

From: [Lisa Horowitz](#)
To: [Martha Burke](#); [Sam Linnet](#); [Juan Martinez](#); [Heidi Husbands](#); [Kaz Thea](#)
Cc: [Heather Dawson](#); [Mary Cone](#); [Christopher Simms](#); [Jessica Parker](#)
Subject: FW: Sunbeam Public Comment
Date: Tuesday, May 19, 2020 2:04:51 PM

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

From: John Sofro <johnalanpartners@gmail.com>
Sent: Tuesday, May 19, 2020 12:25 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject:

Good Afternoon Lisa,

Hope this finds you well. We wanted to take this opportunity in advance of today's city council meeting to express our support for the Sunbeam PUD submittal. We have been following the process through both P&Z and City Council and are hoping the project will get the support of the city. Ed Dumke and the team he's put together have clearly shown a willingness to work with the city and accommodate requested changes where feasible. We believe this project checks all of the boxes, i.e. environmentally-friendly design and systems, open space, recreational opportunities, affordability, walkability and opportunity for home ownership at a time when our valley's inventory of available properties of any type are at an all time low.

In times as uncertain as these we applaud Mr Dumke for his willingness to take the financial risk to move this project forward. We believe that the Sunbeam PUD, if approved, will set the standard for future development and undoubtedly be a project that the city and citizens of Hailey can be proud of.

We would appreciate your sharing this with the council.

Sincerely,

John Sofro, Pam Rheinschild, Derek Svennungsen, Kasey Atkinson

--

John Sofro
Broker/Owner

Berkshire Hathaway HomeServices

Sun Valley Properties

Mobile: (208) 720-5776

Office: (208) 726-3411

Fax: (208) 726-0454

<https://johnsofro.bhssunvalley.com/>

From: [Lisa Horowitz](#)
To: [Martha Burke](#); [Sam Linnet](#); [Kaz Thea](#); [Heidi Husbands](#); [Juan Martinez](#)
Cc: [Mary Cone](#); [Jessica Parker](#); [Heather Dawson](#); [Christopher Simms](#)
Subject: FW: Public comment re.: Proposed Sunbeam Subdivision
Date: Tuesday, May 19, 2020 3:08:18 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: James Hopkins <hoppjim@gmail.com>
Sent: Tuesday, May 19, 2020 3:06 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Fwd: Public comment re.: Proposed Sunbeam Subdivision

Begin forwarded message:

From: p hopkins <PFH3of6@hotmail.com>
Subject: Public comment re.: Proposed Sunbeam Subdivision
Date: May 19, 2020 at 3:00:40 PM MDT
To: jim <hoppjim@gmail.com>

Lisa Horowitz
Community Development Director, City of Hailey
115 S. Main St., Hailey, ID 83333

May 19, 2020

Dear Lisa,

This is public comment for tonight's meeting, May 19, 2020. Will you please forward it to Mayor Burke and the City Council members, and perhaps include it in their packets?

As property owners in Old Cutters, we are writing in regard to the proposed easement across the northern edge of Lot 1A, Block 1, Marvin Gardens, between Sunbeam and the toe-of-the-hill trail above the High Ditch Canal, Condition for approval, #11, “Staff Report – May 19, 2020”:

1. The toe-of-the-hill trail now dead-ends at that private Marvin Gardens property. If the city creates a new easement to that end of the trail, it will be routing any users into a **red avalanche zone**, surely not a wise idea.
2. We urge the city to use the property it already owns, at the northeast corner of Myrtle and Grays Starlight, to improve/develop a trail up to and across the canal, to access the toe-of-the-hill trail. There is ample space here to easily create a comfortable access without having to cross private property. Beginning or ending a trek at this spot, rather than at the dead end, eliminates only a very short portion of the trail.
3. Wherever an easement is created, parking becomes a considerable problem! There already exist within Old Cutters three access points to the trails above. The only public parking is at Old Cutters Park, and that parking space is very limited.

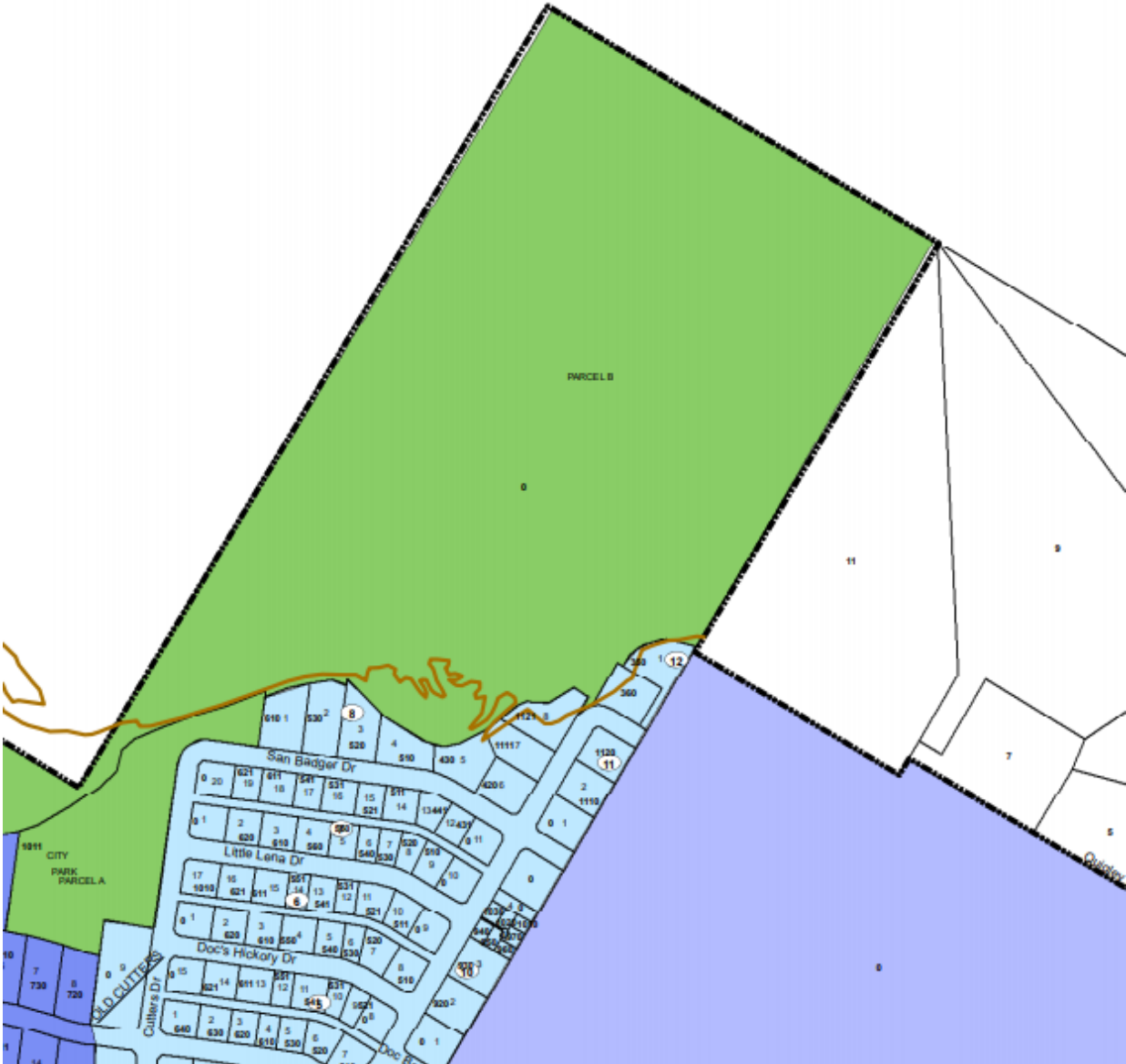
Thank you for your consideration.

Sincerely,

Jim and Penny Hopkins

From: [Lisa Horowitz](#)
To: [Martha Burke](#); [Sam Linnet](#); [Kaz Thea](#); [Heidi Husbands](#); [Juan Martinez](#)
Cc: [Mary Cone](#); [Jessica Parker](#); [Heather Dawson](#); [Christopher Simms](#)
Subject: RE: Public comment re.: Proposed Sunbeam Subdivision-Avalanche Zone
Date: Tuesday, May 19, 2020 3:15:23 PM
Attachments: [image001.png](#)

Please see the map below. The Avalanche boundary is the squiggly brown line, the Sunbeam Subdivision is the purple area. The new trail easement would be on Lot 11: we would be just outside of the Avalanche zone.



Lisa Horowitz
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CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 2013

CELL: 727-7097

From: Lisa Horowitz

Sent: Tuesday, May 19, 2020 3:08 PM

To: Martha Burke <martha.burke@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>

Cc: Mary Cone <mary.cone@haileycityhall.org>; Jessica Parker <jessica.parker@haileycityhall.org>; Heather Dawson <heather.dawson@haileycityhall.org>; Christopher Simms <christopher.simms@haileycityhall.org>

Subject: FW: Public comment re.: Proposed Sunbeam Subdivision

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: James Hopkins <hoppjim@gmail.com>

Sent: Tuesday, May 19, 2020 3:06 PM

To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>

Subject: Fwd: Public comment re.: Proposed Sunbeam Subdivision

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From: p hopkins <PFH3of6@hotmail.com>

Subject: Public comment re.: Proposed Sunbeam Subdivision

Date: May 19, 2020 at 3:00:40 PM MDT

To: jim <hoppjim@gmail.com>

Lisa Horowitz

Community Development Director, City of Hailey

115 S. Main St., Hailey, ID 83333

May 19, 2020

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Thank you for your consideration.

Sincerely,
Jim and Penny Hopkins

Jessica Parker

From: Lisa Horowitz
Sent: Monday, May 18, 2020 4:18 PM
To: Martha Burke; Kaz Thea; Heidi Husbands; Juan Martinez; Sam Linnet
Cc: Mary Cone; Christopher Simms; Jessica Parker; Heather Dawson
Subject: FW: for the record
Attachments: martha1.odt; mayormartha.odt; martha.odt; commentssunbeam.odt; councilcomments.odt; sunbeam warning.html; schiller.pdf

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 4:12 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Fwd: for the record

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

From: Billy Hughes <wilfrahug@cox.net>
To: heidi.husbands@haileycityhall.org, "burkefamily203@cox.net" <burkefamily203@cox.net>
Date: May 18, 2020 at 12:35 AM
Subject: for the record

Mayor and Council,

An attempt will perhaps be made to attribute any financial malaise experienced by the City of Hailey entirely to the *pandemic*. That is simply another in an endless stream of lies and deceit, behavior now normalized in *The Age of Fear and Greed*. With three annexations in the past decade, Hailey's coffers should be brimming from the fees responsibly determined by established processes followed by leadership, then collected to support city operations and administration. The attached documents are about why that is *not* the case.

To the members of the council who are not Boomers, my generation has severely compromised and heavily mortgaged your future and that of the generations that follow to create mountains of personal wealth for members of the economic aristocracy and the political class they have owned for the past forty years. I apologize for not being able to do anything about it, writing on related issues for well over twenty years.

Sorry also that I could not convey these thoughts and reflections in a tweet, our culture conditioned to shallow and superficial consideration of issues which I believe deserve more thoughtful consideration. It

has been more convenient for government at every level to control and expedite false narratives through social media to more effectively subvert the *truth*.

