

Robertson & Slette, p.l.l.c.

J. EVAN ROBERTSON
GARY D. SLETTE

Cassie Chapman – Legal Assistant
cchapman@rsidaholaw.com

ATTORNEYS AT LAW

134 Third Avenue East
P.O. BOX 1906
TWIN FALLS, IDAHO 83303-1906
TELEPHONE (208) 933-0700
FAX (208) 933-0701



GARY D. SLETTE
gslette@rsidaholaw.com

J. EVAN ROBERTSON
erobertson@rsidaholaw.com

September 12, 2022

VIA EMAIL

City of Bellevue

Attn: Mayor Kathryn Goldman
P.O. Box 825
Bellevue, ID 83313
kgoldman@bellevueidaho.us

City of Hailey

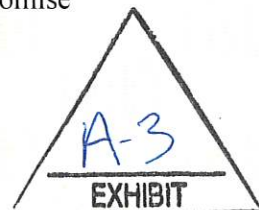
Attn: Mayor Martha Burke
115 Main St. South, Ste. H
Hailey, ID 83333
martha.burke@haileycityhall.org

RE: Area of City Impact

Dear Mayors Goldman & Burke,

As you are aware, we are working with Doug and Skip Oppenheimer (“BC-1 LLC”) regarding the potential development of the property the LLC owns which is generally known as the east side of the Eccles Ranch between your two cities. Since its acquisition earlier this year, there have been a number of informal discussions about how we might proceed with the development of that property given the current status of the Area of City Impact (“ACI”). While specific development plans for the project are clearly in their infancy, the Oppenheims have carefully listened to what your planning staffs have articulated in terms of desirable growth and development for each city. In addition, Mark Davidson of the Blaine County Recreation District (“BCRD”) has helped greatly in formulating goals and objectives of the BCRD, which could benefit the public if incorporated into the future development of this property.

Recognizing the desire of the City of Hailey and the City of Bellevue to work together to address key needs in the Wood River Valley, we would request that each of the cities undertake the concurrent renegotiation of the ACI consistent with the provisions of Idaho Code § 67-6526. We are enclosing an aerial photograph depicting a proposed ACI line between the two cities which we believe is consistent with the suggestions of your planning staffs. Benchmark Engineers has been retained by the Oppenheims to prepare a surveyed legal description of this line for purposes of accurately demarcating the limits of the ACI for each city. Knowing that the agendas for each of the cities and Blaine County are full for some time to come, we wanted to begin this process now with the promise



Monday, September 12, 2022

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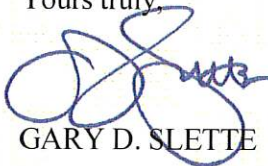
of providing you with the surveyed ACI boundary line to be incorporated into the relevant ordinances for each of the governmental entities. Given the actions that must occur, i.e., submission of the proposed ACI to your Planning and Zoning Commission for a recommendation, we thought it best to begin the process with the commitment to provide you with the final surveyed legal description before any final ordinance is adopted.

I know that we speak for Doug and Skip when we say there is more than a small amount of excitement as it relates to the future development of this property. They believe that having BCRD as an integral component of the development will only add to the concept of a multi-use livable community, and we look forward to working with the cities in moving beyond the conceptual plans that are currently contemplated for the property.

We are excited to be affiliated with the Oppenheimers in this project, and we share the optimism of Doug and Skip that we can implement a development plan that will create a positive benefit for the entire Wood River Valley. On their behalf, we request that the cities engage in a concurrent renegotiation of the ACI as soon as possible in order to reach an agreement on the respective ACI's based on the discussions to date, the cities' and BCRD's joint letter to Blaine County dated April 11, 2022, and the attached plan. To the extent that Comprehensive Plans need to be amended or modified to address the inclusion of these areas, we would request that the cities undertake contemporaneous amendments of such plans as may be necessary to allow the development to proceed without any unnecessary delays. We hope that both cities and the public at large will embrace the opportunities presented by this project, including the role of BCRD.

At such times as hearing dates have been established for each city, please advise us so we can plan to attend and participate in the discussions regarding the ACI renegotiation. If you have any questions or comments, please do not hesitate to contact us.

Yours truly,



GARY D. SLETTE



J. EVAN ROBERTSON

cc. Doug and Skip Oppenheimer
BCRD, Attn: Mark Davidson
Ashley Dyer, City of Bellevue Senior Planner
Lisa Horowitz, City of Hailey, City Administrator
Tom Bergin and Kathy Grotto, Blaine County P&Z

PROJECT
**WOOD RIVER
 COMMUNITY VENTURES**

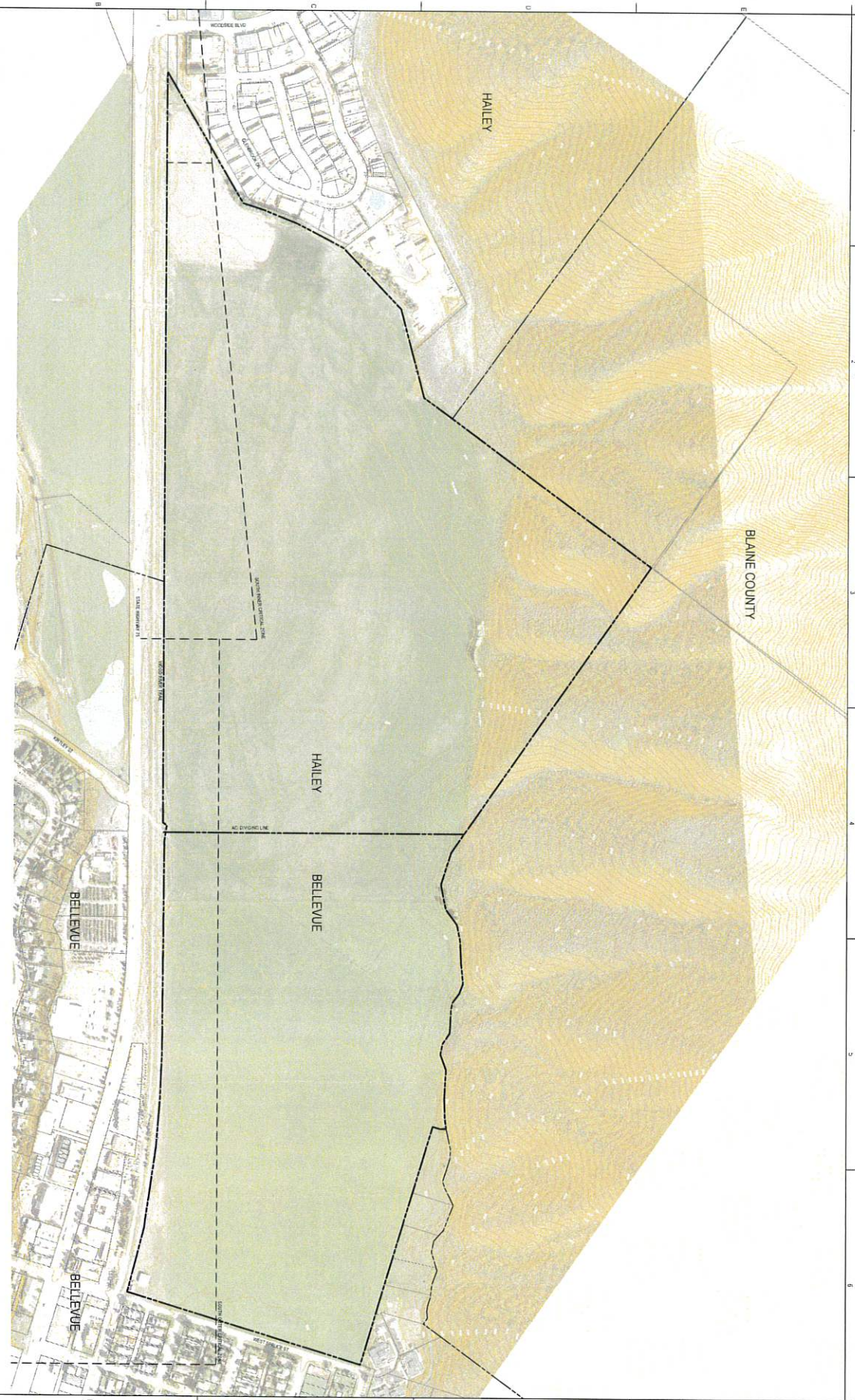
PROJECT MANAGER
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NO.	DATE	DESCRIPTION

PROJECT NO.
20210893.0

DATE
 11/11/2021

SHEET NO.
 1



1 SITE PLAN
 SCALE 1:200

**EXHIBIT
 A**

GGLO is not responsible for the accuracy of the information provided on this drawing.

