

Elizabeth Lili Simpson
7 Quigley Lane
Hailey, Idaho 83333



March 1, 2023

Board of County Commissioners
Planning & Zoning Commission
Old County Courthouse
206 South 1st Avenue
Hailey, Idaho 83333

Re: Wednesday, March 01, 2023, 5:00 p.m. - 7:30 p.m.

- (1) Quigley Farm and Conservation Community LLC, Quigley Ranch Sub. Mountain Overlay District, Rezone <https://www.co.blaine.id.us/953/Quigley-Farm-and-Conservation-Community->
- (2) Quigley Farm and Conservation Community LLC, Quigley Ranch Subdivision & Simple Planned Unit Development <https://www.co.blaine.id.us/954/Quigley-Farm-and-Conservation-Community->

Dear Commissioners:

I am a resident of Blaine County. I am a concerned citizen as related to above-two-noted items on your Agenda for March 1, 2023. See **Attachment #1**.

This letter / comments supplements my comments submitted earlier today, i.e., March 1, 2023.

I oppose the rezoning and the planned development, as proposed.

I am on record with Blaine County as to a concerned citizen related to wildlife habitat, particularly within the few remaining open areas in Blaine County that exist on private land, Idaho State land, public lands, and national forest system lands.

Particular to the above-two-noted items the proposal intends a further intrusion into some of the remaining wildlife habitats in Blaine County. These habitats are a matter of public record in a recent USDI-BLM Decision Record dated February 26, 2021, for the Wood River Valley Recreation and Access, and its related Final EA dated February 26, 2021, NEPA No. DOI-BLM-ID-T030-2020-0015-EA and Finding of No Significant Impact dated February 26, 2021, wherein in WRS Recreation and Access EA, Big Game Areas, the USDI-BLM disclosed an overlay of Big Game Parturition, Deer Winter Range, Winter Elk and Deer Migration Corridor areas within the area in question. An excerpt of such Map is attached hereto as **Attachment #2**.

What is disturbing to me and what should be disturbing to the Commissions in its review and consideration of the rezoning and planned development submissions, as noted above, are the fact that the planned development submissions rely upon the following:


- (1) A-8 Wildlife Assessment and Conservation Plan 2016
- (2) A-9 Wildlife Assessment and Conservation Plan, Updated 01-31-2022

However, neither Wildlife Assessment and Conversation Plans, particularly, the updated plan dated January 31, 2022, cites, references, or relies upon said Decision Record and Final EA, particularly the mapping as illustrated in **Attachment #2**. This is a fatal flaw in my view of not any reliance, consideration, or assessment of such information.

Based thereon, I urge the Commission to deny the rezoning and planned development, or, *in the alternative*, to defer any further consideration of the rezoning and planned development until it has been updated based upon at least the wildlife information in said Decision Record and Final EA, particularly the mapping as illustrated in **Attachment #2**. Such is a critical piece of information which was omitted from the rezoning and planned development submissions.

Very truly yours,

Elizabeth Lili Simpson


Elizabeth Lili Simpson

Attachments

ATTACHMENT #1



BLAINE COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING NOTICE and AGENDA
WEDNESDAY MARCH 1, 2023

This meeting is open to the public in person, or attendees may attend virtually.
Please join the meeting online from your computer, tablet or smartphone:
<https://meet.goto.com/534928125>

You can also dial in using your phone.
Access Code: 534-928-125
United States: +1 (872) 240-3212

- 5:00 Mountain Overlay District (MOD) Rezone & Simple Planned Unit Development. Public hearing and consideration of applications by Quigley Farm and Conservation Community LLC, to (1) to remove a portion of mapped MOD lying northwest of Quigley Road that is less than 25% slope, and (2) to subdivide 566.8 acres into 24 lots, as a Simple Planned Unit Development, to be named Quigley Ranch Subdivision. The property is located along Quigley Road, east of and adjacent to the City of Hailey and within the Hailey Area of City Impact.
- 8:00 ADJOURN

Meeting location: Old Blaine County Courthouse, 206 First Avenue S., Hailey, Idaho 83333
All times are approximate, with the exception of Public Hearings, and are subject to change. Latest revised agenda printed February 27, 2023 10:55:14 AM
Any person needing special accommodations to participate in the above-noticed meeting should contact the Blaine County recorder at secretary@co.blaine.id.us or telephone 208-788-5505 at least 24 hours prior to the meeting.

ATTACHMENT #2