My process is to sit down at the keyboard and see what happens. There is redundancy in this effort, but digesting the material provided in an alternative assembly of words will help in establishing improved memory regarding the information conveyed.

I am one of those people for whom everything is connected and inseparable, often digressing to related thoughts and observations, seeing patterns from a macro, national POV often reflected in our fair valley.

The following list provides the order in which the attached documents should be read and brief information on the content. Time and the calendar don't have much meaning for me right now, the leaves and blossoms emerging and the melody of the birds measuring the progress of spring.

martha 1 - Third time's the charm! Toward the end of this document I offer some recommendations that you can consider or ignore as you so choose. I am no longer invested in outcomes, worn out from caring.

mayor martha - First attempt, second week of February, shortly after the Impeachment Acquittal.

martha - Second attempt, third week in February, more temperate, but still not quite what I was after.

comments sunbeam - Morphed into kind of an apology to Millennials and the generations that follow for the *economic disaster* that is being handed off to them by Boomers, once again a reality only compounded by, not *attributable* to the pandemic.

council comments - I believe this has some nostalgia, humor, and sadness, morphing into kind of an apology to Millennials and the generations that follow for the *environmental disaster* that is being handed off to them by Boomers, the most serious existential threat facing humanity today... "*oh gee, let's start another war so everyone will just ignore climate change, it worked so well last time, and we made huge money on all the corrupt military contracting*" "?" Okay Boomers!

sunbeam warning - The Guest Opinion I wrote, published in the IME, following the *farce*, as the Quigley Farms annexation was referred to by citizens. Please execute a search on the IME website for *colorado gulch annexation*, select the August 9th article and take a look at the article and comments, and any others if you are curious. Except for Colleen the council appears to be spinning in confusion by this time.

IMGs - Four pictures of deteriorating streets. Too much to send with my open-sourced email software. Will send later, separately.

schiller.pdf - Q&A of brilliant economist referenced in text.

In a chat with Martha at Atkinson's over the holidays, she thought it might be beneficial for new members of the council to have a history regarding development proposals in recent decades, perhaps wanting the *truth* to finally set her free! The other email you are receiving reveals the *truth* hasn't been real popular with some of those pulling the strings of Hailey government.

I would like to thank the Mayor and council for their service, and wish them well on their journey!

All the best,

William F. Hughes

Hailey

8 Questions

Robert J. Shiller The Nobel Prize-winning economist on the odds of recession, the trade war with China and his new book *Narrative Economics*

What is narrative economics? I define narrative economics as the study of popular stories that are economically relevant, that have a moral, that are a lesson that people will take heed of in their economic decisions.

You write that these narratives can and do shape the economy. Can you give me an example from the past of how a narrative has caused a recession? The narrative that comes to my mind for the 2007 through 2009 recession is the housing narrative. There were a lot of people flipping houses. That was a new term. And the idea that home prices have always gone up was encouraged by the stories of people making a lot of money selling houses in that environment. There wasn't much attention to the history of price declines. There was no counternarrative.

How have economists failed to understand narratives in the past? A lot of them do understand them, but they haven't thought they were worthy of entry into their pronouncements. The problem is, as an economist you can't rely on what people tell you on the street. But sometimes it does have real relevance. The problem is we don't have the right kind of survey data. We have confidence indexes, but they are based on surveys which ask people for their outlook in quantitative terms, without asking about the story that is motivating them.

The inverted yield curve has been in the news recently. Do you think the notion that it always precedes a recession is a narrative? Yes. There's a chart showing inverted yield curves followed by recessions. So maybe people remember that visual stimulus. It's very direct. People have memories of seeing it on the news in decades past. Now it has exploded, and people are talking about it everywhere. I'm afraid that it will bring about a recession

“THERE WILL BE A RECESSION. THE QUESTION IS WHEN. I'M TEMPTED TO SAY WE'RE OVERDUE FOR ONE.”



because if you think a recession is coming, your probable actions will be to reinforce that.

Is there something about nationalism that you think goes hand in hand with certain economic decisions?

Patriotic narratives are more contagious. I think angry narratives are often contagious. Tribal loyalties are prehistoric. People would tell stories in the past that elevated the tribe and give us a reason to fight for it as a unit. So narratives are part of human history. Even though we haven't always had the Internet and social media, we have had viral narratives.

Do you think there's going to be a recession in the U.S.? Well, there will be a recession. The question is when. I'm tempted to say that we're overdue for one, because this expansion will be the longest in history. That's assuming the economy isn't already in recession. I'm thinking about the narrative and the stories I'm hearing. I think the talk of the recession is building up. The stories are coming in which are probably related to the trade crisis. And it's going back to a 1930s narrative about a tariff war, a trade war. It's unsettling people. It's causing some people to curtail their spending. Distrust of President Trump is building.

How do you think Trump is trying to control the narrative on the trade war with China? And do you think the way that he's framing that narrative has an impact on the economy?

He is constantly generating news. It's what he did on his TV show. He would send people into conflictual situations, and then he would fire them at the end of the show. It's a little bit like the wrestling that he was involved with, where he actually appeared in a wrestling TV show, punching another man. It's what he knows. If we start a recession, it will discredit him. And public opinion could turn against him and make him seem not so invulnerable. —BILLY PERRIGO

CHRISTOPHER LANE: COURTESY OF CFTV IMAGES

Martha,

mid-April

Over the holidays I appreciated your support of the idea that some historical context with regard to development issues might provide a more solid foundation for decision-making by new members of the council. This took courage from you, understanding that *truth* is the enemy of contemporary autocrats driving agendas representing narrow interests in *The Age of Fear and Greed*. You understood I would not shy away from this assignment.

It will be interesting to see if you get shoved to the side by a more dominant personality, like Fritz did to Rick Davis when he began chairing meetings from his council seat during the late stages of the Old Cutter's annexation, which he and Ned completely screwed up. Given this untoward intervention by Fritz, his subsequent iron fist regarding meeting protocol were a joke, complete hypocrisy...*call security!*

Young Mr. Linnett appears to have consumed enough KoolAid to swim in, the local legal fraternity no doubt providing him the "*mushroom indoctrination*," keep him in the dark and feed him manure. Sam, please have Ned tell you the story about how the only thing the city ever got right was to hire an extremely competent and capable City Administrator who was the *real deal*, smarter than all the good-'ol-boys-and-girls put together, a County Administrator from Lane County (Eugene), Oregon. Have him tell you how this highly qualified, new City Administrator's first *significant decision* after acclimating himself to his job and the community, and carefully reviewing the City of Hailey's *legal expenses*, was going to be to put the City Attorney's contract out for competitive bid.

Sam, then have Ned tell you about how an individual for whom honesty, integrity, and the truth were non-negotiable, and posed such a serious threat to the good-'ol-boys-and-girl's back-room shenanigans, that he was summarily driven out of the valley by those good-'ol-boys-and-girls after having purchased a home and a rental property. Then you will *definitely* have to ask Ned about the NDA and any settlement, because as usual the community also got the "*mushroom*" treatment in this matter, kept in the dark and fed manure. I exchanged emails with Jim Azumano a couple of times. He was very polite in refusing to provide any information, Ned continuing as City Attorney in whatever fashion that had Jim insisting on putting his job out for bid.

Transparency and accountability in government? Give me a break! Don't be ridiculous!

Oh, and Sam, also ask Ned about the scheme he and Fritz cooked up to get the City of Hailey into the real estate business in an effort to remedy their *massive failure* to use an inter-creditor agreement to secure Hailey's position in the annexation agreement with Old Cutter's. If there had ever been an apology for such an egregious and extremely costly mistake, or Fritz hadn't proved to be a megalomaniac completely abandoning financial responsibility to play the big-shot with a drunken-sailor approach to management of city affairs, aggressively ramrodding an agenda representing development interests at the expense of Hailey taxpayers, I doubt I would ever have bothered writing much of anything.

I am not MSNBC, but I will not sit idly by while petty dictators fabricate revisionist history, construct false narratives, manufacture their own sparkling legacy complete with an absurd list of accomplishments taking credit for the work of others, then misrepresent a completely failed performance as a "*great job*."

I appreciate having a local weekly paper, but the IME is *never* going to put anything in print which

might aggravate the local real estate industry, as the ad revenue they contribute is substantial/critical, so the coverage of associated development issues in Hailey has been pabulum for the past three decades. The IME's not so cryptic lobbying for the *unchained* Marriott monster at the entrance to Ketchum is Chamber of Commerce stuff, not objective reporting or neutrality on development issues, and that is their prerogative.

Martha, I'm sure you recall all those years I directed my written comments to Carol Brown while she was on the city council. Perhaps you and others were curious about why. I did this because in her career with the Forest Service, Carol was responsible for detailed NEPA analysis and review of development proposals on the SNRA, requiring strict adherence to established processes and procedures in the application of regulations. It took three years for an appropriately *thorough* review of Cutter's, which Rick Davis and John Campbell whined about, still not enough time for Ned and Fritz to get the administrative and legal details right.

As soon as Carol was gone from the council, so were many established processes and procedures, along with critical rules. I'm sure the unethical actions taken to prepare the fertile ground created for Hennessy and other developers might withstand legal scrutiny, the boundary between legal and ethical conveniently blurred for expediency in representing special interests rather than the city and its citizens, democratic and egalitarian principles entirely abandoned by another autocrat to serve special interests, too familiar a pattern in *The Age of Fear and Greed*.

Such critical environmental regulations established by NEPA and the EPA, administered by the accomplished professionals serving the public interest, have been summarily demolished by the autocrat in the WH, as has all logic, reason, and sanity, the singular objective to promote corporate interests and the agenda of the oligarchs to the benefit of the economic aristocracy...profit privatized, risk socialized, the *exclusive* objective for four decades to engineer the upward redistribution of wealth, "*trickle-down*" simply a less menacing euphemism for "*fascism*," the primary characteristic of this system being the merging of state and business leadership, together with belligerent nationalism.

Why the macro POV? It exposes commonly observed patterns of the corrupting influence of power, particularly with malignant narcissists. It is also important to acknowledge and understand how a completely corrupted national economic paradigm and associated inequities is mirrored and manifests in our fair valley, profit privatized, risk socialized, the First Commandment of the real estate industry.

The retrograde approach in DC is identical to that engineered by Hailey's resident autocrat, who for a decade neglected to negotiate in good faith on behalf of the city and its citizens, instead aggressively ramrodding a pro-development agenda, corrupting established process with a 'city-initiated,' compulsory annexation of Quigley Farms accommodated by the butchering of municipal statute, specifically removal of code demanding a *detailed financial analysis* of proposals and associated financial impacts, intended to protect the financial interests of the city and its citizens from possible bankruptcy, perhaps now a real possibility.

I was listening very carefully to his comments when local attorney Jim Phillips expressed his serious concerns over the future financial liabilities of the city in their agreement with Quigley Farms, as he knows WAY more about such matters than me.

So, when another false narrative is created in the near future, attempting to attribute Hailey's coming economic malaise *entirely* to the pandemic, that will simply be another lie in the endless pattern of deceit by leadership in Hailey. Unfortunately for you Martha, you are now at the helm...be careful

what you wish for!

This unethical circumvention of due process in consideration of the Quigley Farms annexation, accompanied by a pathetically abbreviated review process by a rubber-stamp P&Z, was followed by an expedited public comment period with a constantly changing requisite meeting schedule when brought to the council. This was a tragically inadequate, fast-tracked process serving *exclusively* development interests, with any decision already made long before any meetings, approval a foregone conclusion. This entire charade was labeled a *farce* by members of the *majority* opposition, a couple of them far more competent than officials and staff when presenting analysis of traffic issues.

