

Allison Kennedy

From: Angenie McCleary
Sent: Tuesday, April 4, 2023 1:18 PM
To: pzcouter
Subject: FW: Please oppose the mediation for the Quigley Ranch development

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From: Kathy Bell <katzinthesun@gmail.com>
Sent: Tuesday, April 4, 2023 11:45 AM
To: Angenie McCleary <amccleary@co.blaine.id.us>; Muffy Davis <mdavis@co.blaine.id.us>
Subject: Please oppose the mediation for the Quigley Ranch development

Commissioners McCleary and Davis-

Please deny the request for mediation by the developer's attorney for Quigley Ranch. This development has so many flaws, as you have heard from the public comment and opposition that has already been voiced. Considering Blaine County P+Z recommended the Commissioners deny the request coupled with the high level of public opposition to the project, it's frustrating to me that these discussions/ negotiations with the developer have gotten to this point. Those of us in the community look at this development as such a disruption to Quigley Canyon, which is a vital part of our recreation area as well as a wildlife migration corridor during the winter months. With the harsh winter conditions we have experienced this year, the Elk and Mule Deer have been regularly wintering down in both Curtis Park and the Sunbeam development so, it is a concern to think that a critical part of their migration area would be crowded out by 5 acre homes that don't support the current housing needs in the Wood River Valley.

Lastly, as you have heard from many others, Quigley Road is one of the few places we can walk our dogs or bike on a somewhat isolated and unpaved road without the concerns of traffic, year round. Let's not allow the developer to take away this valuable resource from the current residents of Hailey. The proposed 5' path on the new Quigley Road is insufficient and quite honestly creates a much different walking/ biking experience than we have now. It's not a suitable replacement at all, in fact, the bare minimum for this type of path is 8-12' to accommodate two- way bike/ pedestrian traffic.

I attended the Blaine County Commissioner meeting on March 1 where it was very clear that the residents of Hailey were not in favor of the project moving forward. Instead of taking on the difficult task of responding to the concerns the residents had voiced, the developers' attorney chose to take the easy way out and request mediation. **A decision that is so contentious and important to the community should not be decided out of the public eye, behind closed doors in private mediation.** I really hope that the concerns of the residents and the concerns voiced for wildlife (we must speak for them) are seriously considered. I strongly urge you to deny the request for mediation and deny the request to allow the development of Quigley Ranch to move forward.

Thank for your time-

