From:	greg travelstead
To:	Beth Robrahn; Don Keirn; Carol Brown; Martha Burke; Fritz Haemmerle; Rick Davis
Subject:	Written Public Comment re: Quigley Annexation
Date:	Wednesday, August 24, 2011 10:40:29 AM
Attachments:	Quigley Public Comment 8.24.11.pdf

Dear Beth & City Council Members,

RE: Quigley Green LLC Annexation Proposal

Please reject this application for the following reasons:

1. Annexation is a privilege, not a right. This proposal does not provide adequate (or any?) benefits to the citizens of Hailey to offset the perpetual cost of providing community services and the stress and inconvenience of dealing with traffic impacts that cannot really be mitigated. As compared to the original proposal, removing the golf course amenity and increasing the density makes it less palatable to the public, not more! The annexation was clearly (according to the large majority of written and oral comments in public meetings) not acceptable to the citizenry in its original form and is now less so.

2. The private meetings between the developer and the City staff which lead to the changes from the first version to this were opaque, and quite possibly in violation of LLUPA. If you wish to fully consider this essentially new application, it should receive a P&Z review and recommendation.

3. You are the guardians of our health, safety and welfare. It is entirely predictable that expanding the supply of vacant lots in our community (at a time that the local real estate market is collapsing and there are hundreds of vacant lots already), will further depress our land values (and thus the City's property tax base). There is no credible forecast for increased demand in the foreseeable years to come, so by the laws of economics, annexing land and creating lots can only serve to lower prices. The City might gain more taxable acreage, but its overall tax base cannot increase unless and until demand for property resumes. **In the face of flat or shrinking demand, you are playing a zero-sum game with our assets**. The losers are the current landowners of Hailey; the City of Hailey comes out financially neutral or worse; and the developer wins. Please don't be persuaded by "developer speak" or by threats to curtail Nordic skiing.

4. The most recent annexations (Sweetwater & Cutters) have been learning opportunities for the City. If you decide to proceed with this, please insist that any annexation fees be paid 100% in advance. That, I assure you, will send the applicant back to the county, where

his development proposal should really be in the first place!

I have attached a .pdf version of this letter to this email. Please enter it into the public record. Thank you for your service. Best wishes,

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