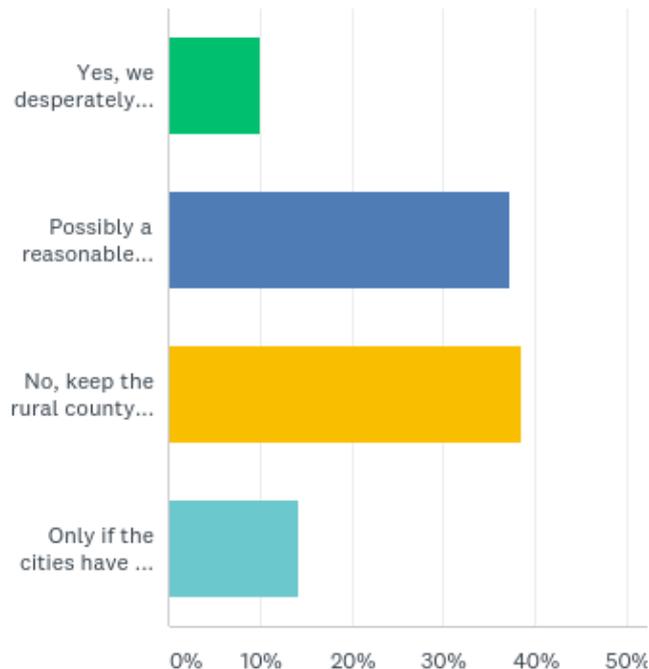
- Motorized vehicle recreation
- Growth and traffic
- Loss of access

(Full list of open-ended responses at end of document)

## Q4: There are several larger parcels within two miles of the cities of Hailey and Bellevue. Are these parcels appropriate for compact residential development?

Answered: 70 Skipped: 1

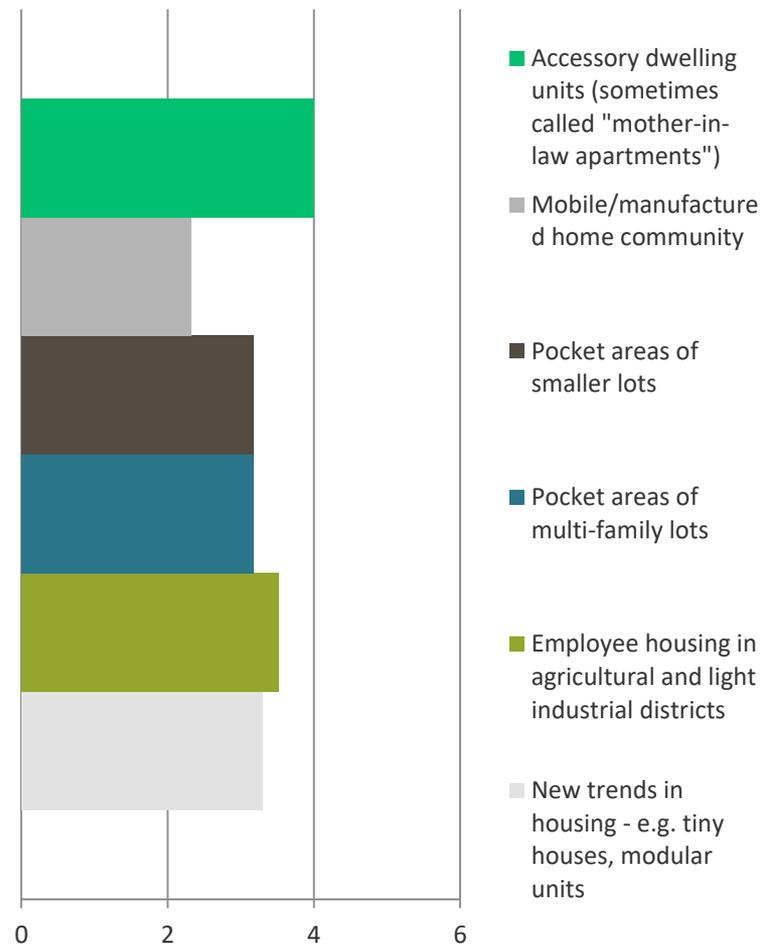
ANSWER CHOICES	RESPONSES	
Yes, we desperately need more housing close to jobs and services.	10.00%	7
Possibly a reasonable number of homes, if in a well designed subdivision and good access is available.	37.14%	26
No, keep the rural county at densities of one unit per acre or less.	38.57%	27
Only if the cities have the capacity to serve the homes and annex the land.	14.29%	10
<b>TOTAL</b>		<b>70</b>



# Q5: Housing is a national and local challenge. What types of affordable housing would you support in your area?

Answered: 71 Skipped: 0

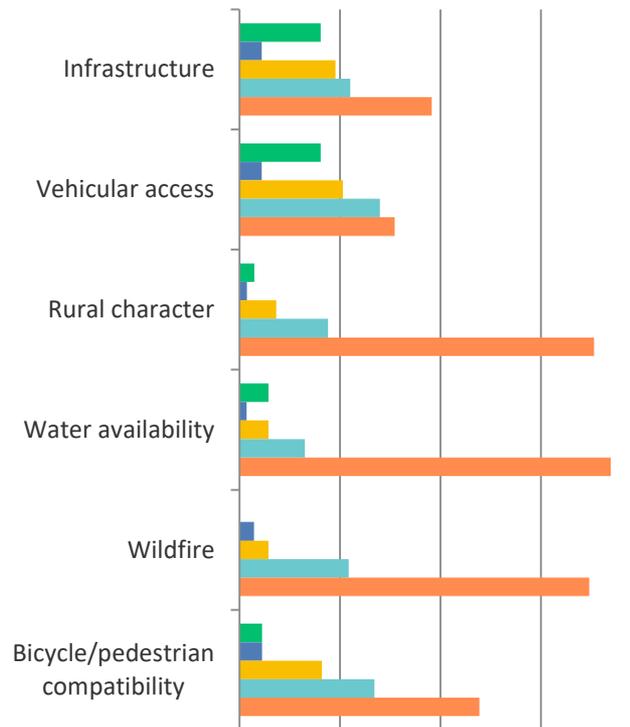
	STRONGLY OPPOSE	SOMEWHAT OPPOSE	NEUTRAL	SOMEWHAT FAVOR	STRONGLY FAVOR	TOTAL	WEIGHTED AVERAGE
Accessory dwelling units (sometimes called "mother-in-law apartments")	10.00% 7	4.29% 3	8.57% 6	30.00% 21	47.14% 33	70	4.00
Mobile/manufactured home community	35.21% 25	23.94% 17	22.54% 16	9.86% 7	8.45% 6	71	2.32
Pocket areas of smaller lots	18.57% 13	14.29% 10	18.57% 13	28.57% 20	20.00% 14	70	3.17
Pocket areas of multi-family lots	17.14% 12	15.71% 11	21.43% 15	24.29% 17	21.43% 15	70	3.17
Employee housing in agricultural and light industrial districts	12.86% 9	8.57% 6	18.57% 13	34.29% 24	25.71% 18	70	3.51
New trends in housing - e.g. tiny houses, modular units	18.57% 13	7.14% 5	22.86% 16	30.00% 21	21.43% 15	70	3.29



