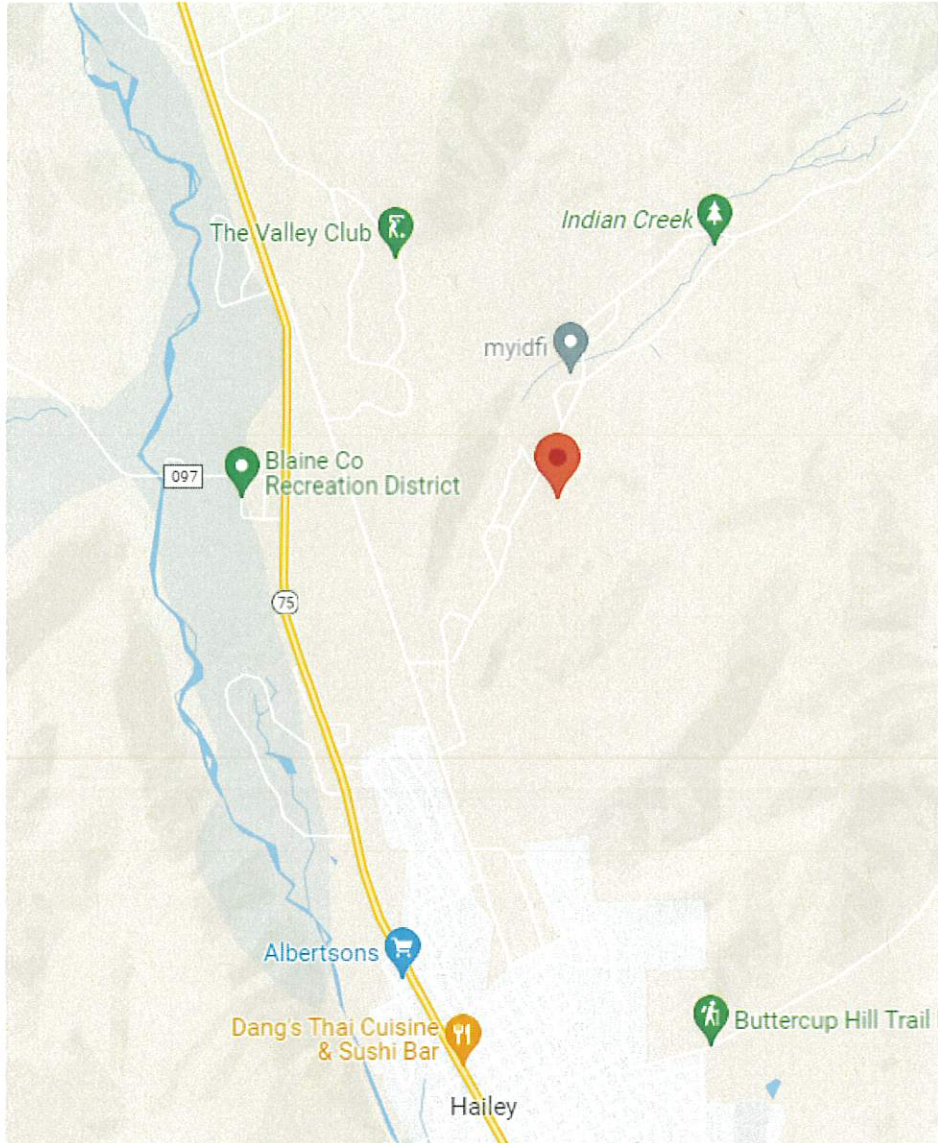
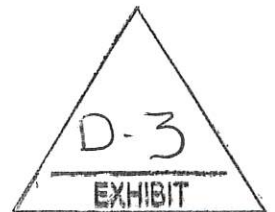


To: Blaine County Planning and Zoning Commission Members

Date: March 26, 2023



The members of the Indian Creek HOA listed below write today in support of both of the proposed Planning and Zoning Site Alteration Permit applications for Lemhi Drive and Beau Burks on the agenda for the March 30 Planning and Zoning meeting. The applications pertain to development in the area indicated on this map, within the Indian Creek Subdivision north of Hailey. For the reasons stated below, we ask you to approve both without additional conditions or further delay.



Application 1: Lemhi Drive

The Lemhi Drive application will facilitate development of Lemhi Drive, a road that was cut in and planned since recording of the Indian Creek Subdivision Plat in 1972. The road was originally platted (see Figure 2 where Blackfoot Drive was later changed to Lemhi Drive) to road specifications required at the time of recording of the original plat. Now that these lots are being developed, a road widening is required to meet current fire standards for access and fire safety. By way of background on this application, in 2021, County staff said that pursuing a