As you know Martha, I am inclined to metaphor. When I was doing the spa gig, the automobile and comparable wear, repair, and replacement of parts were often used for reference, our vehicles so familiar a component of our lives. People often assumed a hot tub would just run forever. The independence provided by the internal combustion engine has defined this country for over a century, delivering on egalitarian principles with highways and access for all...hey, nice red convertible! Any critically necessary changes will come far too late if ever, as CO2 levels reached 417 ppm this time last year, our nation politically incapable of even sticking to CAFE standards first legislated in the 70s.

With regards to financial (mis)management, if *Hailey* were an automobile, for the last decade the pedal has been to the metal in unfunded support of real estate development interests, kicking the massive costs of mitigation of future impacts and infrastructure improvements down the roads that are crumbling into disrepair (photos att'd) as a result of sustained neglect, any costs for improvements piled onto the backs of Hailey property owners through levy requests, real estate development interests getting a free ride and fast-tracked approval.

With regards to financial (mis)management, if *Hailey* were an automobile, the tread on the tires is worn down to nylon, the wheels out of alignment, and the body and chassis rattling loudly, with *no money* to fix any problems, and revenue streams to do so virtually non-existent in the near future. The keys to this train-wreck/disaster have been dropped into your hands Martha. All the time that this *joy-ride* was going on, you and Pat were silent in the back seat, nodding affirmatively to this irresponsible management of city financial affairs.

Comments from economist Robert Schiller have always offered profound and informed interpretation of economic realities, absent an agenda, one of the *really* smart guys (brief Q&A from 11/4/2019 att'd).

The economy was destined to crater, markets artificially inflated in the hopes of electing Trump for a second term to complete the conversion of our democracy to a banana republic/mafia state, the American Oligarchs, Republican Senators they own, corrupted USSC and AG, apparently finding the Russia/Putin model aspirational, refusing to protect the upcoming November elections, refusing to fund the USPS to eliminate voting by mail, aggressively fighting to suppress the vote and gerrymander, while openly inviting foreign interference, as the declining power of the ancient, white patriarchy, turns into a *death grip* in response to *fear* of coming demographic realities.

I am *extremely* pleased to live in Idaho, where despite a few panhandle extremists, the Republican governor has exhibited a level head and a willingness to listen to health-care professionals and guide the state with reason rather than in response to right-wing propaganda or the president. He wanted to but did not veto the initiative providing federal Medicaid funding to support the ACA in Idaho. It would have been political suicide. The struggling, working poor *like* having health insurance, go figure. A heavily agricultural-based economy will soften our economic recession/depression, as people

will always have to eat. Christians in Idaho are extremely generous in providing food for the underprivileged.

The pandemic will deeply lower the bottom we experience and extend its crippling effect far into an unknown future. So, by all means let's *hurry* and get this Sunbeam proposal approved *immediately* to perpetuate a decade of stupidity in response to a lingering recession "C" . By highly accelerating associated processes by fueling *growth* with administrative steroids and hormones, all put on a credit card, after failing miserably to collect fees from Old Cutter's as a result of what was in my opinion abject incompetence, then deciding to chase legal remedies destined to fail, and finally abandoning or circumventing due process and established procedure to fast-track ill-considered real estate development/annexation proposals, ***Hailey's financial security has been severely compromised.***

The promotion and subsidizing of rapid growth in hopes of short-term economic benefit by the previous Mayor and council, will have the current group and their successors dealing with the serious consequences of this foolishness far into the future.

In nature, *growth* is determined in response to constantly changing environmental variables. Attempting to accelerate this process through the introduction of artificial influences often results in malignancy. *Growth* of cities and towns in rural locations should reflect an intelligent response to economic realities, not *exclusively* the agenda and pipe dreams of the real estate industry, sadly enabled by local officials representing "*gentrification*" as "*economic development.*"

With regards to a problem of their own creation, somehow, without discussion or debate, the north valley has managed to dictate that it is Hailey's responsibility to bear the *massive* burden in both treasure and diminished quality of life, of providing affordable/workforce housing to north valley businesses, along with the part-time inhabitants of palaces reliant on a service class to accommodate their effete, privileged lifestyles...more profit privatized, risk socialized BS. This after decades of deceit regarding an airport a *majority* in Hailey don't want in their backyard.

The PTB don't ever respond coherently to the abundant issues and evidence revealing massive failures, they just attempt to intimidate, threaten, attack, and diminish the source of any criticism, whether its the Trump WH or Hailey City Hall. "*Oh, he's anti-development,*" another tired, lazy, oversimplification of the many positions I have taken on development over the years.

While advocating for wildlife out Quigley and for keeping residential development at the mouth of the canyon, I supported Airport West as an appropriate location for light industrial. I now support attached housing units, understanding workforce housing needs, and the practicality of on-site housing. I have many friends that either work or employ workers and are ***not*** attorneys. There ***are*** attorneys in this valley possessing integrity who can comfortably look in the mirror. Give it a try y'all!

I really like the new addition to North Main my friend Peter Heaphy built to replace his old Lost River, out-door-rec, retail building, Wise-Guy is a welcome addition as well. DL Evans is nice and open, not creating a tunnel as Ketchum's banks have done with their ostentatious monstrosities, with Hailey Auto Clinic a pleasant *art-deco* addition across the street. I pray these investments in Hailey's future succeed through uncertain times.

Gary Poole and Kiki Tidwell's Silver River Project is a great design and fits nicely within the intentions of the Downtown Overlay District, to the best of my knowledge without requests for waivers or other special dispensation. I hope it can move forward in a dramatically changed world, showing what can be

accomplished by broader consideration of issues other than simply profit. I wasn't completely opposed to density downtown, but when that prospect began to consider warehousing workers in 147 sq. ft. rooms with projected rents delivering massive profits, deceitfully presented as a solution to the affordable/workforce housing problem, I expressed my objections. I also firmly believe that the time should have been taken to amend both the county and city Comprehensive Plans to accommodate recent contradictions of prescribed direction.

When the Blaine Manor property was being considered for affordable senior housing, I emailed Angenie a couple of times, insisting that the *entire* property should be dedicated to this mission, always remembering the dismay of seniors in the community whose families had been served so well for so long, losing this community asset devoted to *senior care*, unfortunately not an appropriate pursuit for county resources. Just out of college, I was a hod-carrier for the masons stacking brick and block for the northern-most wing of Blaine Manor. You know you are getting old when they knock down structures you helped build!

I was amused at the coveting of the Blaine Manor property by empire builders in Hailey for a fire station. I'm sure the seniors would have loved having all the associated commotion going on next door. Being on a 90-degree curve of Main St./Hwy 75 with presumed access/egress at the light at Airport Way, I wondered in a busy summer, when first response units might have to negotiate through crowds at the Rodeo Grounds (many people still totally pissed about this underutilized resource), whether any *critical thought* was ever applied to placing a fire station at this location, or whether it was just another knee-jerk response, in the form of a land-grab, such *impulsive* reaction without any rational thought a hallmark of Hailey leadership for the past decade. The turning radii of large Engines might have been another limitation, while the Third Street location near the (armory) Police Station, and eventual consolidation, offers plenty of room for protection services to refine their operations and build new facilities if they can find the money, accommodating future expansion in an extremely favorable location.

Speaking of empire-building, no one has ever told me why the Community Development Director in Hailey was run out of Ketchum, though many of her co-workers have expressed rather hostile judgments referencing a certain legless reptile attributed "*Original Sin*." Perhaps it was performance, perhaps personality, or perhaps some combination of both. She was extremely fortunate in just being handed her job in Hailey without a *legitimate* HR process. In conversation with members of the community regarding various development issues, without any mention by me, her name has been angrily invoked, each time by an individual of her own gender...interesting.

When she first arrived I was suspicious as a result of her simply being hired by Fritz, to the best of my knowledge no one else involved in the process. I have always believed it was she who planted the seed of the corrupted 'city-initiated,' compulsory annexation process deceitfully employed to expedite approval of Quigley Farms, into the empty heads of Ned and Fritz. This arcane administrative mechanism is designed to bring existing residential development into a city to improve efficiencies in delivery of protection services, along with improved infrastructure and transportation connectivity. Not the case with Quigley Farms, who had an application under consideration at the county and didn't even have to apply to be annexed into Hailey for a paltry \$500K in fees, not sufficient to cover much of any future impacts.

Anyway, my suspicions about the CDD were amplified when I went to "Community Development" on the city website shortly after she was *appointed(?)*. On the website there were renderings of Main Street reduced to two lanes, with a convoluted maze of concrete planters filled with flowers and

benches and various cosmetic treatments, the new CDD apparently oblivious to the high volumes of traffic headed north in the morning and south in the evening.

That nonsense has since been taken down, but her obstinate attachment to ludicrous cosmetic improvements while our streets crumble into granola, continued with a pathological promotion of cosmetic improvements on River Street along with a Town Square, all in hopes of sustaining her growing, personal, public-sector empire, apparently a much more important and expensive consideration than the best interests of Hailey and its citizens. The following *two* paragraphs are from budget comments I submitted last year, fueled by the Mayor's obvious investment in the delusions proffered by the CDD that "*If you dream big, anything can happen,*" the sycophant driving the narrative for the clueless emperor.

"*The budget is very tight.*" So why is the city spending \$40K on designing a \$1.5 million Town Square for which they don't have the financing? Is it simply to perpetuate the unconscionable administrative waste of the CDD? Perhaps not a great idea when considering the disaster she inflicted on Croy Street, where at times you can't even turn east off Main Street as a result of criminally poor design, neglecting to consider the wheel base of large SUVs and pick-ups. It is interesting that the co-workers who rub elbows every day with the CDD certainly do not share the Mayor's affirmative opinion of her, or of her performance. Ketchum no doubt got it right by sending her down the road, unfortunately Hailey is down that road!

"*The budget is very tight,*" laments the Mayor. Really? Then why would anyone but an idiot, or you and the CDD, advocate for a project with a price tag of \$1.5 million for a Town Square on undeveloped property located next to Jersey Girls Sandwich Shop the size of a *very small* residential lot? Simply more ignorant empire building? Is \$1.5 million an estimate? Have pavers and shrubs really gotten that expensive? I was *very pleased* to read in the IME that such an absurd level of profligacy might be financed through donations. With all the huge money flying around this valley (non-profits) representing extreme excess, \$1.5 million should be relatively easy to raise if there is confidence in the competence of officials and staff, and majority support for the project rather than just the same handful of sycophants driving another idiotic agenda in Hailey that benefits them personally, at the expense of the rest of us. \$1.5 million for a quarter of an acre, if even that, suggests that the last vestiges of coherent leadership, logic, reason, critical thinking, rational analysis, and fiscal restraint, left with Colleen.

"*If you dream big, anything can happen,*" like bankruptcy and gravel streets!