## Q6: What are the primary considerations for development in the side canyons of this subarea? Rate the importance of each of these:

Answered: 69 Skipped: 2

	NO IMPORTANCE	SLIGHTLY IMPORTANT	NEUTRAL	MODERATELY IMPORTANT	VERY IMPORTANT	TOTAL
Infrastructure	16.18% 11	4.41% 3	19.12% 13	22.06% 15	38.24% 26	68
Vehicular access	16.18% 11	4.41% 3	20.59% 14	27.94% 19	30.88% 21	68
Rural character	2.94% 2	1.47% 1	7.35% 5	17.65% 12	70.59% 48	68
Water availability	5.80% 4	1.45% 1	5.80% 4	13.04% 9	73.91% 51	69
Wildfire	0.00% 0	2.90% 2	5.80% 4	21.74% 15	69.57% 48	69
Bicycle/pedestrian compatibility	4.48% 3	4.48% 3	16.42% 11	26.87% 18	47.76% 32	67

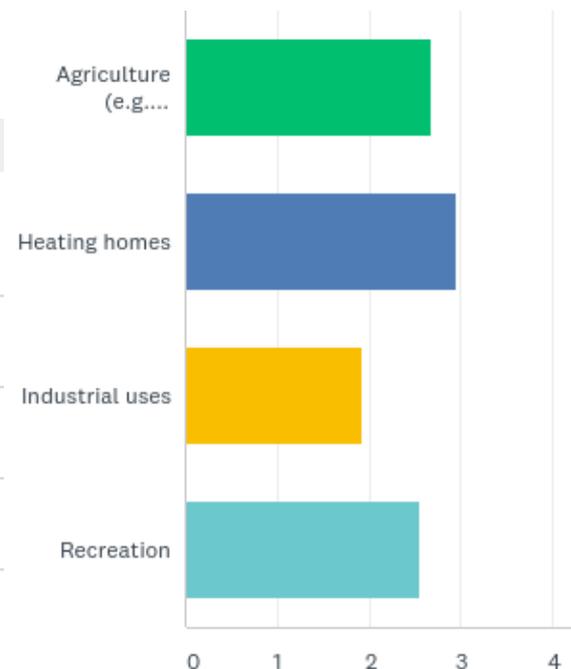


■ No importance      ■ Slightly important  
■ Neutral      ■ Moderately important  
■ Very important

## Q7: How would you prioritize the development of geothermal (hot springs) resources in your area?

Answered: 66 Skipped: 5

	1	2	3	4	TOTAL	SCORE
Agriculture (e.g. greenhouses, drying crops)	26.67% 16	23.33% 14	40.00% 24	10.00% 6	60	2.67
Heating homes	32.26% 20	38.71% 24	19.35% 12	9.68% 6	62	2.94
Industrial uses	9.84% 6	21.31% 13	21.31% 13	47.54% 29	61	1.93
Recreation	34.38% 22	17.19% 11	17.19% 11	31.25% 20	64	2.55



## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

Answered: 59 Skipped: 12



Hailey & Bellevue Canyons  
locational responses:

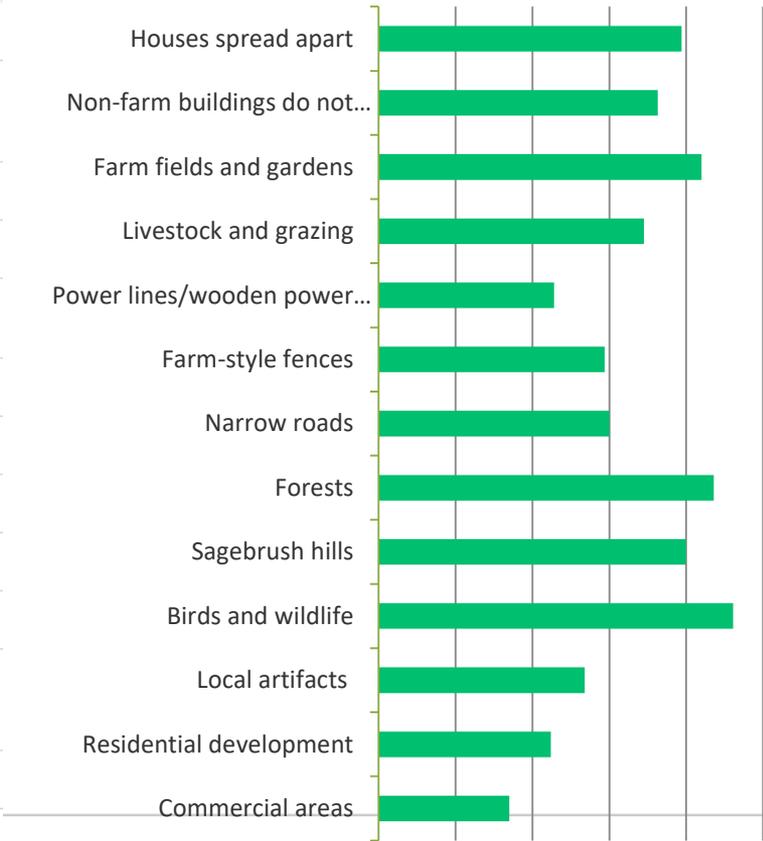
- Croy Canyon
- Kelly Canyon
- Quigley Canyon
- Lees Gulch
- Bradford Rd
- South of Airport/Eccles Flying Hat Ranch

