

Please accept these comments on behalf of Project Big Wood and our broader community of supporters and stakeholders. Project Big Wood’s goal is to revitalize the Big Wood River—restoring the heart of our valley as a sustainable ecosystem and thriving fishery.

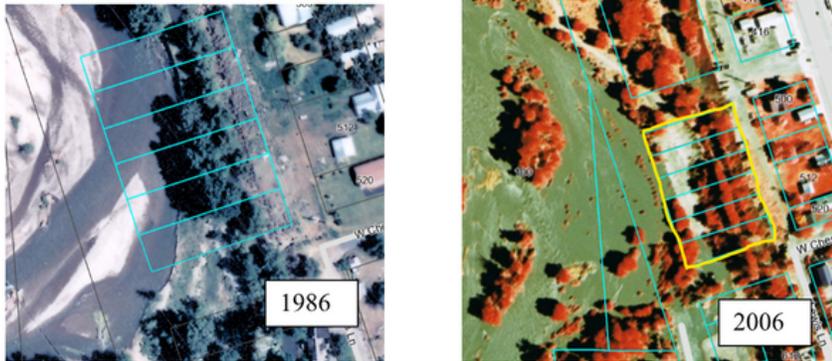
According to the staff report:
The applicant is requesting to reconfigure the existing six (6) parcels located on the subject property into three (3) parcels.

- The proposed parcel identified as Lot 1A is 23,960 square feet, with an identified building envelope of approximately 2,000 square feet.
- The proposed parcel identified as Lot 2A is 17,790 square feet. No building envelope is identified on this parcel.
- The proposed parcel identified as Lot 3A is 18,017 square feet. No building envelope is identified on this parcel.

Project Big Wood supports public access and the creation of open space along the river. We commend the applicants for their intent to transfer Lot 1A to the Wood River Land Trust. That said, we would like to raise the following questions and concerns.

1. Why would the applicant create a buildable area (building envelope) on proposed Lot 1A if the intention is to transfer the property to the WRLT?

The location has flooded on countless occasions, including 1986 (6 lots highlighted in turquoise) and 2006 (6 lots highlighted in yellow) below:



2. The project conflicts with the following “Lot” Criteria. §11-4-6: Lots: B. . . . shall minimize adverse impact upon environment, watercourses, and topographical features.

The creation of a singular lot with an identified buildable area adjacent to the Big Wood River will no doubt have detrimental impacts on the environment and watercourse. Land Use development (fertilizers, leaks, spills, removal of vegetation, use of chemicals and chemically treated wood for decks, posts or fencing, etc.) will impact water quality and the adjacent ecosystem in this reach of the river. It has been proven that cumulative impacts from development along the river corridor result in adverse impacts to our river, the fishery, water

quality, water quantity and overall health of our floodplain and riparian habitats. Further, the creation of a buildable area in this location will put a strain on city and emergency services. There is no safe and secure access to Lot 1A as evident from historic and most recently, 2017, flooding of Riverside Drive.

3. The lot reconfiguration and creation of a buildable area near the streambank of the Big Wood River conflicts with the following Actions outlined in Bellevue’s Comprehensive Plan.

According to the Big Wood River Atlas, the area proposed within Lot 1A lies within the channel migration corridor of the river. Meaning, the river channel once occupied this land. Refer to comp plan citation below and aerial imagery above.

Chapter 6 – Natural Resources – Objective 2:

Ensure that developments are designed to minimize impacts to wildlife habitat and river function along the Big Wood River.

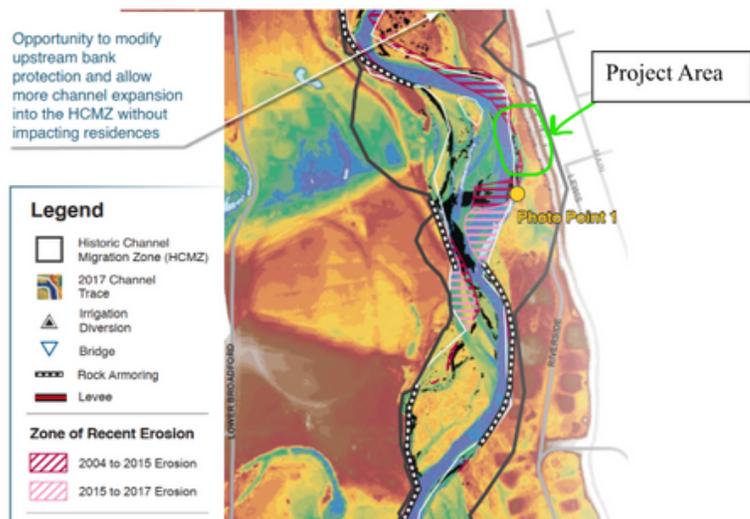
Actions

1. Allow the natural meander of the Big Wood River and reinforce its banks only where necessary to protect existing infrastructure.
2. Stabilize river and stream banks with native riparian vegetation; rehabilitate existing vegetation within the 100-foot riparian non-disturbance area.

{ . . . }

6. Work with developers to ensure east/west migration corridors are preserved across the valley.

Big Wood River Atlas (Cardno 2020)



*Project Big Wood **cannot** support this application as it appears to perpetuate the adverse impacts of development in close proximity to the Big Wood River. We encourage the Council to reconsider approving this proposal. We believe a compromise may be possible that will not impact the river and its floodplain at this location while still meeting the goals of the Meyers family.*

With Gratitude,

Amanda Bauman and the team at Project Big Wood

Executive Director

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