FYI newbies on the council, at one time Ketchum installed a 200-300 ft. row of large, concrete planters containing shrubberies RIGHT IN THE MIDDLE OF HWY 75 north of the bridge with metal sculptures that incite local art critics, and south of Elkhorn light. This was perhaps one of the most *massive* expressions of human stupidity in a valley renowned for such displays, part of the reason we are laughed at by the rest of the state. These ridiculous abominations were removed after a couple of years, the State snow-plow drivers no doubt shaking their heads once again at the folly of wealthy liberals with more money than brains. I have always wondered if this extremely expensive *lunacy* was the work of Hailey's CDD who I believe worked in Ketchum at the time, the pattern fits. Please, council newbies, find some old-timers to tell you this sad story, humor commonly being tragedy distanced in time.

Losing track of time...back to it mid-May after a break, first servings of spinach and lettuce from my garden!

My entire adult life, at least once a year in print or on TV, a global pandemic has been identified as *inevitable*, always with a reference to the Spanish Flu Pandemic of 1918. Honest economists refusing to promote the lies and deceit of Wall Street in support of suspect market valuations, have for a couple of years identified a recession in the near future as *inevitable*, and perhaps long overdue (again, Schiller att'd).

In 2018, the Dow was at 18K. For it to rise so dramatically in such a short period of time, I believe was not the result of market realities, but instead the false narratives of the rabid, orange carnival-barker supported by right-wing American Oligarchs, loudly proclaiming "*free money for everyone, forever*" in hopes of re-election to stay out of prison, and also so small investors would continue to sweeten the pot before the Oligarchs pull out. If Biden is elected this November, the true value of the markets will be revealed prior to his inauguration in January, declining even further as a result of the economic fallout from the pandemic.

This *bull market* deceit is identical to the "*If you dream big, anything can happen,*" local carnival-barker nonsense promoted by the former Mayor, followed immediately by, "*The budget is tight,*" all without swallowing his tongue or breaking his neck. The current Mayor and council have inherited a financial disaster that was created long before the *inevitable* recession that will be exponentially compounded by the *inevitable* pandemic. This Mayor and council will have to be extremely responsible in managing city affairs, Hailey's financial health severely compromised, her financial future heavily mortgaged to subsidize development interests.

Hailey's dire financial reality was engineered long before Covid-19. As I wrote repeatedly as this reckless approach in managing growth was taking place, future Mayors and councils will suffer the repercussions and possibly be blamed for the unfortunate consequences of extremely poor decisions made by their irresponsible predecessors.

God bless Americans for living in the moment and not living in *fear* of an unknown and uncertain future, but I don't think most Americans have yet seriously considered the possibly *severe* consequences of projected numbers on unemployment and small business failures. Hopefully we can honor the *basic needs* of Maslow's Hierarchy and keep the *all* the people safely sheltered and fed. During the Great Depression, there was a fraction of the current population, and considerably more moral restraint.

Now I would like to make some recommendations for you to consider or ignore as the spirit moves you. I am no longer invested in outcomes, and not in control of anything.

First, I would definitely set this Sunbeam proposal to the side for now, as the deceit of *urgent need* consistently employed by real estate development interests and their attorneys is obviously complete and utter BS, as it has always been, they just want to exploit a *green* council as quickly as possible in the hopes of continuing to benefit from the profit privatized, risk socialized agenda eagerly advanced by the former Mayor, transferring the costs of mitigating impacts and infrastructure upgrades onto the backs of Hailey taxpayers, many of whom may already be experiencing financial insecurity, and will be struggling to pay the tax bill this June.

To support this decision, the Mayor and council need to request an inventory to determine the total

number of units of *existing* density as they have directed staff to do in the past, before established processes, procedure, standard practices, and due diligence were abandoned to accommodate development interests. Including the Downtown Overlay, I believe this number will be *substantial*, offering plenty of opportunity for investment in Hailey further exposing this message of *urgency* as simply being the real estate industry once again *crying wolf* to pressure officials into making more really bad decisions.

The reason speculation hasn't created significant, additional housing inventory recently, is because those considering such *risk* have also been listening to the honest and believable economic forecasts, rather than "*If you dream big, anything can happen*" foolishness. No inventory ever created in this valley will ever be *truly affordable*, a *concept* with so many moving parts and variables it is as meaningless as local figures on median income, as labor costs have been driven up by the exclusion of many of the workers who actually build homes, their employment tenuous in a boom/bust resort economy. Many of those losing their Hailey homes after 2008 were friends I knew from the trades. Most employed in the public sector wisely exercising restraint survived comfortably.

I address the deceit being promoted by representatives of Marathon Partners that is associated with density in one of the other attached documents, so I won't do so here. Suffice it to say the optimization of density will neither change the path of gentrification that local governments heavily influenced by real estate development interests have too generously accommodated, nor will it ever significantly lower the price of inventory created. The only thing that has managed to do that is the mortgage securities meltdown, with wealthy investors buying up inventory at fire-sale prices, further diminishing long-term rental supplies for workers. These investors then have a vacation rental and place to house visiting family and friends whose presence at the *palace* up north can be disruptive. I have worked at two such units purchased with those specific intentions, one at Sweetwater and one at Copper Ranch.

With attorneys as elected officials and on staff, and still more attorneys representing development interests, public participation and comment has been rendered entirely *irrelevant*. Of course it has, the local legal fraternity has *all* the answers and disproportionate influence, and surely knows what is best for the rest of us "¿" This valley is certainly not immune to the social engineering/gentrification that happens in every other desirable location. So it goes, the malignancy artificially accelerated, the special interest agenda aggressively advanced, with taxpayers eventually forced to pick up the bill.

If a city attorney can arbitrarily and capriciously be instructed to gut the Annexation Ordinance, irresponsibly removing *financial analysis* requirements, I assume the new city attorney can construct *emergency code/municipal statute*, implementing a moratorium on development applications attributable to the pandemic, which can be extended indefinitely until the city's financial stability returns. This will allow the Mayor and new council members to act on logic, reason, and evidence, rather than *impulse*, the childish and destructive approach of a boomer from privilege, his *impulses*, and resulting poor decisions, running unchecked for a decade.

Again, the abject failure of city leadership to negotiate in good faith on behalf of the city and its citizens, and instead represent exclusively real estate development interests, has future financial consequences that will make today's uncomfortable situation pale in comparison. City leadership has continually assured citizens that water is not an issue, and that the city has banked sufficient rights to insure adequate supply. *I have serious trust issues. I do not believe that position.* I would be pleased if Mr. Linnett would provide new council members a *ZOOM* presentation on the *Doctrine of Prior Appropriation*, establishing for new council members the mechanisms of water law in the west predicated on "*first in time, first in right.*" The Doctrine originated in California as the result of a

California Supreme court ruling in *Irwin v. Phillips* in 1855 during the Gold Rush era.

The only reason the city received a *right* to the ditch water in the Hiawatha Canal from Old Cutter's/ John Campbell, is because he defaulted on payment of fees and offered that *right* in lieu of fees. That is *all* the city received as a result of the failure to secure the city's financial position in the annexation of Old Cutter's with an inter-creditor agreement, along with the costly pursuit of failed litigation and a failed appeal. But it was fortuitous they at least got that (fairly?) senior water right. Subsequently, Grant Stevenson separated the senior right from the Colorado Gulch property that was annexed, and I admittedly have no idea what water rights were eventually acquired in the chaotic, expedited *farce* that was the Quigley Farms annexation. I doubt that fine citizen Mr. Hennessy conceded much of anything to the city with regards to water, certainly not his most senior rights, he is no fool.

I always contended in written comment and public testimony that approval of all annexation applications should be predicated on the surrender of *any* and *all* water rights to the city. I guess, once again, all those attorneys know what is best "?" Anyway, hopefully Sam will explain the consequences of a water *call* with regards to the expense of living in Hailey to the other members of the council. With another winter or two resembling this past winter, such a *call* is entirely possible, and in the long-term is *inevitable*.

So, a brief consideration of the concept of *carrying capacity* is now instructive. I have helped finance four requisite upgrades of Hailey's sewer system as the result of growth, older residents many more. When you finally determine the existing units of density currently available in Hailey, you can then calculate the additional sewage *capacity* that may be necessary to accommodate that density, to determine whether any additional sewage *capacity* needs to be planned for and financed, as might improvements to our transportation system/streets to accommodate increased traffic.

Extremely expensive, *mandated* upgrades to Bullion and Croy were *neglected* in the city's traffic study for Quigley Farms. Fortunately, an extremely talented citizen presented those and many other details in the council meeting addressing traffic issues. The city also *neglected* to even consider the *massive* increase in traffic from Sunbeam in its traffic study for Quigley Farms right next door. Who knows whether this failure was intentional or simply another of *many* screw-ups. Anyway it was *irrelevant* as the approval of Quigley Farms was a foregone conclusion, the decision already made, by childish *impulse* of course, an overt expression of power by the King Baby, with no grown-ups to quash his tyrannical obsession with *control* and getting his way.

Water is entirely different with regard to *carrying capacity*, supply theoretically finite with volume allocated in acre-feet, monitoring and enforcement of consumption difficult to impossible. Availability is highly variable from one year to the next as the wildflowers tell us. Again, Sam will hopefully explain to the council the consequences of a *call*. The Idaho Department of Water Resources has severely over-allocated water resources, compounding existing problems further exacerbating *inevitable* conflict between agricultural and municipal users, expensive litigation the path to resolution. There is a quote perhaps erroneously attributed to Mark Twain, regardless, "*Whiskey is for drinking, water is for fighting over.*"

When Marathon Partners is representing providing \$200K for a well as a *generous concession* in negotiations with the city, and further representing substantial *additional* and extremely *profitable* density as a thoughtful water conservation measure, council members must ask themselves if they are being played for *complete fools*. Without the senior water right that Ed Dumke used to irrigate that alfalfa field for almost forty years, I assume avoiding taxes by having it remain zoned as agricultural,

the well is nothing but a *deception*, of no use whatsoever when the state shuts it down in response to the *inevitable* call, those agricultural interests with more senior rights holding Hailey taxpayers hostage until they pay up, buying temporary rights.

The council and Mayor will have to request that the city attorney determine whether or not Mr. Dumke has separated that senior right from the property, as I honestly do not know, but suspect is the case. Primarily through tax avoidance, the real estate industry outpaces the Financial Sector, Telecom/Big Tech, Big Oil, Big Pharma, Defense Contracting, and the Insurance Industry in government-sanctioned corruption.

<https://www.bloomberg.com/news/articles/2019-04-24/want-to-make-millions-and-pay-no-taxes-try-real-estate>

So when the council discovers whether or not they have been played for fools, being handed what is basically an empty well if the senior water right has been separated from the Dumke/Sunbeam property, as I suspect if has, the most important consideration with regards to *carrying capacity* is water. The city has repeatedly contended it possesses sufficient water rights to supply Hailey, without comparing that finite supply to up-to-date numbers on approved density and associated projected consumption, more *flying-by-the-seat-of-your-pants impulse* in administering city affairs, accommodating development interests by throwing working taxpayers under the bus with rapidly expanding future financial obligations.

I recommend that the city hire Greg Travelstead of Evergreen Advisors to implement an examination of Hailey's banked water rights, employing the new figures on density to determine where the city currently stands with regard to projected consumption relative to existing banked rights, and the ultimate *carrying capacity* supported by those rights. The Marriott will be a huge consumer, hotel guests often perceiving the costs of a room as entitlement to multiple protracted showers.

The lack of detail provided by the city with regard to water, "*don't worry, we have plenty*," may be the result of the former Mayor's desire to be a hero to the community in the event of an *inevitable call*, riding in on his white horse to save citizens from scorched lawns, the current Mayor in saccharin admiration repeatedly proclaiming him to be a "*water expert*" in service of his insatiable ego.