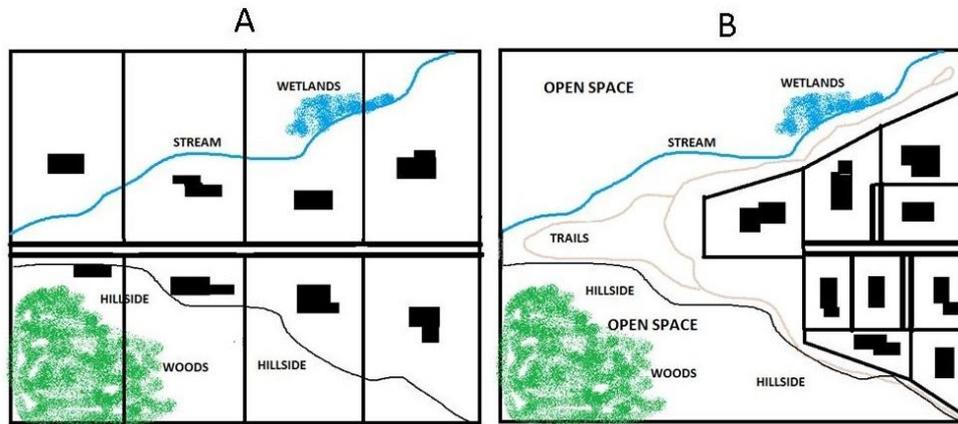
(Full list of responses at end of document)

# Q9: Many outlying areas of Blaine County are rural in nature. In an "ideal" rural landscape, how important is it to have the following elements?

Answered: 70 Skipped: 1

	LOW IMPORTANCE	SLIGHTLY IMPORTANT	NEUTRAL	MODERATELY IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Houses spread apart	8.96% 6	7.46% 5	8.96% 6	29.85% 20	44.78% 30	67	3.94
Non-farm buildings do not dominate the landscape	5.97% 4	13.43% 9	23.88% 16	25.37% 17	31.34% 21	67	3.63
Farm fields and gardens	2.90% 2	7.25% 5	8.70% 6	28.99% 20	52.17% 36	69	4.20
Livestock and grazing	13.04% 9	14.49% 10	17.39% 12	24.64% 17	30.43% 21	69	3.45
Power lines and wooden power poles	42.65% 29	11.76% 8	26.47% 18	13.24% 9	5.88% 4	68	2.28
Farm-style fences	19.12% 13	11.76% 8	35.29% 24	23.53% 16	10.29% 7	68	2.94
Narrow roads	17.14% 12	11.43% 8	35.71% 25	25.71% 18	10.00% 7	70	3.00
Forests	2.86% 2	4.29% 3	11.43% 8	17.14% 12	64.29% 45	70	4.36
Sagebrush hills	5.80% 4	4.35% 3	26.09% 18	11.59% 8	52.17% 36	69	4.00
Birds and wildlife	1.43% 1	1.43% 1	4.29% 3	20.00% 14	72.86% 51	70	4.61
Local artifacts (old signs, chainsaw bears, etc.)	29.41% 20	7.35% 5	36.76% 25	19.12% 13	7.35% 5	68	2.68
Residential development	37.14% 26	21.43% 15	22.86% 16	17.14% 12	1.43% 1	70	2.24
Commercial areas	66.67% 46	8.70% 6	15.94% 11	5.80% 4	2.90% 2	69	1.70

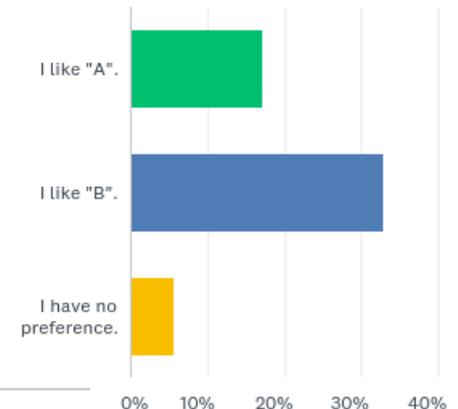




**Q10: The two simple drawings above show alternative ways of developing land. "A" has large lots and plenty of space around each house. "B" has smaller lots, each with access to preserved open space with a stream, woods and hillside. Please indicate your impressions of each.**

Answered: 70 Skipped: 1

ANSWER CHOICES	RESPONSES	
I like "A".	17.14%	12
I like "B".	32.86%	23
I have no preference.	5.71%	4



**Q11: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

Answered: 53 Skipped: 18

Responses generally fall under these main categories:

1. Conservation/active management
2. Preservation/“leave as is”
3. Concept of future generations/the long term
4. Miscellaneous

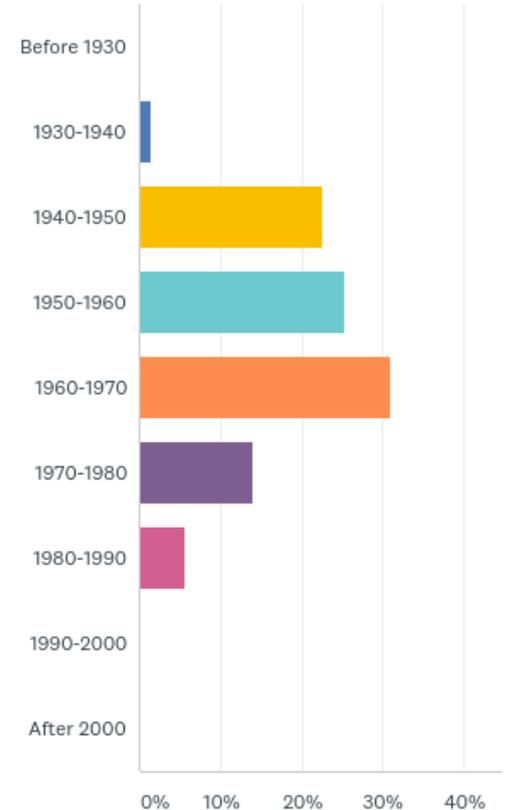


(Full list of open-ended responses at end of document)

