

Allison Kennedy

From: Angenie McCleary
Sent: Wednesday, April 5, 2023 2:07 PM
To: pzcounter
Subject: FW: Quigley Canyon

Angenie McCleary, MSW
Blaine County Commissioner
Blaine County Old Courthouse
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From: renee catherin <catherinrenee@gmail.com>
Sent: Monday, April 3, 2023 10:34 AM
To: Muffy Davis <mdavis@co.blaine.id.us>; Angenie McCleary <amccleary@co.blaine.id.us>
Subject: [EXTERNAL]Quigley Canyon

Sent from [Mail](#) for Windows



Dear Commissioners Muffy and Angenie,

I ask that you deny the request from the developer to go into private mediation and further more to deny this development that would encroach on the foothills and on Hailey's recreation and wildlife winter habitat.

Decades ago a Boise council woman, Anne Hauswirth, was responsible for withstanding extreme pressure to develop Hulls Gulch; a similar open space to Quigley Canyon. Hulls Gulch was beloved by the little neighborhood called the north end of Boise. Anne Hauswirth led the fight to preserve Hulls Gulch from development decades ago and it is now the backbone of the Ridges to Rivers trail system in Boise. Hulls Gulch DEFINES the QUALITY OF LIFE in the northend of Boise by giving residents a natural, close by place to exercise and socialize, hiking, walking biking and observing wildlife. It has preserved winter range for mule deer and famously provided nesting habitat for great horned owls as well as habitat for many other species. I see that as council women you have shown the leadership and frankly the guts to stand up for what you know is both lawful and for what meets the intentions of the laws and so importantly...what will direct this community toward being a healthy, exceptional place to live with our natural

landscapes integrated into our town and residences.

I believe that you will stand up to fight and prevent the ruination of Quigley Canyon beyond Quigley Farms – if you are unable to accomplish this for us the domino effect will follow...and the nature of our town will change, our ability to meet one another and exercise and be intimately aware of wildlife and to preserve wildlife will be irretrievably diminished..Hailey will move in a different direction.

I have already testified at two hearings regarding this project and I, as well as the majority of citizens speaking at the hearings, gave suggestions how to AVOID paving Quigley Rd, how to maintain the Mountain Overlay boundaries, and how to make the exit thru Quigley Farms but the developer is not responding to this communities concerns or to our ordinances OR TO THE intention of these ordinances

PLEASE deny Quigley Ranch and deny changing the Mountain Overlay and stop this entirely!!!

PLEASE DO NOT ALLOW THIS TO GO TO MEDIATION.

You have a back up, because the P & Z – DENIED approval of the project!
I hope that the seriousness of all the wording in points 1-6, described below, should be reviewed and echoed in your responses for denial.

Please find a way to DENY,
Sincerely, Renee Catherin
221 S 5th Ave, Hailey, ID

"concern that as designed with access off of Quigley Road rather than through Quigley Farm Subdivision that 24 lots will incur more traffic with deliveries etc. reducing safety for recreators." Those safety concerns "stem from the conflict of the amount of recreators and the proposed future nine access points (6 driveways from lots 1-6 and 3 spur roads from the 3 development "pods") onto Quigley Road and the associated traffic."

"The Commission found that the Cul-de-sacs are proposed as permanent and therefore do not comply with standards."

"The Planning and Zoning Commission advocated for one larger contiguous open space to minimize wildlife/residential conflict and provide for a larger tract of unencumbered habitat instead of spaces between building envelopes and avalanche areas."

The application did not meet Desired Outcome B-3 from the County's Comprehensive Master Plan, which is to "Facilitate the development of smaller houses, dwelling units, and lots through zoning and other tools." The Commission found this comprehensive plan goal was not met since a design can provide for smaller lots.