Poor Hailey, she deserves much better than to be repeatedly tossed into the arms of the next developer. With a career officer father in the Army, as a child I moved around my entire life without any determination of where I lived. The experiences and travel this afforded were priceless, but I always wanted a home and the dirt beneath it, opting for a house in Hailey almost three decades ago rather than a condo in Ketchum. I recall talking with Martha in the past about our shared *sense of place*, and have always had difficulty understanding why people who grew up here are often so eager to put a price-tag on everything, and compromise their quality of life for money. *All the money has cheapened the character of our fair valley.*

So I have attempted to defend Hailey, advocating for what makes sense rather than what makes money, believing *values* associated with quality of life are of equal or greater importance. But a non-motorized advocate like me is no match for a freight train!

Martha, when Heather Dawson's Father was in decline, Jim Lee and I delivered a hospital bed to her childhood home out past Picabo. Heather's Mom was there, as solid an individual as that sagebrush landscape demanded in raising a family. Heather is consistently sweet, but as tough as nails, as her life

has demanded. Her opinion of me has traveled back and forth to either end of the spectrum over the years. Heather is way smarter than anyone she has worked for at the city, except perhaps Jim Azumano. Heather is intimately familiar with the city, its operations, and its budget. She is a numbers person.

Martha, I would advise you lean heavily on Heather to help you make the many tough decisions that will be required during your term as Mayor. Please encourage her to approach the management of Hailey's financial realities with the same prudent strategies her Mother no doubt employed in managing her household. Austerity is not good or bad, right or wrong, but simply implies acting responsibly by living within your means. Capitalists dependent on mindless consumption don't like it. It is easier for those from humble roots than those from privilege to make the tough decisions associated with prioritizing expenditures, they know immediately where the excess is that may require trimming.

No one knows the machinery of the city better than Heather after all these years. I almost left a meeting at the High School in anger one time when she was being ordered around by a bully completely oblivious to his own inappropriate behavior, absent any self-awareness whatsoever. Heather responded with the equanimity that truly tough and spiritually solid individuals possess. She sat alone quietly at a table for two or three hours, no doubt enjoying some inner peace, and providing me another lesson about personal suffering often being simply a poor choice that I often make.

Please allow Heather to provide direction. I am hoping she can work with Kelly to perhaps get some chip-sealing done on the streets rather than contracting that work out to keep his crews employed and busy. Might have to purchase a couple of tar pots to seal the cracks, not much spent on snow removal this past winter.

If a pragmatic approach to managing the city's financial affairs responsibly meets with objections and obstruction, please, by all means hire some more staff with *buzzword* titles to tell us what we already know "?" Martha, you can always put forward endless levies for the bailout necessary as a result of ten years of handouts to development interests. In the *Post-Truth Age of Fear and Greed* boomers will approve anything, *terrified* of what might happen if they don't.

Martha, I have a sense that you have already decided to make me a *bad guy*. If that is what works for you, and what you need, fine, like another Billy, Billie Eilish, "*I'm the bad guy...duh!*"

<https://youtu.be/nAWZ1HSXOjI>

Hi Martha,

It gave me a warm feeling when we talked on the phone to know that we now have a Mayor who might be engaged in having tea with guests. It reminded me of all those pleasant visits with Lois Heagle, having tea occasionally, more often just a few Hershey's kisses as a reward for executing some minor task, Lois quite aware of my weakness for chocolate.

I had an important question which will follow these lengthy comments regarding recent history at City Hall. You are welcome to default to denial and make me the bad guy, always much easier than honestly considering the truth. Those officials/staff who I have criticized in the past never responded to the abundant issues myself and others have identified, simply dismissed, discounted, and attacked the source, the strategy of today's tyrants. "Right matters?!" Don't be ridiculous. Even though I am no Colonel Vindman, I share his understanding of the importance of *principles* in administering the interests of the collective, and I am not afraid of bullies.

I recall an early meeting with Fritz as Mayor when you went off in an unexpected and highly emotional response to what was simply another loud, belligerent expression of tired, alpha-male dominance in his effort to medicate his massive insecurities, a pattern which had become quite common in meetings. Everyone was quite surprised, including Fritz, but I immediately understood that your "fight or flight" response was finally triggered by the cumulative effect of his behavior, not that particular unremarkable moment, angrily releasing the repressed/stuffed emotions of your true feelings toward him.

Following that event, you and others resigned to accepting his bullying behavior, and it became normalized. I recall within a year writing a letter referencing a council perhaps exhibiting Stockholm Syndrome, "*feelings of trust or affection felt in many cases of kidnapping or hostage-taking by a victim.*" When you attach yourself to the bully and his agenda, you are at least safe. After absolute dominance is firmly established you are allowed to express dissenting views on issues safely without being rudely and aggressively interrupted, or fear of any additional repercussions.

Fritz's irritating exploitation of intimidating courtroom tactics in systematically and loudly interrupting critical public comment delivered by citizens already uncomfortable speaking in public, is simply another reason citizens stopped attending meetings. Interesting that he never interrupted the one or two ringers/relatives/employees commonly brought in by applicants to *support* their development proposals. "Right matters?!" Not to a tyrant operating in a swamp of dysfunction.

Anyway Martha, subsequently expressing dissent over trivial matters having nothing to do with the maladjusted monopoly on the distribution of power in council meetings, in no way threatened that power, so everything is just fine/normal, right? For you and Pat maybe, not for those of us observing such pathological dysfunction. Like the congress supposedly being a check on executive power, the council's duty is to be a check on the Mayor's power, a responsibility completely abdicated over the past eight years.

When you are so close that you are a part of it, you cannot see it. Of course the *messenger* is wrong about all this. Sure, that is why a woman I don't even know purchased the entire inside of the front page of the IME to excoriate Fritz on his "abusive and insulting" behavior at a meeting on Colorado Gulch, her words, not mine. "Right matters?!" Not to those addicted to conflict. To the best of my knowledge no one ever intervened on her behalf, offering an apology, though perhaps Fritz did.

An LTE from a local contractor expressed anger at being insulted by Fritz at a meeting, questioning the

appropriateness of such conduct from a paid elected official who is in fact a public *servant*, this contractor obviously not understanding a bent knee and sufficient flattery would have resulted in whatever he wanted, for free. “Right Matters?! Not to King Joffrey.

Fritz writing to the paper expressing curiosity about the absence of citizen participation in the process reveals just how delusional and detached from reality a malignant narcissist can be. Inflated lists of accomplishments by the city accompanying the water bill, which he chose to personally take credit for, reveal a comprehensive ignorance of, and complete absence of humility.

Ignorance by itself is not too dangerous. If you combine it with power, this is a toxic mix.”
– Yuval Noah Harari

While Fritz bestowed praise on those assisting (IME), a *sign* that he loudly represented as some *massive* achievement bears a plaque inscribed with, “This project is the vision of Mayor Fritz Haemmerle.” In whose warped mind does a “*sign*” become a “*project*?” Stonehenge and the Pyramids were “*projects*.” Fritz, a visionary? *Puhlease!* If the city had bothered to conduct a survey about why citizens, except for clueless newbies and citizens desiring special consideration, didn't attend meetings, the answer would have been as plain as the nose on your face. Soliciting participation by citizens in decisions that have already been made is absurd/insane. You know this Martha, as you are deeply connected to the community. “Right matters?!” Not to those exhibiting symptoms of personality disorders, including a compulsion to put their name on stuff.

City Hall run by an autocrat like Fritz was identical to the Trump WH. Defend those loyal, attack those in resistance to any element of your pro-development agenda, even introducing the police as a tool of intimidation. Yeah Martha, I'm real scary, right?! In aggressively promoting development interests without any commensurate fee structure to mitigate future financial impacts, the belligerent, strong-armed approach that Ned and Fritz took in exercising their powers, sadly resembled the Trump/Barr corruption of process. “We're doing this, and there is nothing anyone can do about it.” “The ends justify the means,” apparently past precedent and standard practices entirely irrelevant. “Right matters?!” Not to tyrants. I offer brief consideration of examples of this conduct in the paragraphs below.

How do we get Quigley annexed without a *legitimate* annexation process? We utilize an arcane statutory mechanism, specifically a “city-initiated/compulsory” annexation gimmick originally designed to be an administrative tool to bring existing residential development into a city to improve efficiencies in delivering protection and infrastructure services. No surprise here, *not* the case with Quigley Farms. No explanation for this *massive* departure from standard practices, though it was obvious to those few still paying attention and *attempting* to participate, the entire *charade/sham* as many described it, was already a done deal...looking back, perhaps for a year or more. You would probably know, Martha. “Right matters?!” Don't be ridiculous.

How does the city bypass an inconvenient, *legitimate* review process to accommodate a developer? By butchering the annexation ordinance, removing statute demanding detailed analysis of financial impacts, then refusing to be transparent about this having anything to do with Quigley/Hennessey. No one even bothered to respond to the three letters of inquiry I sent. And then, when a new calendar year arrives, the city fast-tracks this freight-train, running over anyone in their way, expediting a project that blatantly violated the intent of both the City and County Comprehensive Plans. “Right matters?!” Are you kidding me?!

How does the city hire friends/sycophants into senior staff positions without a *legitimate* HR process? They just do it. There is no one in the community with standing possessing the courage and character to question their authority to do so, or the abandonment, once again, of standard practices and ethics such unilateral decisions represent, the line between what is legal and what is ethical always being intentionally blurred by egocentric attorneys for convenience. Unchecked power and a submissive/compliant council excuse them from even having to be particularly shrewd or clever, dull mediocrity sufficient. “Right matters?!” Of course not, you get the job without even applying, just like Quigley Farms gets annexed without even applying.

Okay, now the city has the people they want to help ramrod a development agenda and pass the associated costs of impacts and infrastructure upgrades onto property owners, so they can tax people out of their homes and accelerate gentrification, now shielding Hailey from unclean, low-wage working citizens just as Ketchum has done with their social engineering.

Elected officials and the real estate industry are always kicking the workforce housing can down the road into other jurisdictions who will have to subsidize it as well, as any profits extracted creating the problem have already been carefully hoarded. Homogeneity replacing diversity. Hollowing replacing vibrancy and vitality. “Right matters?!” Not if it interferes with the intentional gentrification to accommodate the economic aristocracy, creating another exclusive, sanitized little mountain resort enclave where wealthy, white hypocrites can self-identify as liberal or progressive, flying to the valley in private aircraft to give lectures on climate change, exceeding in a couple of days my carbon footprint for a couple of years. This arrogant do as I say not as I do is the very definition of hypocrisy, the massive uninhabited palaces of the economic aristocracy sucking huge amounts of energy, with associated gentrification forcing longer commutes requiring more fossil fuel for the servant class.

Considerable additional residential density downtown, deceitfully promoted as a solution to affordable housing, will end up as vacation units for wealthy investors who cannot afford a condo in Ketchum. The city has consistently appointed those primarily employed in development/real estate capacities to P&Z, to expedite the rubber-stamping of an aggressively pursued pro-development agenda. “Right matters?!” Not if it in any way obstructs the pathetic, abbreviated processes now accommodating a narrow agenda promoting unfunded growth, passing *all* future costs on to taxpayers profit privatized, risk socialized.