# Q12: Please tell us a little about yourself. What year were you born?

Answered: 71 Skipped: 0

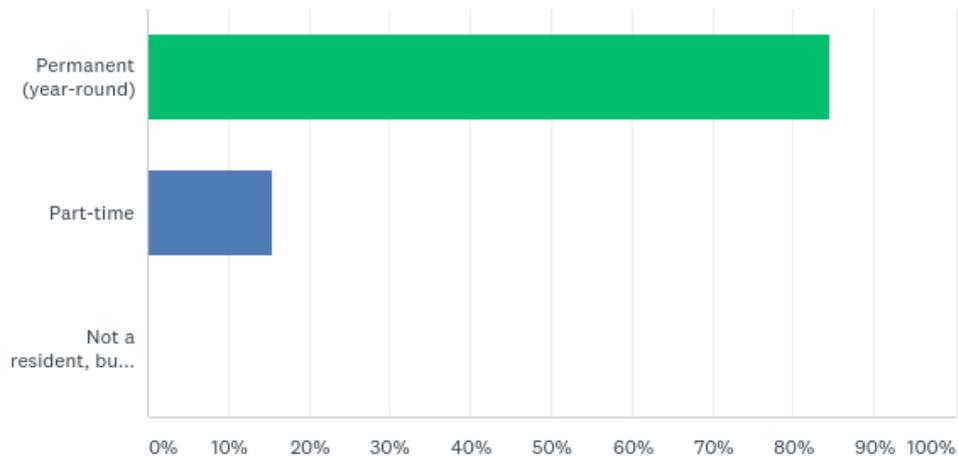
ANSWER CHOICES	RESPONSES	
Before 1930	0.00%	0
1930-1940	1.41%	1
1940-1950	22.54%	16
1950-1960	25.35%	18
1960-1970	30.99%	22
1970-1980	14.08%	10
1980-1990	5.63%	4
1990-2000	0.00%	0
After 2000	0.00%	0
<b>TOTAL</b>		<b>71</b>



## Q13: Please describe your residency.

Answered: 71 Skipped: 0

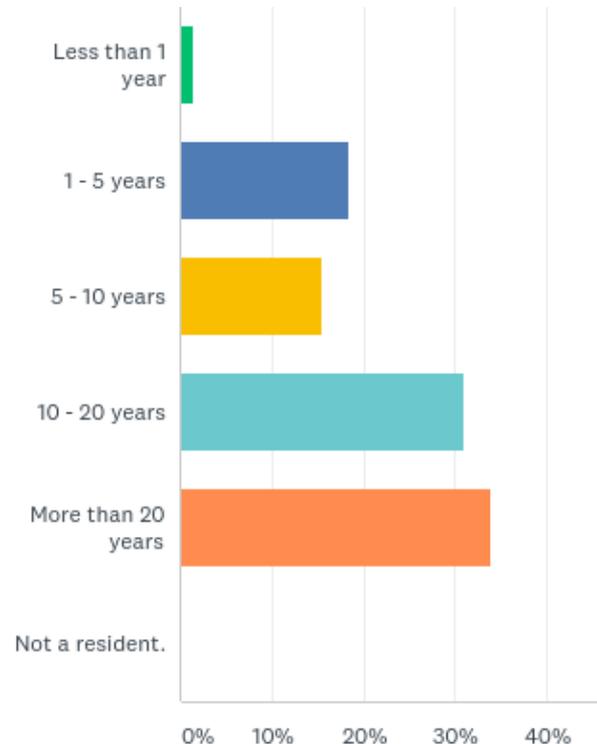
ANSWER CHOICES	RESPONSES	
Permanent (year-round)	84.51%	60
Part-time	15.49%	11
Not a resident, but a property owner	0.00%	0
TOTAL		71



# Q14: How many years have you lived (even part-time) in the Hailey & Bellevue Canyons area?

Answered: 71 Skipped: 0

ANSWER CHOICES	RESPONSES	
Less than 1 year	1.41%	1
1 - 5 years	18.31%	13
5 - 10 years	15.49%	11
10 - 20 years	30.99%	22
More than 20 years	33.80%	24
Not a resident.	0.00%	0
<b>TOTAL</b>		<b>71</b>



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**Open-ended responses to survey questions are found on the following pages. All responses are shown in their entirety, unedited, and in no particular order.**



# Q1: Is there something else that is important to you? Tell us!

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- Enjoying the wildlife all year round.
- I also think that peace and quiet is important.
- Caring and well mannered community.
- Access to motorized Recreation
- Horseback riding trails. Fire safety
- The Indian Creek HOA mailed out a form letter in response to the previous survey with extremely misleading information. That form letter should be treated as one response, which is in line with forest service policy.
- Trails for equestrian use. Limiting motorized usage of trails.
- It is important to keep some areas close to homes that are quiet and natural in the surrounding hills.
- The laid back life style
- A bustling, thriving town center/Main Street.
- I don't live there just own property
- Virtual Employment - Support and services for those of us who work virtually.
- Quiet, few barking dogs. No rap music. Open space. Largely undeveloped. Places to hike. Lots of wildlife.
- open spaces
- bury the electric lines.
- The quiet in the evenings and mornings and the wildlife corridor. Although changing.
- Maintaining the rural character while still being able to reasonably use your property
- maintaining equestrian access to trails within Hailey envelope. We still have small horse properties within this area and riding locally is very important to me and other horse owners.
- Privacy and safety.
- Very important to keep all trails, roads and public lands open and accessible to al forms of recreation including motorized and non motorized. No future restrictions on both types of access.

## Q1: Is there something else that is important to you? Tell us!

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- Keeping our canyon trails non-motorized to protect and preserve the quiet, peaceful rural /agricultural nature of the canyons, to protect and preserve the wildlife corridors of Croy Canyon and other canyon environments, and preserve the dark skies that we currently enjoy thru regulation. In Croy Canyon, we already have the motorized trails at the bottom of Croesus Road and there should be no expansion of the motorized portion of those trails.
- Protecting wildlife and their habitat and limiting as much growth as possible
- Wildlife and quiet are why I live here. We need to protect both. It is already starting to get too noisy here and wildlife that have always been in these corridors are more sparse or not here at all any more. No motorized vehicles were allowed on Nydias trail, Big Dog trail or on the roto run hill (or at least they are not supposed to go there). I ABSOLUTELY do not want more noise pollution that is why I live out here. the noise from motorized vehicles is already too loud. More trails, unlimited access for the razers or other 4 wheeled vehicles and noisy dirt bikes are not welcome (or snow mobiles in the winter). Do not open up more trails to them or build more trails out here.
- Preservation of the mountains. IE: Building on mountainsides
- seeing wildlife thrive in these areas
- That the density is kept in the cities and the rural character is preserved.
- Safe roads, room for bikes and cars, pavement striping.
- There should be no access for MOTORIZED recreational vehicles to recreational areas, eg motorcycles, 4 wheelers.
- Close proximity to all that Hailey has to offer.
- Hailey is less touristy and far less crowded - a plus. Most of my friends live down here. There is a feeling of community, but I think Bellevue and Ketchum share those qualities as well - Ketchum just gets more tourists.
- ATV access too limited.
- The keenness to keep low lighting levels for night sky viewing
- My family and I Moved out Croy Creek Canyon to enjoy all the wonders of the winter and summer trails and public land access. We enjoy off road Dirt biking, bicycling, hiking, snowmobiling, hunting. And just love how there is something for everyone
- Biking and hiking trails

