From:	Scott Phillips
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Cc:	Beth Robrahn; Rick Davis; Carol Brown; Don Keirn; Fritz Haemmerle; Martha Burke; Scott Phillips
Subject:	QUIGLEY CANYON under discussion at Mon, Nov 7 Hailey P and Z Commission Meeting
Date:	Saturday, November 05, 2011 10:17:28 AM

TO: Hailey Planning and Zoning Commission Members Geoffrey Moore, Mark Johnstone, Owen Scanlon, Mike Pogue, and Janet Fugate. Saturday, Nov 5, 2011

Dear Commission Members:

Since Quigley Canyon Annexation will again be under discussion at your scheduled Monday evening meeting on Nov 7th kindly allow me to express some deeply held concerns. These specific concerns are widely shared by my deeply concerned neighbors in East Hailey and throughout the larger city. You are familiar with the logic I will present here, and your forbearance is appreciated.

Annexation of Quigley Canyon with a mammoth development of up to 444 homes makes <u>no social, environmental, or economic sense</u>. To be blunt, it would have a high probability of being a mega-disaster greater by orders of magnitude than the recent Sweetwater and Cutter's collapses, legal entanglements, and bankruptcies. These tragic failures have needlessly cost Hailey taxpayers hundreds of thousands of scarce and precious dollars. Hailey City was forced to grapple with (and pay for with taxpayer $$) legal issues that could and should have been entirely avoided.

The core issues regarding Quigley are <u>traffic, lack of water, the sour economy, and</u> <u>wildlife impacts</u>. The traffic on East Hailey residential streets is already horrible. Accelerated construction traffic over a couple decades would at least <u>double</u> the traffic volumes. The resulting traffic impacts would be <u>untenable</u>. No amount of round-a-bouts or other technical band-aids would ameliorate the traffic crunch. Over the last couple years local PhD hydrologist Wendy Pabich has submitted volumes of highly professional technical input to City Government stressing that

the touted water simply is not there. There will NOT be the "wet water" to match the inflated estimates on paper.

I also emphasize that the proposed future golf course (a key component of the selling points for the developer) and nordic ski trails are located in the area ABOVE Quigley Pond which is obviously crucial wildlife habitat. Clearly it is time to call a big "time out" giving IDFG biologists and the public adequate time to analyze the maps on this major wildlife conundrum.

The dismal economy would likely doom a massive new (and unneeded) land development/subdivsion to economic failure. Home foreclosures are way UP in Blaine County. The handwriting is on the wall for all who would see. No one knows when and if the economy will rebound. What I do know is that the boom and bust days of "build it and they will come" are over!

In the meantime it would be prudent for the P and Z Commission, the City Council, the Mayor and city government to be absolutely cautious and circumspect. All these cumulative factors inexorably lead to the inescapable conclusion that major new annexations are extremely unwise and manifestly unwarranted at this most uncertain period of our national and local economy.

The challenge for Hailey City government in the immediate future is clearly to live within its fiscal means, focus on what is already on their plate, and tighten their belt. The down-sized city budget and over-burdened personnel can barely cope with their current obligations. All indicators clearly point to the absolute necessity of a conservative, careful, and common sense approach. There is simply no way Hailey City can even begin to cope with a huge new development.

I again strongly point out that the City should focus growth and development efforts on the <u>infill</u> <u>lots</u> already within City of Hailey boundaries. My understanding is that there are <u>800</u> or more platted infill lots suitable and ready for building. The local building industry can still find plenty of opportunity and work. Unnecessarily tearing up the last major intact side canyon which is far removed (up to 3 miles) from existing City services of water and sewer, police, fire, and snow removal

would be far outside the bounds of responsible fiscal and environmental management. Approval of the Quigley annexation at this time would be abject folly and an irreversible and regrettable major mistake. Smart down-sized planning and scrupulous fiscal execution must be the new guideline for Hailey city government.

I understand that the P and Z Commission makes recommendations to the City Council. The City Council then makes decisions. It is impossible to overstate how vitally important the Quigley issue is to the present and future liveability and quality of life for our fair city. We have arrived at a critical crossroads, and must take the intelligent path. I urge in the strongest possible terms that the P and Z Commission recommend DENIAL of the current Quigley Development Plan to the City Council. I thank you for listening and for your service to our community. Please incorporate this letter into the official public record on this matter.

Respectfully submitted,

SCOTT H. PHILLIPS
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(17 year East Hailey resident)

CC: Thirty concerned Hailey citizens
Beth Robrahn, Hailey City Planner
Hailey Mayor Rick Davis
City Council members Fritz Haemmerle, Don Keirn, Carol Brown, and Martha Burke