

From: [Lisa Horowitz](#)
To: [Heidi Husbands](#); [Juan Martinez](#); [Sam Linnet](#); [Kaz Thea](#); [Martha Burke](#)
Cc: [Heather Dawson](#); [Mary Cone](#); [Christopher Simms](#); [Jessica Parker](#)
Subject: FW: Fw: Re: Fwd: Sunbeam Subdivision Meeting
Date: Monday, May 18, 2020 3:30:57 PM

Public comment.

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 2013
CELL: 727-7097

From: Martha Burke <burkefamily203@cox.net>
Sent: Monday, May 18, 2020 3:27 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Fwd: Fw: Re: Fwd: Sunbeam Subdivision Meeting

I have not responded, but I think this needs to be in the record.

----- Original Message -----

From: Billy Hughes <wilfrahug@cox.net>
To: "heidi.husbands@haileycityhall.org" <heidi.husbands@haileycityhall.org>, "burkefamily203@cox.net" <burkefamily203@cox.net>
Date: May 18, 2020 at 4:28 PM
Subject: Fw: Re: Fwd: Sunbeam Subdivision Meeting

This exchange with a friend having a millennial daughter reveals just the extent to which young people are being played/exploited/used by snake-oil salesmen in the real estate industry to sell another *unexamined* disaster.

My response to the shared letter below:

This is just another example of how shallow, ignorant, and self-serving (realtor) the people supporting this are, and how superficial or mostly absent any substantive analysis or critical thought on *all* the associated issues. Many are young and full of themselves. Free health care, free education, cheap housing in an expensive market, all unfunded fantasies while this country will be sinking into a massive Depression, complete, irrational insanity.

The issue the city should be focused on right now is *money*, not this Sunbeam PUD...there's **one** letter.

The focus on water conservation is an intentionally engineered *deception*, because I believe that Ed Dumke has separated the senior right from the property...we shall see, if at least one council member pulls their head out of their ear end and asks the city attorney to make this determination. There is letter **two** with a critical question you should ask. Insist they investigate that senior water right. No one has any idea where we sit with regards to water. We probably don't have adequate rights for existing residential density already approved, particularly in the event of a call.

Without real meetings they must put this to the side. ZOOM is BS and inadequate for comprehensive review... letter **three** that needs to be sent, pronto.

There, **3** important letter topics, times five citizens, equals fifteen email comments to slow this train wreck down.

All anyone ever does is whine, and then complain about the outcomes, which were predetermined with Fritz. With a new Mayor and council there is a *chance* they may listen. You and others need simply to send a couple of dozen brief emails, but I get it that is far too great of a demand on everyone's *precious* time. Really?! I have way too much time right now as my attachments reveal.

Sorry, but these young people know *nothing*, have no experience, their opinions entirely uninformed. BS sunshine, rainbows, butterflies, and puppies nonsense, and the Mayor and council should have enough sense to recognize this reality.

Below from a friend whose name I removed to protect the innocent!

Here is a letter that was sent to a friend of my daughter-in-law's friend. She sent it to #####, who then sent it on to me. It is from a realtor, of course:)

----- Forwarded message -----

From: **Kasey Atkinson** <kaseyatkinsonsv@gmail.com>

Date: Mon, May 18, 2020 at 11:22 AM

Subject: Sunbeam Subdivision Meeting

To: Erika Daly <erikasdaly@gmail.com>

Hey Erika,

I know you are slammed with work, but I wanted to share that the City of Hailey is reviewing a PUD application for Sunbeam Subdivision, tomorrow at 5pm. It is a virtual meeting.

It is really important that we spread the word for young people to listen in and provide input. We are the future of the valley and this development is to our benefit for environmentally-conscious, water-wise, and green space oriented, balanced housing.

Here are the details of to attend:

<https://haileycityhall.org/cityCouncil/agenda/051920%20City%20Council%20Agenda.pdf>

Here is a quick snapshot of the project:

Slated for construction on an agricultural field between

Myrtle Street and Quigley Drive, the 54-acre, mixed single-family and townhome neighborhood would accommodate a variety of lot sizes. The development will donate 9.14 acres of parkland to the City of Hailey, which will be combined with the existing Curtis Park for a total of 11.6 acres (the largest green space park in the city!). The new park will have parking, natural materials play area, a multi-use turf area, and extensive contours for activities such as sledding. A 10-foot-wide paved bike path will run through the park and much of the neighborhood, providing riders with connections to Old Cutters subdivision to the west and Curtis Park to the south.

Most lots in the subdivision will be oriented for solar access. There will be a requirement in the CC&Rs that all homes be built with conduit to pre-wire for solar panels. Sunbeam is proposing the most restrictive irrigation standards in the City of Hailey! It has put immense focus on water conservation, drought tolerant plantings, and native/xeriscape landscaping.

I'd love for you to share this with anyone you feel would benefit.

If you have any questions about the development, please let me know!

Thank you,

Kasey Atkinson
Berkshire Hathaway HomeServices
Sun Valley Properties
(208) 721-1744

From: [Lisa Horowitz](#)
To: [Martha Burke](#); [Sam Linnet](#); [Kaz Thea](#); [Juan Martinez](#); [Heidi Husbands](#)
Cc: [Heather Dawson](#); [Jessica Parker](#); [Mary Cone](#); [Christopher Simms](#)
Subject: FW: sunbeam development
Date: Monday, May 18, 2020 3:20:59 PM

Public comment

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
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From: Justin Mason <justin.mason@gmail.com>
Sent: Monday, May 18, 2020 12:24 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Cc: Kaz Thea <kaz.thea@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; sam.linnett@haileycityhall.org; Juan Martinez <juan.martinez@haileycityhall.org>; Danielle Mason <danielletmason@gmail.com>
Subject: sunbeam development

Hi Lisa,

Writing to you in regards to the Sunbeam development. My wife and I own a home on Mother Lode Loop (531) in the Curtis Subdivision.

I wanted to share our support for the thoughtful development that Dumke and his team have proposed right around the corner from our house. The concept seems to blend many benefits to the community, the surrounding neighborhoods, and the city at large.

In talking with our neighbors it is clear that folks in Curtis are hoping for a low density development to take place. While our neighbors can speak for themselves, my wife and I are in favor of new families being added to our community. At the same time we appreciate the development being inline with the established/surrounding neighborhoods and keeping traffic to a minimum.

The large park that is proposed for sunbeam would be a fantastic addition to our community. The thoughtfulness of reducing water needs and ability to adjust the design to the needs of the people utilizing the park is really incredible.

Normally we are very suspicious of developers, particularly ones that are from out of the area. Our concern stems from folks looking to make a quick buck and not being involved in our community for the long haul. The Dumke family have proven themselves as a positive group. Not only do they and their families/relatives live here full time in Hailey, Ketchum and Sun Valley, but they are generous contributors to our numerous non-profit organizations, schools, community facilities and events.

Most importantly though, they are developers in good standing with positive track record in our valley.

It is our suggestion that we (the City of Hailey) support the Dumke/Sunbeam development effort as proposed.

Thank you,
Danielle & Justin Mason
M: 208-720-7354