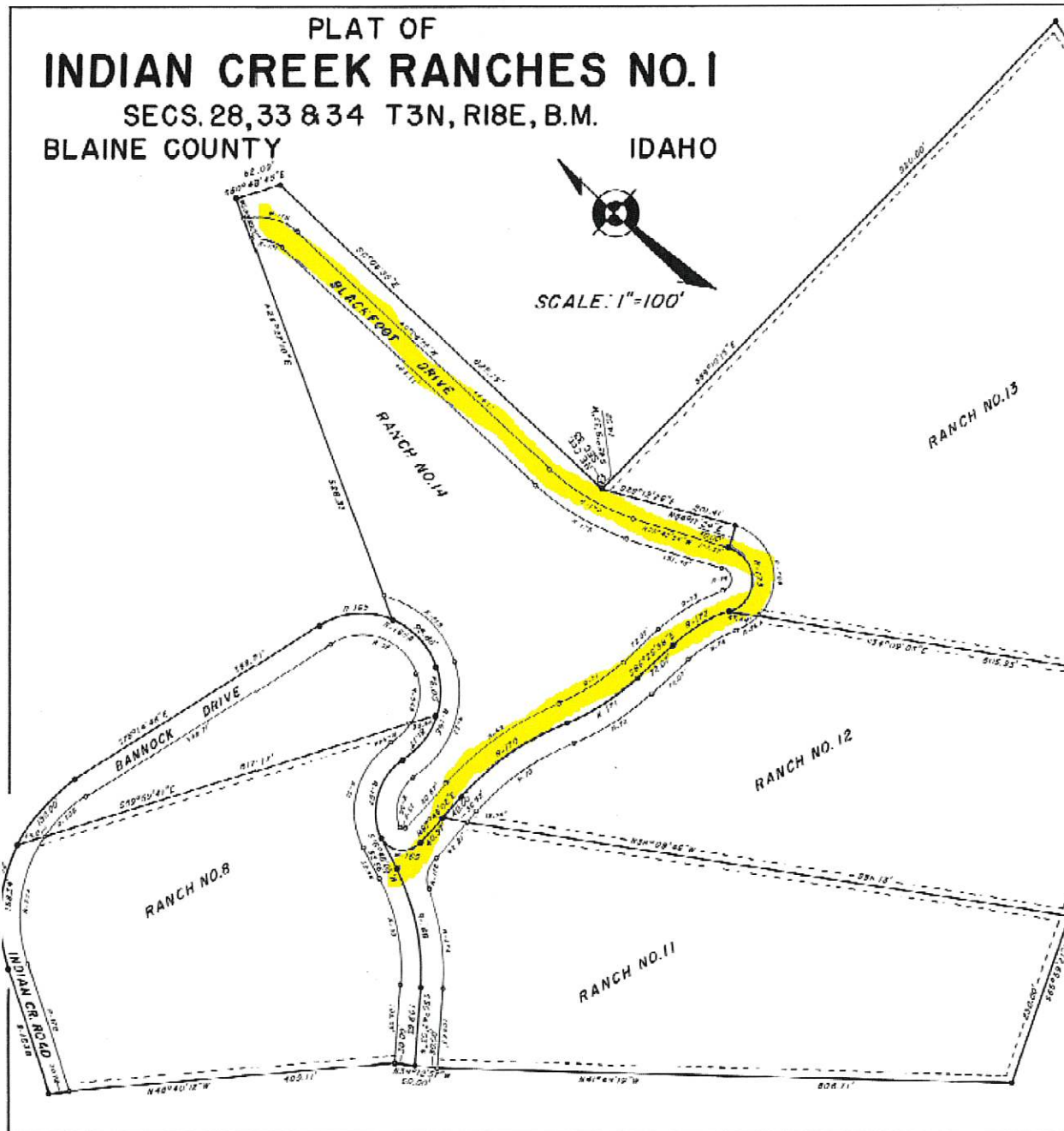


Figure 2 Excerpt of Indian Creek Plat with Lemhi Road (formerly Blackfoot Drive) indicated in yellow.

Categorical Exclusion to build the road would be the most direct path to obtaining approval. The HOA pursued that route. However, despite approximately twelve months of time and effort, the categorical exclusion was denied because the platted road width was not up to current fire access requirements and required more site disturbance. That decision necessitated this site alteration permit application, and further extended the time frame significantly.

Some of us already have site alteration permits for our individual properties, which would allow us to build on the lots that we purchased many years ago. However, without Lemhi Drive, we have not been able to build our homes and realize our investments. Some of us are now at risk of losing our contractors due to the delay caused by the lack of access. Others are simply unable to sell our properties as the uncertainty surrounding the road approval is too significant. Your approval of these Lemhi Drive applications will get us over this major hurdle and allow us to build our homes or to finally market and sell our land.

We appreciate that the staff report for the Lemhi Drive application recommends approval and demonstrates how the road meets the 14 applicable criteria for approval. We urge you vote to approve this application and to issue findings consistent with the staff report so that we may meet the 2023 construction window already rapidly closing.

Application 2: Burks



Figure 3 Burks Site

With regard to the Burks site alteration permit, the application may seem unique in that the request to utilize the fill is preceding the construction of the home. However, the context of the application is important. This application was necessitated by the delay in the Lemhi Drive application. When Lemhi Drive couldn't be built on the originally expected timeframe, Burks was forced to purchase a home site elsewhere. This application is now primarily to facilitate grading of that new home site.

The application documents detailed how the application meets all 14 approval criteria and included all necessary engineering drawings. Importantly, the home to be built will not be visible from Highway 75 despite its location on the hillside, and the proposed structure will not exceed the height of the skyline, so no silhouette against the sky will be visible. The construction will only disturb the areas of the site absolutely required for grading and will utilize all erosion controls best management practices. In all, the Burks home will be nonobtrusive, and this application should be approved.

Erosion, cut and fill on hillsides are very important to those in this valley. Approving these two applications will allow for completion of the Burks home site work at the same time as the construction of Lemhi Drive, minimizing disruption and reducing the impact on our hillside slopes. Specifically, according to the project contractor, construction will be faster, there will be fewer emissions and environmental impacts, revegetation will happen sooner, and there will be less traffic and impact on area roads.

To conclude, these applications have been years in the making. As the staff report outlines, Lemhi Drive has been designed to minimize impact on the local environment, and to facilitate needed access to our properties. Both of these applications meet the criteria for approval outlined in County code, and we urge you to allow us to build our homes after years of waiting by approving them.

Sincerely,

Michael and Brandy Horwitz, 113 Lemhi Drive, Hailey, ID

William "Beau" Burks, 109 Lemhi Drive, Hailey, ID (as to Application 1)

Susan D. Peterson, 110 Lemhi Drive, Hailey, ID

Clark Gerhardt, 114 Lemhi Drive, Hailey, ID