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

- The area is still beautiful and not over populated.
- The lack of changes in Indian Creek is a nice thing.
- That the neighborhood has been able to retain much of the same character over the last 5 to 10 years. Although more people have moved into the area, it seems as there has been an effort made by the homeowners associations and neighbors to keep the character of the neighborhood intact.
- focus on outdoor recreation
- Increasing property values
- not aware of a lot of changes in neighborhood
- Development has stayed off of the ridgelines
- Development has not interrupted the rural character of the area
- Muldoon canyon has seen an increase in equestrian households.
- new street, no more pot hole or tore up areas
- continued feeling as an agricultural community in Indian Creek.
- The emergency services are excellent.
- none except development of public acces and bike paths
- The Wood River Land Trust's land acquisitions and maintenance. Colorado Gulch, Quigley and Croy Canyon areas. BCRD new trails out a Quigley, hiking, biking and Nordic skiing.
- increased recreational access and trails access
- Firefighting efficiency.
- Upgrades to houses in our neighborhood
- plantings
- The return of horsepeople in the neighborhood and the regrowth of the landscape after the fire

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

- Blaine County trying to minimize the impact of development
- better bike lanes in town
- We see some moderate growth in our area of the canyon - not rapid growth.
- The Draper reserve, the proposed expansion by the Wood River Land Trust from Mountain Humane to connect with the Reserve, the wonderful Mountain Humane Community facility, and preserving the agricultural and rural nature of Croy canyon and the wildlife that uses the Canyon.
- That it hasn't changed
- I am proud of the lack of change. It is a rural subdivision and the people out here protect their land, have horses or greenhouse and do not want more trails or the motorized vehicles out here.
- The river has not been channelized
- preserving rural character
- Continued growth of single family homes
- Trail quality, subdivision pride of ownership, quality of construction. All enhances the area adding to property value and quality of life. Mountain Humane facility.
- Very little change in Muldoon
- improved snow removal
- new homes being built
- I live in Indian Creek. In the 25 years we've been here more of the lots have been developed, but from the beginning it was very well laid out. I love our open space and dirt roads. We've kept the rural feel of it - we grow organic hay and not developed "amenities" like tennis courts. We still allow horses. We have lots of wild life around.
- Our public transportation is one thing, essential in a community such as ours
- I don't have an answer for this question.
- Before this year I was proud of the fact that there was no building near me with no construction trucks everywhere. It was a nice quiet neighborhood.
- That BLM has left the trails and public lands alone
- The fact that there has been little change

### Q3: What changes in your neighborhood concern you the most, and why?

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- Development
- Losing public access points to the river for fishing
- Increase use of Razor ATVs has created significant trail damage and erosion issues at the end of Indian Creek Rd and Forest Service access roads.
- The addition of motorized usage on the trails that surround the neighborhoods.
- to many zoned & planned residential areas undeveloped
- BLM and Wood River Land Trust limiting motorized access
- Noise level the airport is getting to large and not safe in the middle of the community
- the apparent effort to create large high density housing areas - not sure sure infrastructure is present to support rapid development.
- ATV use in sensitive areas
- Noxious weeds, water usage v water rights
- Too many vehicles driving off the road and trails
- Increased construction and increased NIMBYism
- People living in their rv's for extended periods of time. We have an empty lot near us with a couple living in their rv running their generator for power. The noise is an issue and so is the character of our neighborhood. I do not support development south of the Bellevue area. Development should be in Hailey and north closer to employment. Our roads are not equipped for the volume of traffic.
- ATV's coming through the community to access BLM land.
- Limiting use of property based on one person complaining
- Too much traffic and noise. Dogs barking at night.
- traffic and loss of rural character
- Parcels of land being bought for residential real estate development/3-4 bedroom homes. We need more affordable housing/apartments instead
- Sprawl

### Q3: What changes in your neighborhood concern you the most, and why?

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- Poor Bicycle and Pedestrian Access to Med Office Build, Post Office, Ace, Storage Areas, etc....that intersection of H75 is terrible for walkers and cyclists.
- We own two homes out Croy Canyon and culdesac on Colorado Gulch and Golden Currant are both used for people to "smoke out" and race around in. It's just uncool that nothing is done about it.
- the nimbys who are making a fuss about workforce/ARCH housing, and who are trying to restrict public access such as the owners in Flying Heart Ranch
- Loss of farmland & open space; increasing traffic & development
- Increased usage on Colorado Gulch resulting in trash and impacted nature.
- the reduction of open space and impacts of smaller lot sizes in neighboring developments
- road maintenance, so so.
- Increasing motorized vehicles racing up and down rodeo, off trails that are established and the flooding in recent years possibly due to cloud seeding
- That said, there needs to be a fair balance between controlling development and property rights
- Sheep grazing on my public land, logging trucks in Muldoon purposely making a right turn onto Bayhorse Road instead of going straight down Muldoon Road then pine Street.
- fenced off access to trails between hangman's and quigley
- The increase in humans coming out our canyon with bad behavior. Kids and adults alike, all races dump trash to include alcoholic cans, bottles, condoms, bullets, paper trash, fast food wrappers, old floor mats, TIRES. Right at the cul de sac below our home as well as along Colorado Gulch Road. Speeding up the hill in their vehicles. Hunters leaving gut piles in our front yard. Ethnic gangs with their cars coming out and doing burnouts at many times of the night. Kids in their cars having sex in broad daylight. Had a man beating up his woman as she was screaming in the same cul de sac one evening while we were on our deck in plane site. It's become a real problem and the Sheriff cannot always get there in time to address it. More people, more crimes, more littering. That's what we are worried about.
- See above. mainly preventing development of houses in less than five acre parcels to maintain the rural environment of Croy canyon,
- Too much growth and taking away pasture land for homes

