

WOOD RIVER LAND TRUST



July 7, 2022

Blaine County Land Use and Building Services and
Blaine County Planning and Zoning Commission
219 1st Ave. S. Suite 208
Hailey, ID 83333

Re: Preliminary Plat for Quigley Ranch Subdivision

Dear Blaine County Land Use Staff and Planning and Zoning Commission:

Board of Directors

Chair:

David Woodward

Vice Chair:

Roland Wolfram

Treasurer:

Karen de Saint Phalle

Secretary:

Barry Bunshoft

Jim Barnes

Kathleen Bean

Victor Bernstein

Trish Klahr

Nick Miller

Bob Ordal

Rebecca Patton

David Perkins

Jeff Seely

Gayle Stevenson

Advisory Council

David Anderson

Ed Cutter

Jack Kueneman

Sue Orb

Jeff Johnson

Executive Director

Scott Boettger

Thank you for accepting additional comments by Wood River Land Trust (the "Land Trust") on the Preliminary Plat for Quigley Ranch Subdivision. As we described in our previous comments, the Land Trust acquired a conservation easement on 1,278 acres of land at the mouth of Quigley Canyon on August 16, 2017. Attached is the Exhibit A map showing the land encumbered by the conservation easement.

The purposes of the Quigley conservation easement are to protect natural, scenic, recreational, agricultural, wildlife habitat, and water resources on the property, while allowing for limited development potential. There is specific language in Paragraph 4.2.6 Future Building Envelopes of the conservation easement that describes the development potential allowed on approximately 73 acres within the conservation easement area. This Paragraph permits up to 24 lots within approximately 73 acres of land outside the City of Hailey boundaries, as further shown in Exhibit D of the conservation easement. Paragraph 4.2.6 describes that the lots shall be located in a way to minimize impacts on the conservation values, minimize shared boundaries between the lots and the conservation easement, and areas of disturbance within the lots will not be located on slopes higher than 25 %.

The remainder 1,205 acres within the conservation easement are protected from any additional development in the future. From our perspective, this achieves the purposes of the conservation easement, which are to protect wildlife habitat, scenic open space, agricultural uses, water resources, and recreation. The conservation easement protects the majority of the property while allowing for limited development that is close to the mouth of the canyon and near existing infrastructure and other residential development. When compared to previous development plans that included subdivision of 379 lots on 1,109 acres of land in the entire canyon, we feel that the amount of development allowed in the conservation easement is a significant improvement and protects resources important to our community and wildlife.

With regards to the most recent Preliminary Plat and proposed Mountain Overlay District (MOD) Rezone, the Land Trust offers the following comments:

- The protection of sagebrush hillsides for habitat and scenic views is important to our community and wildlife. The Land Trust supports an MOD that provides the highest amount of hillside protection.

119 E. Bullion Street
Hailey, Idaho 83333
Phone: 208.788.3947

WoodRiverLandTrust.org
Federal ID: 82-0474191



- We recommend all Building Envelopes to be of minimal size and located outside of the MOD.
- The Land Trust supports Plat Note 18 that prohibits the disturbance of existing vegetation, with the exception of approved fencing, above the Mountain Overlay Buffer.
- The design of the Preliminary Plat shows shared boundaries between the conservation easement and each of the 24 lots. As such, the Land Trust will be communicating with the HOA and/or each of 24 lot owners to ensure that each owner is aware of property boundaries and the conservation easement. To alleviate potential issues with encroachment into the conservation easement area, we recommend that shared property boundaries with the conservation easement be surveyed and marked with markers consistent with the landscape prior to the sale of any lot.
- Plat Note 15 describes State regulations for control of noxious weeds. The Land Trust has worked annually with the landowner, the Blaine County Recreation District, and Blaine County Cooperative Weed Management Area to control weeds within the conservation easement area. We recommend annual education by the HOA to all homeowners describing weed control methods and recommended practices by the Blaine County Cooperative Weed Management Area.
- Plat Note 24 indicates that each domestic water right will be subject to the ½-acre maximum allowed irrigated area per State regulations. We recommend that Plat Notes or CCR's further adopt the City of Hailey Water Smarty Program techniques or other Water Conservation Guidelines adopted by Blaine County.
- Plat Note 29 provides specifications on fencing. We recommend that either post-and-rail fencing or wire fencing shall have a maximum top rail/wire height of 42" and a minimum bottom rail/wire height of 18". If fences are wire, the top and bottom wire shall be smooth.
- The Land Trust supports the protection of wintering habitat for deer and elk in Quigley Canyon. This past winter, the Land Trust, Blaine County, the BLM, and other entities participated in a Memorandum of Understanding (MOU) to address and alleviate recreational impacts to wintering deer and elk. Quigley Canyon was identified by parties to the MOU as an area with significant recreational impacts to wintering deer, and seasonal recreational restrictions for dogs were implemented. Additional restrictions for people were contemplated but not implemented. We recommend that the HOA provide annual education to its members on recreational impacts to wintering wildlife and any seasonal restrictions that are enacted by parties to the MOU.

Thank you for the opportunity to provide comment on the Quigley Ranch Subdivision Preliminary Plat. The Land Trust recognizes that Quigley Canyon is an important area for wildlife, recreation, agriculture, and riparian areas. We look forward to continuing to work with the landowner and other partners in management and stewardship. Please contact me with questions or for further discussion.

Sincerely,



Keri York

Lands Program Director

