

**SOUTH CENTRAL  
SUPERVISORY AREA**  
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**GEORGE B. BACON, DIRECTOR**  
EQUAL OPPORTUNITY EMPLOYER

**STATE BOARD OF LAND COMMISSIONERS**  
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*Donna M. Jones, State Controller*  
*Tom Luna, Sup't of Public Instruction*

August 29, 2011

Beth Robrahn, Planning Director  
Email: [beth.robrahn@haileycityhall.org](mailto:beth.robrahn@haileycityhall.org) and [Bart.bingham@haileycityhall.org](mailto:Bart.bingham@haileycityhall.org)  
City of Hailey Planning Department  
115 Main Street South, Suite H  
Hailey, ID 83333

**RE: Quigley Green Owners, LLC – Quigley Canyon annexation  
Modifications to the annexation application  
Sections 1, 2, 3, 10 and 11 T2N R18E BM**

**RECEIVED**  
AUG 29 2011  
**CITY OF HAILEY**

Dear Ms. Robrahn:

Thank you for the opportunity to review and comment on Quigley Green Owners, LLC's application for modifications to the proposed Quigley Canyon annexation.

As you may know, Idaho Department of Lands' (IDL) mission is to manage State Endowment Trust Lands (State Trust Lands) in a manner that will maximize long-term financial returns to the Beneficiary Institutions. The IDL mission is a constitutional mandate and is overseen by the State Board of Land Commissioners. State Trust Lands are not managed for the public at large and should not be referred to as "public lands" or "open space," either specifically or in a generic sense. These are working lands producing revenue for the Beneficiary Institutions.

IDL has reviewed the public hearing notice dated August 12, 2011 provided by the City of Hailey for the Quigley Canyon Ranch annexation modification and identified areas of concern where potential conflict with the IDL mission may occur. State Trust Land abuts this development and there are other State Trust Lands in close proximity. As defined above State Trust Land is not open space nor available for unapproved recreational activities. These lands have approved activities upon them which are generating revenue for the beneficiaries.

If the City of Hailey's City Council approves the modifications to the Quigley Canyon Ranch annexation application, the IDL requests the following conditions be included in that approval:

1. All common boundaries of Quigley Canyon Ranch Subdivision abutting State Trust Lands shall be clearly marked to avoid the potential for encroachment prior to final plat approval. The applicant shall coordinate solutions with the IDL South Central Area Manager.
2. Applicant is required to consult with the IDL South Central Area Manager regarding opportunities of creating access to State Trust Lands.
3. All plats associated with the Quigley Canyon Ranch development shall include the following disclosure statements:
  - *State Trust Lands abutting this development are not public lands nor open space, but are working lands creating revenue for the Beneficiary Institutions as per Idaho Constitution.*
  - *A lease or land use permit is required for any activity proposed on State Trust Lands.*
  - *State Trust Lands abutting this development may be sold or exchanged, or the use of the land may change.*

Thank you again for the opportunity to review and comment on this application. Please contact me at (208) 324-2561 if you have questions or need more information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy C. Duffner', with a long horizontal flourish extending to the right.

TIMOTHY C. DUFFNER  
Area Manager

cc: Kate Langford, Strategic Business Analyst – Planning  
Julianne Shaw, Assistant Planner