As stated two paragraphs back, Quigley Farms did not even have to bother with an application, a massive departure from standard practices. Then the city submitted to the public that they conducted a *legitimate* Traffic Study, which intentionally neglected to even consider the future traffic from residential units at the Dumke/Sunbeam property now before P&Z, arbitrarily and capriciously bloated to 147 units, deceitfully represented as restrained despite 109 units being the previously established density for this property. Then they casually throw out a number like 177 units, thereby making 147 appear to be quite reasonable.

I would advise the new council members this is a commonly exploited deceit by developers and their attorneys, unofficially endorsed by a staff they rub elbows with almost daily, motivated exclusively by associated, significantly increased profits. At the county, the *neutrality* and *objectivity* of staff manifest the professionalism with which a *legitimate* building/planning department should operate. During her tenure in Hailey, the current CDD has appeared to be aggressively working on behalf of development interests not the city or its citizens, perhaps *developers* should be paying her and her bloated staff rather than citizens. “Right matters?!” Apparently not as much as the convenient elimination or distortion of facts by the CDD which could prove problematic to fast-tracking projects without detailed review and

analysis.

Yep, it took an unpaid citizen of considerable aptitude and talent to deliver a *legitimate* Traffic Study that revealed a mandated 60-foot right-of-way on Bullion and Croy to accommodate increases in traffic in East Hailey. I would never have known any of this without her professional efforts, which is just the absence of facts that see no evil, hear no evil, speak no evil, authoritarians running government prefer. The Public Works Director's totally lame traffic study for Quigley Farms, either intentionally or through incompetence, completely ignored these expensive improvements which will perhaps eventually cost many millions of dollars, as future reconfiguration of various roadways becomes necessary. *Again, also completely ignored by officials and staff in the city's completely useless traffic study, were numbers on prospective traffic from residential development at this Dumke/Sunbeam property which you are now considering.* I would wager, given past precedent, that certain individuals were already aware that this Sunbeam project was in the pipeline not far behind the Quigley Farms *farce*. “Right matters!?” Not when it involves the truth about tragically poor decisions that have been made long before any pathetically inadequate, abbreviated review process.

Kick the can down the road and put the financial burden on taxpayers, driving more working citizens away. “Right matters?!” Not if it provides an honest appraisal of the future costs of infrastructure upgrades/improvements, and shines sunlight on the profit privatized, risk socialized, parasitic crony capitalism corrupting government at every level. All the easy money delivered to the real estate industry by passing associated future financial liabilities onto existing property owners, has cheapened the character of our fair valley, and contributed to forcing many more working residents south.

With the requirement of a *legitimate “financial analysis”* irresponsibly butchered from the annexation ordinance, Hennessey paid a ridiculously *paltry* half a million dollars for the privilege of accessing the benefits of being a part of Hailey, currently the cost of one single-family dwelling. Then the mayor starts whining about a “*tight budget,*” simple logic and the concept of *causation* beyond his intellectual capabilities. “Right matters?!” Only if Proper Planning Prevents Piss Poor Performance, which has not been the case in Hailey. The miscreants creating massive, future, unfunded financial liabilities through poor decision-making and administrative failures over the past two decades will be long gone, with *blame* for any adverse financial consequences in Hailey falling on whoever is presently in office.

Exactly the same tactics as have been used for the corrupt defense contracting engineered by Republicans wasting trillions on perpetual war, as well as profitably abandoning enforcement of SEC regulations governing the financial sector, resulting in a mortgage securities meltdown requiring a \$2 trillion bailout, then blaming Democrats and the new president for the massive debt, promoting the dismantling of the social safety net as a solution. “Right matters?!” Not as much as propaganda manufacturing false narratives as a diversion to avoid accountability and manufacture politically expedient misinformation intended ultimately to protect a corrupted system designed exclusively to perpetuate the upward distribution of wealth, whether DC or Hailey the pattern of deceit is the same.

Quality of life as a consideration was abandoned long ago. The annexation of Old Cutter's resulted in the loss of a couple million dollars in both fees and associated litigation as a result of failures to secure the city of Hailey's financial position with an *intercreditor agreement* in the event of a default on payment, which happened. Those in charge had three years, and still our illustrious high-profile attorneys totally screwed everything up, unless their ultimate intention was costly litigation. An *intercreditor agreement* was identified as standard operating procedure for establishing secured obligations in the event of a default by a friend of mine in the commercial real estate business. Though perhaps an admirable objective, these administrative/legal failures in constructing a

“Community Housing” component of the annexation agreement with Cutter's proved a disastrous financial liability for taxpayers, but at least provided an abundance of additional billable hours to the city by the lawyers engaged in litigation and appeals that they must have known were probably destined to fail. “Right matters?!” Not if it requires you to take ownership of, and honestly admit your mistakes.

Precedent did exist at the time. With the Idaho Supreme Court determining that a Community Housing Ordinance in McCall was an *illegal taking* in violation of the United States Constitution, and also violated provisions on *condemnation* of the Idaho Constitution, it was an *extremely poor* decision to move forward with litigation against Old Cutter's. McCall only prevailed in the case brought by Alpine Village Company because of a time-constraint *technicality*, quote, “*failure to timely comply with the Idaho Tort Claims Act,*” unquote. “Right matters?!” Not if it interferes with the contemptible expression of hubris by attorneys who refused to honestly admit significant administrative failures in conducting city business, and compounded the costs of these failures in pursuit of litigation with no hope of success in a conservative, property-rights state.

Why do I bother writing this all down Martha? In “The Post-Truth Age of Fear and Greed,” the fairy tales, propaganda, and alternative facts promoted by those engineering special interest agendas, have to be exposed to sunlight, as transparency and accountability have been completely abandoned through the systematic corruption of procedures and processes the past forty years, anathema to the democratic principles serving as a foundation to our republic. Whether it's the city, BCSD, Idaho State Legislature, U.S. Senate/Justice/ Executive, “right matters,” and the systemic corruption of institutional norms, standard practices, and even rule of law, by those exploiting power for personal financial benefit or glory/celebrity, further erodes a decaying culture which has benignly accepted that honesty, integrity, and the truth have no value because they cannot be monetized.

Sound gloomy?! That is why I live here. All I have to do is step outside into the fresh air and sunshine, immediately understanding that none of the nonsense a species engaged furiously in the details of its own self-destruction is of any real consequence to me. I live each day in immense gratitude. I prefer the taste of the water from my tap to Fiji or Evian, such incredibly good fortune. Even more so today as I read an article specific to potable water, which glaringly exposes the social, economic, and environmental injustice that *third-world* poverty inflicts on the health of many citizens of the wealthiest country in the history of this planet...heartbreaking and shameful. I have made my peace with the generations that will follow, apologizing that “right” did not “matter” as much to “*Hey Boomers!*” as the extraction and accumulation of wealth, and I was powerless to do much of anything about it except be a witness. Even so, I refuse to abandon hope.

No surprise that individuals of integrity who really cared about the entire, integrated community as much as any special interest agenda, like Mariel Platt, Tom Hellen, and Colleen Teevin chose to abandon ship. With careers to consider, Mariel and Tom perhaps required an evaluation from their previous employer in the application process for positions elsewhere, departing quietly for more healthy emotional environments if there is any substance to the rumors.

A couple of city employees have reflected that the energy at City Hall has improved dramatically now that the radioactive material has been removed, though residual, detectable radiation appears to be present in a couple who remain. I appreciated Colleen's service, surprised and impressed that she endured for three years, and am looking forward to Heidi on the council, hopefully my rambling stream of consciousness providing her some perspective on the Elysian Fields that are often presented as our reality here in Hailey, complete denial of events and patterns of a recent history that have been either

conveniently swept under the rug, or completely misrepresented as a success, Santayana wisely considering the destiny of those who ignore history.

These comments are just the tip of the iceberg, and some of the stories about secret meetings and deals made by local *players* in odd locations, which have been shared with me by those *inside* the good-'ol-boy network, would make your head spin. I had to laugh at a self-anointed *thought-leader* from the north valley making an observation regarding consideration of the the Tribute/Marriot hotel project in a recent LTE stating "it appears the decision had already been made before the meeting," DUH! 'ya think?! Welcome to the WRV, even in the new millennium still stuck in the good-'ol-boy system, providing enrichment for those *inside* the network at the expense of those not. "Right matters?!" Don't be ridiculous.

Of course Walt Femling "appreciates Ed Dumke's approach to the project." Ed Dumke's parents at one time perhaps owned more real estate in SV/Elkhorn than SVCO, Ed's family exerting considerable, commensurate political influence in that resort city's decisions, possibly including the decision to consolidate administration of both fire and police protection under the extremely well-compensated solo title of Director of Public Safety, banana republic politics and processes, just like the national paradigm these days, without the hysteria. Few of those owning a home in the north valley declare it as a primary residence anymore. "Right matters?!" Not as much as quid pro quo relationships and blind loyalty.

So Martha, the question promised at the beginning of this document is, when Fritz and Ned ran down to Keith Roarke's Office to retain him with what I assume was public revenue to threaten me with civil litigation, attempting to intimidate me, were you and the council aware of and did you personally vote to approve this frivolous expenditure of taxpayer dollars? "Right matters?!" Obviously not, given unaccountable governments that subordinate the truth, insulating from any consequences those responsible for, if not outright violation of statute/Rule of Law in driving hidden, special interest agendas, at least responsible for monumental mistakes and failures they fail to acknowledge.

Easier to attack and disparage opponents holding a mirror up to all the shenanigans, typical of an autocratic, authoritarian approach to leadership conducted under the pretense of representing the public interest, development interests obviously the only consideration. Admitting your mistakes reveals a strength of character. Attempting to bury them (like election security legislation, which is my pet peeve du jour) suggests unethical, amoral intent.

I am confident that a city hall with you as Mayor, Martha, will be a more friendly and ethical place.

Respectfully,
William F. Hughes

Hi Martha,

Hope you are settling in well as chair guiding the deliberations of the council, with voices other than discordant screeching of the idiot peacock whose massive ego created a black hole sucking all logic and reason from City Hall, and oxygen from meetings, making them an event for the public to avoid. I have a good feeling about Heidi Husbands. Please encourage her to ignore any dominant, intimidating personalities that might make her reluctant to express her views and ask any questions she feels are necessary, without fear, to inform her opinions and decisions. I think of my observations of Colleen Teevin's experience with the Quigley Farms *farce* and the expression that was often on her face.

The deceit machine is probably still in full operation even with the primary engine gone, Lisa continuing to steer an aggressively pro-development agenda in an attempt to validate her excesses, my assumption her role-model must be GCH at BCSD, providing instruction on how to build a personal public-sector empire on a sloppy foundation of administrative bloat. With Fritz and Ned not particularly clever, I always assumed it was she who generated the impetus behind the corruption of process represented by a '*city-initiated/compulsory*' annexation of Quigley Farms that Fritz et al aggressively shoved down everyone's throat, without Hennessey even having to submit an application to the city, or pay much of anything in fees, having an application still active with the county when this malfeasance was initiated at the city.

Long ago, I remember inquiring about potential density on the Dumke property, being told it was for between 103-109 units, perhaps assumed to be single family dwellings at the time. I assumed as time progressed and ordinances related to density/ADUs evolved, some additional units might be anticipated, but the 144-177 unit range represents the optimal density for development interests, not for the future of Hailey.

The typical deceit that greatly increasing residential supply is somehow going to result in a substantially more *affordable inventory* is a convenient delusion intended to achieve significant added density without any objection, fees, or a *legitimate* review process, once again fast-tracking any proposal.

Residences at Sunbeam may be affordable to those relocating from similarly priced markets or retirees with lots of money, but most of the inventory that will be created will end up as vacation real estate assets in investment portfolios as a hedge against the next inevitable recession that fast approaches.

The gentrification that hollowed Ketchum and pushed most working citizens south is now the destiny of Hailey as a result of officials aggressively promoting development, while failing miserably to negotiate in good faith for the best interests of the city and its citizens for fees and senior water rights in recent annexation requests.

The only time significant affordable inventory became available locally was as a result of the mortgage securities fraud engineered by Wall Street leading to the Great Recession. Those responsible, and profiting hugely, immunized from any consequences by the Goldman Sachs executives brought in to head the Treasury Department to manage the government BAILOUT (Barofsky), Wall Street reprobates also making huge bank on the backside of the disaster they created. I have noticed that you can now get a home mortgage or home equity loan once again with "*just a click on your mobile device.*" "It worked so well last time, let's try it again!"

While many of my neighbors lost their homes, the two trillion dollar BAILOUT protected the mountains of *unearned* investment wealth of Wall Street executives and the economic aristocracy, many of the homes of working families lost in our fair valley now vacation rentals, becoming part of the investment portfolios of the economic aristocracy whose wealth was preserved. I guess Dick Fuld's place finally sold. It is probably not going to become part of the long-term, affordable, workforce rental inventory.

ALL THE MONEY HAS CHEAPENED THE CHARACTER OF OUR FAIR VALLEY!!!

In reviewing comments regarding annexation requests over the years, John and Becky Stokes consistently insisted that it was the city's responsibility to assure that "***growth must pay for itself,***" to limit the tax burden on working property owners struggling under a perpetual cloud of financial uncertainty as the freight train of gentrification driven by the local real estate industry continues its hollowing journey down the valley. They also urged officials, "***don't give it away.***" Exactly the opposite approach to what the Stokeses advised was embraced by leadership in Hailey, prioritizing short-term economic benefits and kicking the can of the massive future costs of infrastructure upgrades and improvements down the rapidly deteriorating roads, and associated financial liabilities onto the backs of taxpayers.

As a result of officials aggressively promoting an agenda accommodating development interests with little or no commensurate financial contributions, the streets in Hailey are a complete disaster, a consequence of over twenty years of abject neglect. The costs of bringing Hailey's streets back to acceptable standards is growing exponentially as they deteriorate more rapidly with each passing year. Maybe they will prove to be ***resilient*** and fix themselves. Let's form a committee and hire some more staff to investigate.

For the past eight years coherent financial policy was irrelevant to yet another rabid toddler choking on his silver spoon, the one inhabiting city hall rather than the WH loudly and comically lamenting "The budget is tight," when that reality is the direct result of his own failures to hold development interests accountable for contributing resources commensurate with the future financial liabilities that development represents.

The Quigley Farms "***farce***" is how the corrupted annexation and review process will forever be known as a consequence of officials irresponsibly directing the butchering of the annexation ordinance, removing the requirement of a detailed financial analysis to grease the skids for David Hennessey. Quigley Farms did not even have to submit an annexation application. This was one of the most unethical actions ever undertaken in a valley where the real estate industry and the officials they appear to own, have conspired to abandon regulation, reconstruct ordinances, approve poorly considered waivers, variances, and exceptions, waive fees, unwisely permit developers to separate senior water rights from properties being annexed, ***and now perhaps arbitrarily and capriciously allow proposals to reduce minimum lot size in violation of code***, all unethical conduct mirroring the corrupt profit privatized, risk socialized national paradigm of parasitic crony capitalism, the tick now bigger than the dog, kicking the can of future consequences and costs down the road to be dealt with by the generations that follow.

A movement that will never gain much traction has begun in the state legislature to eliminate property taxes, as many older residents on fixed incomes are being taxed out of their homes. The ***ultimate*** objective of the right-wing ideologues behind this effort is to reverse the ballot initiative which forced Idaho to accept the Medicaid funding prescribed by the ACA, which was approved through a healthy,

democratic, initiative process by an overwhelming majority.

With such compassion for the poor as this initiative represented, Republicans are upset that in a “*right-to-work*” state like Idaho, many employers will now find it more difficult to exploit workers if their access to health care is not inextricably attached to low-wage 40 hr/wk \$h!t jobs. Perhaps they will finally consider taxing corporations and the economic aristocracy who have most benefited from forty years of a completely corrupted economic paradigm of parasitic crony capitalism, which has promoted the upward redistribution wealth through the systematic devaluing of the American Worker and the destruction of the middle class, a graph representing income inequality over time now a vertical line, “three *individuals* have more income than the bottom half of citizens in this country.” Bernie ain't wrong about this or any other element of his outrage.

So, at the local level, in the *Post-Truth Age of Fear and Greed* considered in these comments, the effects of this insidious pattern manifest as well. Honesty, integrity, and the truth have no value because they cannot be monetized. Officials, staff, and developers simply fabricate a convenient, dishonest, alternative narrative to market a patently self-serving agenda, then manipulate and manufacture evidence to peddle to that narrative. Why attend a meeting of manufactured deceit?

Those peddling the Sunbeam PUD are simply engineering another campaign of misinformation intended to influence gullible newbies on the council who have no sense of history or experience with wily, real estate, snake-oil salesmen and their attorneys, elected officials, P&Z Commissioners, and staff, once again representing narrow development interests rather than the best interests of the city and its citizens. I would advise the new members of the council not to swallow the *deceit and lies* they will be constantly fed by developers, and perhaps occasionally by fellow elected officials, commissioners, and staff. The following two, brief paragraphs, just the most recent example of such *deceit and lies* in reporting from the IME in articles on Sunbeam about a month apart.

Horowitz said current zoning would alternately allow for an overall density of 177 – 30 more than currently proposed – at a minimum of 8,000 square feet on the property, but that the PUD allows for more flexibility in lot sizes and in the layout of the property.

“The developer is well under the density limit,” Horowitz said.

*Of the neighborhood's proposed 142 units, more than 50 do not meet the city's minimum lot size requirement of 8,000 square feet or lot width requirements of 75 feet. New York-based applicant and developer Marathon Partners is seeking **waivers** to minimum lot size and width, as well as **waivers** to **three other zoning requirements** – the maximum number of “flag” lots, maximum parking spots on private streets and maximum number of units on private streets.*

Based on this *massive* discrepancy in numbers regarding density, and the highly accelerated consideration of this Sunbeam proposal from a P&Z guided by Ms. Horowitz, a commission proven once again to be nothing more than a hastily expedited rubber stamp, the Mayor and council need to slow this proposed train-wreck down. Given past performance, there is a complete absence of *trust* in the system by the broader community, which has seen the repeated corruption of process in accommodating the local real estate industry.

The reason for Ms. Horowitz being forced from her job in Ketchum when Mayor Nina Jonas took office has never been revealed to me. It doesn't really matter, other than once again raising questions as to how and why she arrived at her current position in Hailey, it being a *gift* for fealty to the Mayor rather than the result of any *legitimate* HR process. For the edification of the newbies on the council,

our fair valley has a long history of using NDAs to sweep unpleasant personnel actions and associated monetary settlements under the rug, officials always insisting such *cover-ups* are a requirement of the insurance carriers. Whether true or not, still more corruption, not a surprise with the insurance industry...government-sanctioned extortion. Most ads on TV!

How much does Ed Lawson get paid to insist that *the project's amenities should provide a more than adequate basis for granting all five waivers?* One of the most entertaining aspects of attending meetings in the past was hearing attorneys attempt to manipulate absurd opinions into fact. **Marathon Partners are not even CLOSE to compensating the city adequately for the added density they are proposing. Attempting to sell this project as a panacea for the valley's housing problems is just another lie. An overwhelming majority of working citizens in the valley will not be able to afford access at Sunbeam because private-sector, non-professional jobs here do not pay well enough, many living paycheck to paycheck. Units will be primarily second-homes, vacation rentals, investment real estate, not primary residences/homes. Many will be retirement residences.**

Paying for installing a proposed city well is being sold as a gracious contribution to the city, but does that well include the senior water right from the property that allowed Ed Dumke to run a pivot irrigation system all summer each year and perhaps pay no or few taxes for decades by keeping the property zoned agricultural, even though annexed for future residential? Or has Ed shrewdly separated the senior water right from the property, perhaps substituting a less senior or subordinate right? This is a critical consideration given the inevitable water *call*, and insane costs of any resolution. The failure to negotiate for these senior rights simply another of the *many* past failures of Hailey leadership to represent the best interests of the city and its citizens, instead "*just giving it away.*"

Another possibility for the *massive* failure to negotiate in good faith on behalf of the city and its citizens to secure water rights, is that a certain grandiose attorney representing as water expert may have a delusional fantasy of becoming a *hero* in the community when that inevitable water *call* is filed, riding in on a white horse to save us from scorched lawns. How much of the litigation the past three decades in Hailey was actually necessary? This question is why former City Administrator Jim Azumano was run out of town by the good-'ol-boys and girl. He responded politely to one email, but would provide no information, no doubt an NDA in place to suppress the *truth* about legal expenses, and the amount of any settlement.

I believe any sense of *urgency* disingenuously fabricated for this Sunbeam project is attached to the fact that the outcome of the upcoming November election may result in the American Oligarchs pulling out of the markets, tangible real estate assets now becoming a safe refuge for mountains of *unearned* investment wealth, as the global economy will probably crater once again.

Martha and the council, I would *strongly advise* that you postpone any final decision on this proposal until after November, or sometime next year. Besides, with the complete absence of due diligence by a *rubber-stamp* P&Z under the direction of Ms. Horowitz, it is extremely important that the council get this last big project in Hailey right, as recent *farce/sham/corrupted processes* have been a serious disappointment, and represent looming financial disaster for Hailey to anyone who has been paying any attention and truly cares about our fair city.

I would encourage the new members of the council to exercise due diligence over the many details of this proposal quite obviously neglected by P&Z. It will take considerable time for the changes that will be required if the city decides to *finally* follow its own rules, rather than abandon them to accommodate special interests, another unhealthy pattern we share with the feds.

A *legitimate* review process by the City, which hasn't been considered since Old Cutter's, will be a learning experience/education for new council members, demanding thorough examination of important issues like the carrying capacity of infrastructure and availability of water, possibly establishing a modified residential fee schedule to recover revenue to mitigate the future costs of associated impacts and requisite improvements. That is, of course, if the new council members decide to inform their decisions and opinions and follow the rules rather than being led down the primrose path by the *Decepticons*.

Marathon Partners are certainly hoping they do not. Besides, this might be a good summer to prioritize the rapidly disintegrating streets, particularly those that will be hammered when development at the Sunbeam location begins. What will such upgrades cost? Never even a consideration for the past couple of decade.

I am admittedly uncertain, but I believe when this this property was annexed, zoning was at 103-109. I have not researched how the numbers may have changed based on revised ordinances over the decades. My memory often fails me, but I recall the figure of 120 being discussed in the past as the *absolute* maximum. The developer has a great deal of latitude in the configuration and distribution of multiple and single-family units within the limits of any determined density. I also *strongly advise* that rather than one six-acre park, that two, three-acre parks, or three, two-acre parks in a development of this magnitude makes much more sense, as I have observed over the years the more homes that can simply let children out the back door to access parks without having to cross any streets, the better.

