

Dear neighbor,

It has been awhile since we've had an update for you on the status of the project between Bullion St and Walnut Street. This letter is intended to give you an update and description of what's been happening since the property was first acquired by the Wood River Land Trust (WRLT). We also want to invite you in for more discussion or to ask questions before the next public meetings. Please feel free to reach out to me to schedule a time to talk in person or on the phone: 208-788-3947, or info@woodriverlandtrust.org.

Background

The 15-acre parcel of land on the east side of the river between Bullion Street and the Bow Bridge (formerly known as "the old Board Ranch" or the "Caplow property") had been one of WRLT's acquisition priorities for a long time, because the property included an unofficial trail providing access along the river from Bullion Street to the Hailey Greenway. In December 2021, a donor made a restricted gift that allowed WRLT to purchase the property under specific conditions that the disturbed portion of the property (the old sawmill site on the north half of the property) would be made available for community workforce housing, and the remainder of the property would be incorporated into the Hailey Greenway.

Why community workforce housing on this site?

The donor cared very much about conservation of open spaces *and* about the challenges that our local workforce faces with housing affordability. The donor wanted to protect our natural resources while smartly growing housing options for our local workforce. Smartly growing housing options includes placing new development as close as possible to utility infrastructure, city services, and pedestrian access to downtown cores. The disturbed portion of this site is more ideal for housing than parcels further out canyons, etc., because it is directly adjacent to city services like water and sewer infrastructure, and closer to bus routes, schools, grocery stores, and other businesses.

What are the intentions in terms of protecting resources on-site?

Early on, WRLT set certain sideboards for the development with the goal of protecting resources on-site. These included:

- Keep the development as close to existing infrastructure as possible;
- Avoid wetlands to the greatest extent possible;
- Locate buildings outside of the floodplain;
- Protect riparian habitat and public access to Draper Preserve by setting development at least 100 feet from the river and preserving access routes.

A wetlands delineation was conducted, identifying wetlands along the tailrace slough that runs between the developable area and the homes to the east. In the absence of final updated FEMA maps, there were also extensive on-the-ground surveys conducted to run the updated FEMA floodplain model for the site to determine a building envelope that would remain outside of the 100-year floodplain, even with the updated model.

Initially, it was estimated that approximately 8 acres of the 15-acre parcel would be retained by WRLT. In light of these additional studies, now over 10 acres of the 15-acre parcel will be retained for inclusion in Draper Preserve.

What did we hear from the community during early outreach?

In 2022, we held a number of listening sessions and individual meetings with neighbors. The input we received has been summarized here:

- Protect the wetlands and tailrace slough
- A preference for single family homes, not apartment buildings
- The pocket neighborhood concept, with smaller units, was preferable
- Homeownership model would be ideal
- Preserve access for the China Gardens neighborhood to river
- Work force housing, not low income housing (preference for “the missing middle”)
- Avoid connecting the road through Walnut Street

Where are we now in the process?

We have found a non-profit housing partner (LEAP Housing) that is willing to work within the constraints of the site and the original intent while working to incorporate as many of the neighborhood’s concerns as possible. They are an experienced builder that provides creative workforce housing solutions in multiple counties throughout the state serving all income levels. They have agreed to work within these guidelines:

- Their design will maintain the tailrace slough, avoid wetlands, and will not have homes within the 100-year floodplain.
- Their expected design is intended to incorporate a pocket neighborhood concept, with smaller cottage-like detached units (not apartment buildings). There may be a few attached duplexes depending on the final design, but the design will primarily involve detached homes.
- The model will be designed for homeownership.
- There will be a public trail that provides access for the China Gardens neighborhood to the river.
- The homes will be 100% deed restricted for local workforce housing, intended to house the missing middle.

The only item the neighbors desired which was out of our control was the through road connection of Sawmill Drive between Bullion Street and Walnut Street. Both the Fire Department and the City of Hailey staff determined a through street is required for the public health, safety, and welfare when the property is developed.

The proposed number of units represented on the enclosed zoning exhibit was determined by both the General Residential allowable density and the neighbor-requested design aesthetic for the area. The proposed unit count allows for smaller homes with a pocket neighborhood feel. LEAP will provide the specifics of the housing units’ layout and design at a later date, as they prepare to submit a Planned Unit Development Application. For now, WRLT is submitting the applications needed to separate the developable area from the area WRLT that will retain and add to the preserve.

Upcoming public processes

WRLT’s Annexation Application and Large Block Preliminary Plat Applications

WRLT will be submitting a Letter of Intent to Annex the parcel into the City of Hailey. This will alert the City Council to our upcoming Annexation Application for the 15-acre parcel. Schedule allowing, we are planning for this item to be heard at the February 23, 2026 Hailey City Council meeting. You should receive official notice of the meeting date and time from the City.