### Q3: What changes in your neighborhood concern you the most, and why?

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- Flooding potential
- The increased use of trails to dirt bikes, 4 wheeled vehicles and snowmobiles going in areas they are not to be in, going off trail and up the hills around us and irrevokable damaging the land. We need to protect our wild places and the land around our homes and trails so people want to remain here. Open spaces and protected places matter more than you know. People move and live here because of the beauty not for the noise or for density of homes. We live here for the open spaces, quiet and low density of homes. With more subdivisions coming into croy canyon the roads now need a bike lane. I thought that was in our plan to have the bike lanes with more development. People need to be safe on roads when they are commuting back and forth into town and riding to use the trails that already exist here. This needs to be done as people travel 50 MPH on average up and down croy and it is dangerous for bikers.
- Broadford road is deteriorating.
- wet land changes, encroachment on original building plat caused by stricter regulations.
- construction of homes that are too large
- The County changing uses in my neighborhood without process and illegally
- Increased traffic both car and bicycle with minimal safety precautions. I would love to see a center line and "fog" lines on Croy Canyon Rd.
- lack of internet cable services
- The annexation of cutters sub into hailey city limits. I am against all development of agricultural and natural land in any part of idaho and particularly in blaine county. Increases in population and subsequent developments have greatly degraded what makes idaho a wonderful place, its natural beauty.
- preserving the rural character
- closing access to four wheel OHVs
- Roosters on rural 1 acre lots are disruptive. Chickens are fine. Also, lack of affordable housing.
- overcrowding, lack of open space
- As more and more people move in I sense a loss of community. Sometimes people don't seem as friendly and seem a bit more combative.
- Fire and flood control

### Q3: What changes in your neighborhood concern you the most, and why?

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- The fact that they are allowing too many big hotels in Ketchum, that spoil the feel of the area
- People operating businesses out of their homes. The increase in traffic, mostly trucks , is unwanted, destructive to roads, dangerous to wildlife, and generally obnoxious.
- The development out Quigley Rd. will have a huge traffic impact on my neighborhood with the construction and build out as witnessed by just 2 houses going in on Quigley this year with their trucks blocking up the driveways and street.
- overuse of public access to river
- Outside influences want to close trails and access to public lands. The trails need to stay open for all types of use. Motorized and non. We can all get along and have for decades
- There have been few changes in our HOA area in Indian Creek

## Q6: Other ideas for appropriate affordable housing in the Hailey & Bellevue Canyons area?

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- Keep it closer to town.
- Planned Unit Development with adequate playgrounds and parking for community recreation
- Possibly new apartment complexes?
- employer funded. rather than rapidly add 2-3K(+??) people to population let employers purchase properties as they come available. Ketchum is rapidly becoming the least desirable place to live because of excess population density and lack of parking. Eventually this will evolve into a less desirable place to visit. Then the idea of rapid growth becomes a nightmare. Now they want to transfer that mismanagement to Hailey and Bellevue. There are communities that appear to be in greater need of economic development - see Carey and Fairfield.
- Integrating everyone's housing provides more opportunity for everyone to be part of the community versus putting employee or affordable housing off in pockets of industrial districts.
- Increased density within city limits
- More density in townsites, multi family.
- clusters of higher density, deed restricted cluster developments with ag open space, public access, and protection of wildlife winter range and migration corridors
- Use land in town for apartments. Provide help for developers to make that happen
- Transfer of development rights for increased density
- Make. It. Happen. Build for locals and we will always have visitors. Build for visitors, and we will lose our locals.
- Smaller homes, trailer parks should be contained within the cities, not allowed to sprawl outward as they do in so many places. Ketchum and Hailey are losing their tourist appeal with high rise building and sprawl.
- The county should be the LEAST restrictive on ADUs. HOAs have their own restrictions and processes; there should be no red tape associated with construction of ADUs in the county. If the county would allow ADUs with appropriate setbacks and 1200 sq ft size limits on any parcel, the elimination of these restrictions would increase access to affordable housing without costing anything.

## Q6: Other ideas for appropriate affordable housing in the Hailey & Bellevue Canyons area?

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- ADUs are the best possible solution. They keep lot sizes the same and reduce the need for higher density developments.
- Incentives for people to buy not just rent
- Staying within existing private parcel zoning density regulations. Owners should not be restricted as to type/style/size of dwelling and accessory buildings.
- Every single small untouched area have been ruined by development. Keep the Wood River Valley small and beautiful. Perhaps have affordable housing in Fairfield
- Keep the multi-family lots in hailey not the county. Place them where the housing density already exists and do not annex and change the density of the contiguous land that we all moved here for to enjoy and that allows the various wildlife to exist in these corridors. Be mindful of why people move here and protect the open spaces and land.
- Incentives for upgrading older housing or preexisting structures. Also, usage of modular housing.
- south of Bellevue
- Developers with infill lots should be encouraged to move towards higher density. I'd also like to see some more small (12-24 unit) apartment buildings in town. There should be more apartment buildings like the senior building behind the old Kings on River St.
- There should be a complete moratorium on any further housing and commercial development in blaine county. Increased population and subsequent development destroys wildlife habitat and idaho's natural beauty.
- I like the idea of retail on the bottom with housing above in areas already developed i.e. the industrial zone. If there is a mix of retail, housing, restaurants - that seems like it would lend itself to a vibrant community - a bit of a 'city' feel if you like.
- I worked hard and saved my money to be able to live here. I don't have much sympathy for those who can't afford to live here. If they can't afford it, go somewhere else.