There is no shortage of available density for real estate speculation available in Hailey. The local real estate industry is promoting a false narrative around a limited housing supply. There are plenty of opportunities available to build housing if someone chooses to do so. Perhaps the price of the lots are not providing sufficient margins for contractors to assume the *risks associated with speculation when near future economic realities are highly uncertain*. The median income constantly referenced in discussions on affordable housing is another *deceit* resulting from an immense statistical inflation by *extremely* wealthy residents, public-sector employees and “young professionals.” Consider for a moment just how many *much lower* household incomes, the working poor, are required to arrive at 60K+.

Supply and demand economics have never had much influence on the local real estate market, except when supply exploded during the subprime mortgage meltdown. I do not believe opportunities at Sunbeam will much change market realities, though admittedly I have heard nothing recently about pricing. New York developers way smarter than me have a much better sense of future macroeconomic influences which appear to have them extremely *eager* to *quickly* pull the trigger on this project.
THAT SHOULD BE A RED FLAG TO THE MAYOR AND COUNCIL.

There is certainly no hurry. When God made time, he made a lot of it!

The Downtown Residential Overlay District was created to accommodate *supposed* demand, but any pricing will certainly not allow entry for most wage earners *not* employed in the public sector. Public servants and young professionals who prioritize valley residency over restaurants, ski passes, new vehicles, vacation travel, will possibly have some rental/ownership options. People moving here after selling homes in similarly priced markets will continue to be older, further defining the valley as a retirement area. All the hysteria over seriously “*gray*” demographic realities over the years has changed nothing, and never will.

Attempts to create/provide affordable/workforce housing will never rise above “*band-aid*” efficacy, as Carey and Fairfield become viable, healthy alternatives for working families, valley *thought leaders* hopefully focusing on developing transportation alternatives for commuters. There is no urgency with this Sunbeam proposal, despite the “*sky-is-falling*” deceit, which has forever been manufactured to manipulate the community into accepting heavily subsidized residential development, passing the costs of impacts/infrastructure upgrades on to taxpayers. Nothing much produced at this location will ever be affordable, as the consistently *poor decisions* placing the City of Hailey firmly on the path to inevitable gentrification are now in the rear view mirror.

At least we have done much better than other western, mountain resort areas, with some individuals over the years willing to take the time in an attempt to obstruct the wanton pillaging of the valley by the real estate industry for profit. A friend of mine who grew up in Colorado is amazed that we have managed to preserve such priceless visual integrity as the Hillside Ordinance and scenic easements on the other side of the hill bestow.

Hard to believe it is 2020 and not the 13th Century with all the massive palaces built to further stuff and secure the portfolios of an economic aristocracy growing even fatter with *unearned* investment wealth. Given the massive carbon footprint these palaces represent, no one of conscience is going to want the responsibility of such tired expressions of pretension and excess. Without demand they will have no value, perhaps in two or three decades completely worthless, ostentatious relics, monuments as an enduring testament to the past forty years of abject corruption, “*Okay Boomers!*” destroying the planet through an obsession with money and self, millennials and the generations that follow facing more urgent existential threats than not having enough uninhabited mansions in western resort areas.

Again, the idea that any housing produced is going to be affordable is laughable. If affordable housing opportunities are somehow engineered/tied to any additional density at Sunbeam, remember that John Cambell's signature on legal documents in the Cutter's agreement with the city meant nothing to the courts in a conservative, private-property, Republican state.

Once again because it is important. Fritz and Ned's massive failure to secure the city's financial position with an *intercreditor* agreement, standard practice in competent administration of such agreements in the event of a default on payment by Old Cutter's, which occurred, cost taxpayers a couple of million dollars in fees and failed litigation and a failed appeal. Old Cutter's was the last time a *legitimate, comprehensive* process and associated analysis was used to approve a large-scale proposal. I guess, after failing so miserably to get Cutter's right even after the three years dedicated to doing so, Fritz and Ned decided, “*why bother?*” subsequently bypassing established processes, procedures, and standard practices, simply eliminating inconvenient statute to accommodate development interests.

Martha, as in the past, citizens need to know the number of units of existing infill opportunities available including residential units in the Downtown Overlay, so I believe an updated inventory is appropriate before you begin formal examination of this Sunbeam proposal. I understand the property has already been annexed, but *any* added density must be at costs commensurate with mitigating the significant impacts this proposal represents, though that will never really be possible as the property was annexed into the city in 1981. “Growth must pay pay for itself,” “Don't give it away,” suggest *any* mechanisms to recover revenue for the substantial future costs to the city for this project must be considered.

With Fritz no longer around to aggressively accelerate a completely corrupted process with a predetermined outcome, limiting sufficient, *legitimate* public participation, perhaps you can take the time necessary for the depth of analysis and determination of costs a proposal of this magnitude warrants, and listen to those with enough courage to return and participate, perhaps the tread-marks on their backs finally healing.

William F. Hughes
Hailey, Idaho

The following analysis from Einstein written in May of **1949**, long before *Citizens United*, here applies that massive intellectual capacity to economic systems rather than the systems and laws of physics governing our universe. It is less a promotion of socialism than an indictment of the vulnerability of capitalism to corruption. In the endless tug-of-war between labor and capital, capital has finally prevailed in the new millennium, hardly a *random* outcome.

"Private capital tends to become concentrated in a few hands, partly because of competition among the capitalists, and partly because technological development and the increasing division of labor encourage the formation of larger units of production at the expense of smaller ones. The result of these developments is an oligarchy of private capital the enormous power of which cannot be effectively checked even by a democratically organized political society. This is true since the members of legislative bodies are selected by political parties, largely financed or otherwise influenced by private capitalists who, for all practical purposes, separate the electorate from the legislature. The consequence is that the representatives of the people do not in fact sufficiently protect the underprivileged sections of the population. Moreover, under existing conditions, private capitalists inevitably control, directly or indirectly, the main sources of information (press, radio, education). It is thus extremely difficult, and indeed in most cases quite impossible, for the individual citizen to come to objective conclusions and to make intelligent use of his political rights."

So, in this prophecy written in 1949 Einstein links the corruption of capitalism and the corruption of the political process so accurately there is a mystical quality to his words. I would not have been surprised if he had predicted *Citizens United* as a probable manifestation of this corruption of democratic and egalitarian principle.

The Ides (15th) of March. Okay, I had to wait a day to begin my writing as my stream of consciousness is often heavily influenced by my level of irritation with the manifestation of human stupidity. Observing infectious disease protocols, I went out for groceries yesterday to both Albertson's and Atkinson's carefully returning many carts to the cart corrals, irritated with individuals who apparently perceive their *privilege* as allowing them to leave carts anywhere in the way, taking up parking spaces and creating obstacles for seniors to overcome.

Any disappointment I experience is the direct result of my *expectations* of others, defined as "*premeditated resentments*," that things be different and humans not be so stupid, so I *own* the disappointment which I alone created, how I feel about anything having nothing to do with anyone but me. Then, at Atkinson's, a woman I recognized arrived up front with her cart, aggressively demanding "Can we get another checker?!" I calmly asked "Really?" And I think she understood immediately. It wasn't that busy, she really didn't have to wait very long at all, one or two minutes max. Events like this pandemic bring out either the best or worst in us.

This episode instantly returned my thoughts to another similar event during the high season this past summer. At Albertson's, an obviously wealthy woman had the audacity to say to me, "None of *these people* speak English." Though triggered at another example of the normalization of racism sanctified by the rabid, orange bigot in the WH and white supremacist Stephen Miller, I was temperate in my response, explaining, "Without *these people* this store

wouldn't be here, and without *these people* there wouldn't be any produce in any store in this country." A surprised look crossed her face, perhaps for some reason she had been anticipating my piling on to the garbage heap of intolerance completely burying the moral clarity this country once valued. Forty years of money being the only variable of consequence in the national equation, have completely eroded such values and associated moral principles.

A recent edition of HCN had a Q&A with millennial sociologist Justin Farrell, titled, "*A haven for the wealthy* – Sociologist Justin Farrell explores how the ultra-rich shape Teton County and the Western U.S." Justin is from Wyoming, authoring *Billionaire Wilderness: The Ultra-Wealthy and the Remaking of the American West*. I will take a look at it this summer. As I advised in the comments submitted late last year regarding Hailey's Budget, *Winners Take All* is a must read for every citizen of this country, as an antidote to the lies that have been systematically promulgated for four decades regarding economic realities, the huge mountains of *unearned* wealth in this country coming at the expense of every other human being on the planet, and the creatures which share it.

"The market is way down" a recent lament by exasperated whiners with apparently no memory, forgetting that only three years ago the Dow was at 18K and has been highly over-valued for quite some time...my amateur opinion, as I have no investments, know nothing about money, and am more interested in sociological/structural realities as they relate to the massive inequities in the distribution of income and wealth, intentionally and aggressively amplified/engineered by clever boomers over the past four decades, many of whom deceitfully represent as progressive or liberal.

These economic observations and comments are primarily directed to millennials and young people, as their social, economic, and environmental futures, have been heavily/completely mortgaged by boomers to create massive mountains of personal wealth, such a contemptible objective an immoral reflection of the 19th Century imperialism of "*Manifest Destiny*" that was even used to rationalize genocide. "We have the power to do it, so that makes it okay." Just like Trump Administration corruption, or the capricious butchering of Hailey's annexation ordinance.

I was intrigued at the stir created at Davos just over a year ago by the revelations of *truth* a brilliant, millennial, Dutch historian, economist, philosopher, and flamethrower/trouble-maker (my hero!) Rutger Bregman presented as a panelist. Again, such principles as *honesty*, *integrity*, and the *truth* were entirely abandoned four decades ago by the best and brightest, elite boomers obsessed exclusively with expanding the stream of *unearned* investment income to the economic aristocracy, often their wealthy families.

I have yet to read Stephen Brill's *Tailspin* (2017), though I did read a couple of reviews. My advice to millennials, never trust a boomer, lies of convenience used to provide comfort of conscience for narcissists attempting to rationalize a completely corrupted economic paradigm of parasitic, crony capitalism... "*No, wealth isn't created at the top. It is merely devoured there,*" observes Bregman, the tick now bigger than the dog.

<https://twitter.com/i/status/1090045108064579584>

I could write for days on this four-minute clip. Notice the old white guy who is all sideways at open expression of the *truth*. Ken Goldman, retired CFO of Yahoo, not wanting the panel to talk anymore about taxes or progressive rates which might interfere with forty years emphasizing exclusively the upward redistribution of wealth. He gets shut down pretty efficiently by Winnie Byanyima of Oxfam. The lies and deceit about "*jobs*" is something corporate boomers have elevated to an art form, while for forty years intentionally engineering the systematic devaluation the American worker.

Most years I would be obsessing over March Madness and the NBA finals, being one of those typical, male sports fans. I listen to sports talk and laugh at the millionaire class pundits suggesting a particular team in a state without state income taxes might make a more desirable location for a free-agent quarterback that will be paid \$30 million a year, though he really deserves more given the "*market*" for quarterbacks. The "*market*" has determined that retired quarterback Tony Romo is to be paid \$17 million a year to watch and talk about, at most 20, 2.5 hour football games each year. It would be staggering to break that down to an hourly wage, including his travel, etc. