

December 9, 2022

Blaine County Planning, Land Use and Building Services
Attn: Allison Kennedy
219 1st Avenue South, Suite 208
Hailey, Idaho 83333
By Email: akennedy@co.blaine.id.us

Re: Staff Memorandum to Board regarding Quigley 11/29/22 Hearing
Our File No.: 11848-001

Dear Allison:

In over 20 years as a land use attorney practicing in Blaine County, I have never experienced such a biased approach to a project by staff as your approach to the present Quigley Ranch application. Your position regarding not utilizing an existing county road to force an applicant to re-subdivide land in Hailey to create an alternative access is quite simply beyond your authority. You are asking us to not only disregard an approved preliminary plat with installed infrastructure for that parcel, but also modify our annexation agreement which was negotiated over 2 years with the City of Hailey.

I am also surprised by your use of a verbal comment from Hailey's Community Development Director supporting your position, when the Hailey City Council has submitted a unanimously approved letter, which was ignored by staff at the P&Z level, in which they "support the application, proposed density and site plan." It also fails to take into consideration that such an approach, if successful, would leave the County portion of Quigley Road in an avalanche zone.

Moreover, your legal opinion interpreting the terms of our Conservation Easement with the Wood River Land Trust is alarming. Not only is it in error (as it nowhere says multiple denials of a plan expressly contemplated in the easement are required before seeking an alternative), but it is wholly inappropriate, beyond staff prevue and potentially actionable given that the County is NOT a party to that Easement.

The role of staff in land use applications is not to advocate, but rather to present the application fairly to the governing Board. It is unfortunate that you have chosen to

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take a different role with respect to this application which, I will again note, is supported by both the City of Hailey and the Wood River Land Trust.

Sincerely,

LAWSON LASKI CLARK, PLLC



James R. Laski

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