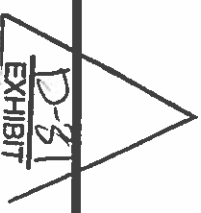
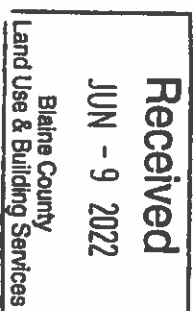


pzcounter



From: Alec <alecnakamura@gmail.com>
Sent: Wednesday, June 8, 2022 8:51 PM
To: pzcounter
Subject: Quigley Ranch - A plea to halt development
Attachments: Quigley Contour Map.png



Dear Planning & Zoning Commission,

Having grown up in Park City, Utah, I have seen the consequences of grotesque and sprawling hillside residential development. Slowly but surely, habitat and scenic vistas become fragmented with homes and roads. The character of a place is lost forever. These changes happen incrementally, often quietly, one approval at a time.

Fortunately Blaine County has an extensive comprehensive plan and strict building regulations, all of which outline the principles and desired outcomes for our community. Every development must be scrutinized according to this framework. To put it bluntly, the Quigley Ranch Subdivision does not align with Blaine County's long-held vision or values. I was honestly shocked to even discover that a project of this nature was underway - given the success and strength of the Mountain Overlay District's regulations. It is my hope that by referring directly to the land use chapter of Blaine County's comprehensive plan, the Planning & Zoning Commission will see the error of Quigley Ranch and the immediate need to halt its progress (all quotes pulled directly from Chapter 8).

The recognition of our community's "natural environmental attributes," such as the sagebrush steppe that rims Quigley Canyon, is one of the plan's "Key Guiding Principles." Besides the wonderful aesthetic of pristine open space, anyone who is familiar with Quigley's slopes (including those 15% grades - which are still a part of the hillside) has seen and heard the abundant wildlife that live there. It is a crucial habitat for large populations of wintering elk and deer. In the warmer months, you can hear grouse and chukar hiding in the vegetation, not to mention the wide variety of other bird and mammal species already enumerated in the development's Wildlife Assessment and Conservation Plan. How does this recognition simultaneously allow for a 550-acre development that by default reduces these environmental attributes?

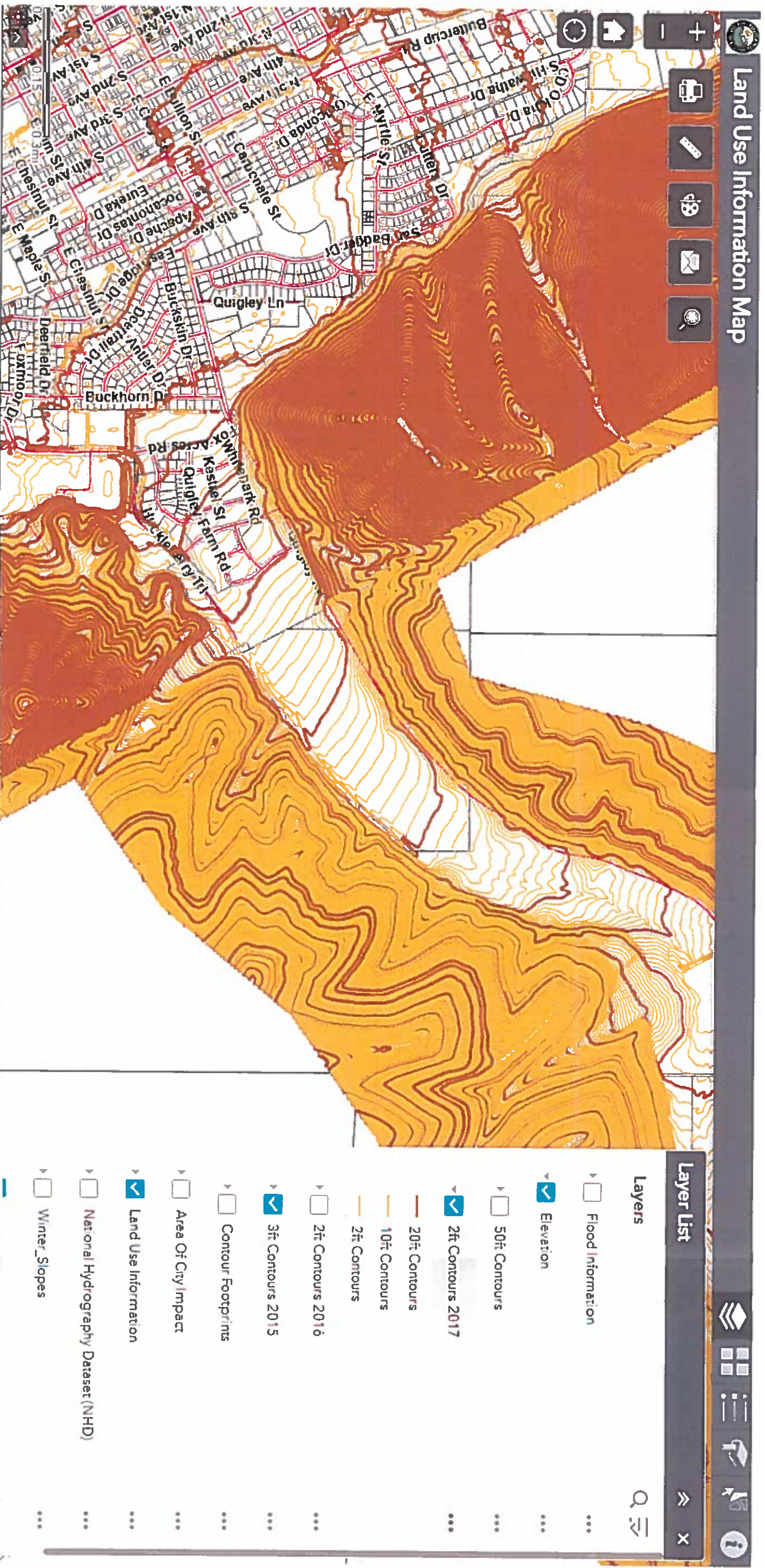
According to the comprehensive plan "the hills and mountains of our community are to be preserved in their natural state." With such a clear mandate for preservation, I can only assume that Quigley Ranch has argued that it is not on the hillside. In response, I have attached a screenshot taken from the county's land use information map, highlighting the 2 ft and 3 ft contour lines that constitute the entirety of the parcel in question. In reading the staff report, I encountered some discussion regarding the actual slope angle, which I think is irrelevant and disingenuous. The parcel is situated in the MOD because it's *obviously* on the hillside, regardless of whether or not it reaches a 25% grade. I've walked that portion of the road many times and it is still very much a slope worth protecting. So, as a result of this MOD designation, both technically and practically, the county's guiding principles need to be taken very seriously. Allowing for a development to proceed because it can "prove" that it shouldn't be in the MOD, when the map was drawn a certain way for a reason, is not in the wider interest of our community. Approval of Quigley Ranch would represent an insidious weakening of the sacred hillside ordinance, a blight on a canyon that has been carefully and deliberately developed thus far.

Finally, it is important to review the comprehensive plan's "Desired Outcomes." It is within the scope of the P&Z commission to "discourage growth in less appropriate areas, despite greater availability of land." The high-value properties proposed for Quigley Ranch do not represent the type of homesites that this community presently needs. Moreover, I have already argued why the proposed development is in a "less appropriate area." Both the Cutter's and Sunbeam subdivisions occupy more suitable spaces - not on hillsides. Furthermore, it is an explicit goal of Blaine County to "promote a culture of sustainability" that "should include concepts of preservation (both natural

environment and historic structures and landscapes), conservation (active management of land or buildings through easements or public purchase, restoration projects, and other protective measures), and planning for future generations in mind." In the comprehensive plan's own words, Quigley Ranch does not meet the criteria for a desired outcome.

As someone who has called the Wood River Valley home for 11 years, I am extremely grateful for the protective measures in place when it comes to land use in Blaine County. And as someone who witnessed the tragic environmental consequences of hillside development in Park City, I plead for your respect for the comprehensive plan and its principles. The Quigley Ranch subdivision does not meet this community's standards and therefore should not proceed in any form.

Thank you,
Alec Barfield
611 E Carbonate St, Hailey



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