## Q6: Are there other considerations or specific concerns that we may not be aware of?

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- Keeping the wildlife corridors open.
- Another concern might be the current use and character of the side canyons. I think it is really important to have the current neighbors and homeowners have some input into any development.
- Wildlife habitat preservation, low environmental impact
- Motorized access to trail heads built within new subdivisions
- This is a really vague question. It really depends on what kind of development you are talking about. Developing housing? Developing trails? Developing camping? I don't get it
- Adding density to our townsites would increase vibrancy of communities, ie restaurants, community events etc. Keeping our recreational opportunities available close by. Providing workforce housing close to employment is very important to reduce traffic and congestion.
- I am not in favor of any large housing developments. The traffic in this valley is already busy enough. We have one road in and one road out of the valley.
- Fire safety
- Build in towns first and then up canyons. Reserve open spaces for play and views in any new development.
- Fires are a major concern here. How about aesthetic concerns? That doesn't always seem an important concern in the cities.
- With wildfire some requirements to use non combustable building materials on the exterior and a green area surrounding the structure
- Door to door survey the neighbors in the community.
- no hillside development!!!!
- Light pollution and protecting watershed and wildlife corridors,
- Limit car and development for the few remaining animals attempting to survive in the valley
- The main road into croy needs a bike path. It is currently not safe for bikers or runners on that road

## Q6: Are there other considerations or specific concerns that we may not be aware of?

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- appearance of the dwelling unit.
- Retaining the standard ordinances and not letting some developments buy their way out of compliance.
- There should be no development in the side canyons. Side canyons should be left undeveloped to preserve what's left of blaine county's wildlife habitat.
- The side canyons are wildlife corridors and the network that makes up our watershed. They should be managed with those priorities in mind.
- I don't favor development in the side canyons due to (mostly) fire and water.
- A primary consideration for development in the side canyons is this, just don't do it.

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- croy. quigley
- A place not visible. RV's/trailers are hideous
- I don't see a need for this with all of the available camping areas in the northern part of the Valley.
- Croy Canyon
- I can't see any place currently that is a good place for RV sites in any of the canyons.
- Not within city limits
- Lees Gulch, Croy, Colorado
- None
- camping close to the cities?? How about let the state or feds open up some campgrounds.
- South of the airport
- Croy Canyon: new Hailey lot, front of bike park, Kelly Canyon
- somewhere of up to at least 3/4 mi from residential homes
- Woodside
- Quigley
- Croy canyon.
- any of the canyons
- East Fork
- Stanton crossing area
- Definitely not in Lee's Gulch. Too close to homes, fire hazard, too much noise, ruin natural quite feel of the area.
- out at the ends the side canyons, but really along the Wood River and streams would be better v
- Croy Canyon
- Eccles flying hat ranch

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- Seems there is open land near the ice rink. 3 day max - have room for tents and 10 Rv pull through spots. Those sprinters cost 50K - they can afford to go out to dinner! Check out Lander City Park. GO to this review for more info from a recent camper: <https://thedyrt.com/camping/wyoming/lander-city-parkr> Wyoming
- public land
- Near Albertsons, in a central location so to prevent fires and misbehaviors and to infringe less on the natural habitat.
- Broadford Road, Croy,
- Not sure
- Broadford Road.
- not sure
- Within 1/2 mile of city perimeter.
- Definitely not in any of the canyons. Only along the main highway!
- Where they already exist and there are many!
- Strongly oppose. RV sites do not need to be adjacent to the city. It is not a welcome site in any neighborhood frankly. Since Croy Canyon is being developed and the Big Wood River is a gem we need to protect the open spaces we already have and use on foot or bike, NO RV sites out Croy or near the Big Wood River or near our parks
- South of Bellevue
- North of Ketchum - RVs are very intrusive- keep them far away from dwellings- it only takes 20 minutes from Hailey to drive up there- existing campgrounds are hardly ever full
- Nowhere
- Deer Creek
- Where you would put a park. Where there are water and sewer services and where campers can walk or bike to town.
- Not in Muldoon
- KOA campground

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- on the outskirts of town or in the county just off the HWY.
- In some other state like CA. WA, NY etc..
- disagree with this need; nowhere
- croy canyon past red elephant gulch
- Croy canyon. Only areas where city sewer and water can be connected.
- Ketchum
- Croy Creek, Deer Creek, Quigley
- Gannet area, poverty flats, Croy canyon and Buttercup Road area
- Somewhere around Timmerman junction. Access to two highways, close to the valley, Silver Creek, and there is plenty of space there.
- In the woods along the river
- Custer County
- Muldoon Canyon and Slaughter House
- Not a good idea

## Q9: Other "rural" landscape features?

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- Keep residential development concentrated in a limited area with the rest of the landscape preserved in a natural state.
- Recreational opportunities
- Keep the landscape as natural as possible.
- You need more housing. Prioritize housing. Rural is nice, but does not house lots of people.
- These areas should be kept rural not like Laguna Niguel.
- PUBLIC ACCESS!!!!
- Noise control
- Houses bunched together, 10 houses with large open space around
- wildlife and bird friendly corridors and native planting to attract birds and native species!
- Do not build on hillsides or low density housing destroying the very nature of the area
- Keep it rural
- Open space
- Land in its natural state with the exception of sustainable ag practices, including dry land farming and water efficient practices. No bright lights, no tall buildings, appropriate landscaping around residential compounds and safe streets.
- As natural as possible. I love my neighborhood
- i think commercial areas would be ok in well thought out areas.
- All that should be in blaine county's plan is a permanent moratorium on any further development. If you don't blaine county will be just another jackson hole, steamboat springs, coney, etc.
- Dark skies
- Open space. I think Indian Creek is one of the best examples of development in the valley - although they can be a little snooty when it comes to people using our trails, ponds, and open space. The term "Exclusive" is telling.
- River access, free limited stay camping, with perhaps a honor system for donations to help keep the area clean and safe

## Q10: Why do you prefer A or B?

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- B preserves larger natural areas which is high priority for me
- preservation of the natural landscape for all to enjoy.
- To a certain extent, having a planned community with some smaller lots but better preserved open spaces is more aesthetically appealing and provides better habitat for wildlife and more space for recreation.
- I prefer B because we need more affordable housing not sanctuaries for the wealthy
- Open space
- A with zoning...so one neighbor doesn't put in 10 mobile homes. presumably B requires someone to care for trails and open space. Who is this?
- I like B - it provides access to the open space elements to everyone and encourages interaction with neighbors.
- Trails, better for wildlife, minimizes impact
- I think it's important to have both
- More access for more people
- preserves larger area of undeveloped space
- more open space
- It is just the best option provided, but the density is too high unless it is for deed restricted affordable housing.
- B gets the same housing in and leaves room for "rural"
- the access to the open space to everyone
- Neither, because of fire and flood dangers.
- PUBLIC ACCESS
- B as it will maintain more open space
- I would prefer B as long as limits are limits on the size of each home to be surrounded by native landscaping . I am not in favor of multiple townhome or multifamily in the canyons( it is not clear if those are individual homes ).
- Why either? This entire survey is really looking at building more and taking away land and nature