Then, WRLT will prepare and eventually submit an Annexation Application and Large Block Plat Preliminary Plat Application. The goal of the Large Block Preliminary Plat is to separate the area to be made available for workforce housing development, and the parcel that will remain with WRLT as part of the preserve. Once the lot is annexed and split, WRLT will gift the area intended for workforce housing to LEAP. Going forward, LEAP will apply for entitlements to develop the community workforce housing in accordance with the guidelines outlined earlier in this letter.

The Annexation process will involve multiple Planning & Zoning Commission hearings as well as multiple City Council hearings, with opportunity for public comment. City staff have estimated the Annexation process may last 6-8 months. Agendas for P&Z and City Council meetings can be found at <https://haileycityhall.org/public-meetings/>.

I also want to extend the invitation to schedule time to talk with us individually and ahead of these public meetings if you'd like to ask questions or would like to provide input ahead of those hearings.

LEAP's Planned Unit Development Application

Upon approval of the Annexation and Large Block Preliminary Plat, WRLT will convey the developable portion to LEAP, and LEAP will move forward with applications related to the workforce housing component. These will likely include applications for a Planned Unit Development, Preliminary Plat (for the townhouse or cottage sublots), Design Review and Final Plat. All of these applications will be heard publicly before Hailey's Planning & Zoning Commission and City Council. As a reminder, LEAP has agreed to the guidelines mentioned above. So, the workforce housing plans that you will see with future applications will reflect the guidelines responding to the intent of the original gift and community feedback.

As a neighbor within 300 feet of the property, the City will send you notices for application hearings in the mail (unless the hearing is continued on the record within 30 days).

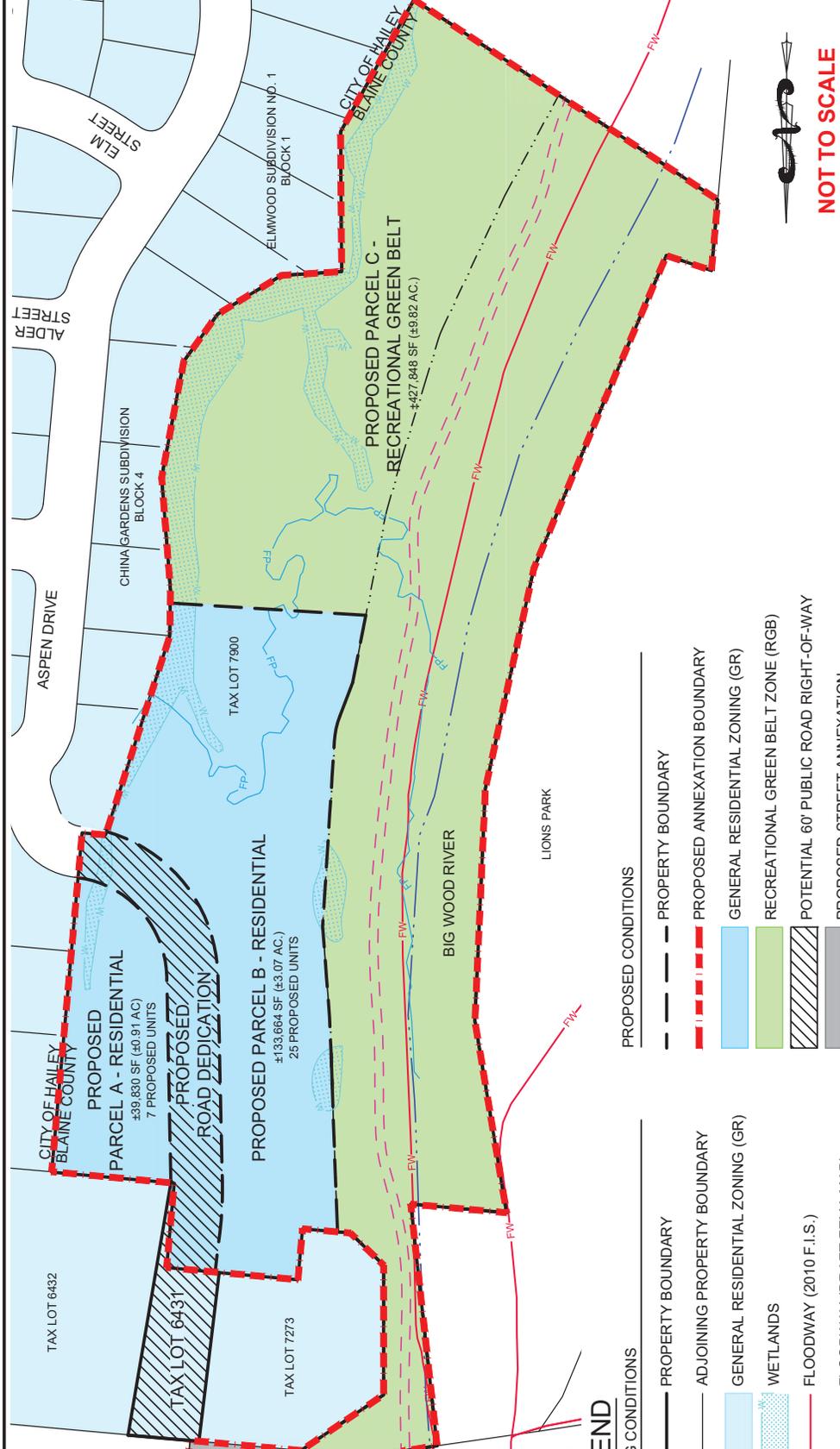
Getting together

We'll be holding **open office hours** for people to drop by with questions on **Thursday, Feb 5th from 11am-6:30pm, and Friday, Feb 6th from 1pm-6:30pm**. Please feel free to drop by our office during those times and I will make myself available. If those times don't work and you'd like to schedule another time to talk, please email us at info@woodriverlandtrust.org, or call our office at 208-788-3947. If I'm not immediately available, Erin at our front desk has access to my schedule and can find a time that works for you.

Sincerely,



Amy Trujillo
Executive Director



ZONING ANALYSIS EXHIBIT

PROPOSED PARCEL A - RESIDENTIAL
 ±39,830 SF (±0.91 AC)
 7 PROPOSED UNITS

PROPOSED ROAD DEDICATION

PROPOSED PARCEL B - RESIDENTIAL
 ±133,664 SF (±3.07 AC.)
 25 PROPOSED UNITS

PROPOSED PARCEL C - RECREATIONAL GREEN BELT
 ±427,848 SF (±9.82 AC.)

TAX LOT 6432

TAX LOT 6431

TAX LOT 7273

TAX LOT 7900

CHINA GARDENS SUBDIVISION BLOCK 4

ELMWOOD SUBDIVISION NO. 1 BLOCK 1

ASPEN DRIVE

BULLION STREET

ALDER STREET

ELM STREET

GROY CREEK ROAD

BIG WOOD RIVER

LIONS PARK

CITY OF HAILEY
 BLAINE COUNTY

CITY OF HAILEY
 BLAINE COUNTY

PROPERTY BOUNDARY

ADJOINING PROPERTY BOUNDARY

GENERAL RESIDENTIAL ZONING (GR)

WETLANDS

FLOODWAY (2010 F.I.S.)

FLOODWAY (DRAFT FEMA MAP)

FLOODPLAIN (DRAFT FEMA MAP)

100' RIPARIAN SETBACK

TRAIL / PATHWAY

PROPERTY BOUNDARY

PROPOSED ANNEXATION BOUNDARY

GENERAL RESIDENTIAL ZONING (GR)

RECREATIONAL GREEN BELT ZONE (RGB)

POTENTIAL 60' PUBLIC ROAD RIGHT-OF-WAY

PROPOSED STREET ANNEXATION

PROPERTY BOUNDARY

PROPOSED ANNEXATION BOUNDARY

GENERAL RESIDENTIAL ZONING (GR)

RECREATIONAL GREEN BELT ZONE (RGB)

POTENTIAL 60' PUBLIC ROAD RIGHT-OF-WAY

PROPOSED STREET ANNEXATION

PROPOSED CONDITIONS

EXISTING CONDITIONS

NOT TO SCALE

DENSITY SUMMARY

ALLOWABLE DENSITY = 10 UNITS / AC
 ALLOWABLE DENSITY (DENSITY BONUS) = 14 UNITS / AC
 PROPOSED GR AREA = 4.74 AC
 ALLOWABLE UNITS (GR MINUS ROAD) = 39

PARK SUMMARY

REQUIRED PARK AREA (16.04.110A) = 0.0277 AC PER UNIT
 REQUIRED PARK AREA (32 UNITS) = 0.89 AC
 PROVIDED RGB ZONED LAND = 9.82 AC
 PROVIDED RGB ZONED LAND OVER REQUIREMENT = 8.93 AC

*PER 17.05.040, FOOTNOTE 23: 40% ALLOWABLE DENSITY BONUS WITH 1 TYPE B ACCESSIBLE UNIT AND 1-2 DEED RESTRICTED COTTAGE UNITS OR 2-4 DEED RESTRICTED DETACHED TOWNHOME UNITS (RESTRICTED UNITS EQUAL TO AT LEAST ONE MARKET RATE UNIT)

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**