## Q10: Why do you prefer A or B?

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- I can not tell the housing density so I cannot comment. I prefer less density over common open space and access to trails and natural areas. Do not develop in wildlife corridors. Water is an issue in canyons. density has to stay low.
- A for less evasive impact on land & resources. B for less rural land
- more space between homes - you would still have access to open land thru easement!!
- Everyone has access to open space, trails and views.
- Less population
- I prefer neither. All undeveloped land should remain undeveloped for wildlife and to preserve the natural beauty of the area.
- I prefer B because it has More common open areas
- Cluster the homes to preserve wildlife corridors and natural landscapes. Cluster homes require less road surface for access and emergency vehicles. Clustered homes allow for more efficient infrastructure developmnt
- Stops the area from being over developed
- More natural, Keep our trails open for non and motorized use
- Preserving common open space is important

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Fewer Subdivisions that do not ever pay for themselves, and cost the city (taxpayers) more to maintain.
- I don't know
- Something which lasts and can be handed down
- As much of the land is kept in a natural state as possible.
- Minimal reliance on non-renewable resources or total reliance on renewable resources. My idea includes making renewable sources of energy affordable.
- I would agree with the definition above of sustainability. I would also add that sustainability minimizes the impact of the development on the existing area.
- I agree with this quoted definition.
- Sustainable land use in my opinion is to plan development that has the smallest environmental footprint leaves space for wildlife habitat and provides for safe well thought out placement of housing, etc.
- Not creating new trails where trails already exist that just need basic maintenance
- More housing
- hmmm - this definition can be applied to both sides of the discussion re high density housing. I would suggest 'optimizing the resources available without requiring long term external assistance'. ie if the water table can sustain another house then build another house. if a water line is required from eastern idaho then not sustainable. If a new reservoir is built to capture snowmelt and increase water supply, then still sustainable... after the reservoir is built.
- That we don't do irreparable damage to the landscape by building or other uses on it today.
- meeting the needs of people while maintaining nature and the natural environment.
- Maintaining land use for the good of the whole community and not selling out to make rich developers richer.
- Thoughtful use of land and resources with planning for the future. Preservation of open space.
- areas remain open for future growth
- I would quote the same sentence above regarding sustainability

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Don't overdevelop this area and ruin the reason so many of us moved here. Keep the hill areas around homes free of noisy recreational vehicles like motorcycles, ATV's, 4 wheelers, etc. Have some areas where you can still walk, ride a horse or bike and hear the birds sing and the leaves rustle and the sound of water. Don't open every available area in the hills around the Wood River Valley to noise pollution.
- The quote you use does not make much sense to me and the concept of sustainability is just a phrase that is currently fashionable without much real meaning. I would focus the discussions on more concrete concepts.
- It means trying to not over develop the land and crowd too much stuff into one area.
- preserving the natural landscape as much as possible for access for current and future generations
- Sustainable is maintenance of the land as it was originally :rural. It would mean consideration of weather patterns, fire danger, and floods. All of which we have experienced, even recently. It does not mean large tracts, shopping malls, industrial parks.
- Limited impact on the land.
- It means that in full build out the impact of use doesn't impose a net negative impact to available resources such as water and open space. Additionally, the impact to public service and infrastructure is taken into account and adjusted for the greater use/need.
- still here in 500 years
- That we actually manage it by educating and protecting le signs , volunteers , we live in a area where everything about recreation rather than preservation.
- Change is inevitable but change needs to be guided responsibly to maintain the history and character of a place while reasonably meeting current needs. One valley can't be all things to all people so we need to minimize our impact, maintain the history/character while looking forward.
- consideration of climate change needs, water, natural landscaping, wildlife corridors, respectful public access to rivers, trails. No development without resources to maintain fire/emergency services/road maintenance, sewer and water
- No overbuilding with high density. Creating housing that matches the economic demands of the valley with focus on sustainable structures that keep the residents accountable for maintenance. Pride of ownership.

## Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?

- Use of Drought resistant, native plants wherever possible. Limiting use of our increasingly valuable water resources. Protecting the rural environment by smart energy products, protecting and enhancing wildlife corridors, limiting hunting around residential areas in those corridors, preserving dark sky , and having much enhanced recycling efforts to pick up recyclable materials and collecting and utilizing food and plant material for composting.
- It means preservation! Preserving the very land we play on and the very valuable and rare land and open space our kids might be luck enough to play on.
- to coexist indefinitely with the environment. Not depleting natural resources and supporting long term ecological balance.
- I agreed w your definition
- The land should be able to sustain itself.
- preserve it as it looks today
- protecting private property rights of existing zoning and encouraging renewable energy use
- Using the land in a way you could continue without increasing the resources needed and not diminishing the natural resources present on the land. You replenish what you use.
- Sustainable land use is minimizing energy use in building design and construction materials to leave less of a "footprint" for the future
- Being able to sustain life on your property without being told what can and can't be done.
- I agree with the above statement.
- I am OK with that definition
- A moratorium on any future development. All undeveloped land should remain undeveloped.
- preserve the maximum natural space possible for future generations to enjoy
- All sustainable issues need to be viewed through the filter of climate change. Whatever we can do to reduce our communities carbon footprint is the goal. This includes energy standards, public transportation, smaller homes, short commutes, and so on.
- Being environmentally sensitive, not polluting, caring for and preserving wildlife habitat.
- Use of native habitat, encourage local produce and protein.
- Using land to it's full potential without damaging the wildlife and surrounding natural areas, so that future generations will continue to enjoy its beauty and resources

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- To me, sustainable land use means you can repeat whatever it is that is being done to the land well into the future with zero harm. Other than established agriculture practices, there shouldn't be any 'use' other than public access for recreation.
- Keeping within the natural resources and not depleting them, like water availability in our valley is reaching an endpoint.
- useless jargon
- Development that does not tap the resources of the community
- Planned and limited development to preserve the qualities that led people to come to Blaine County in the first place. Keep very tight limits on real estate developers.
-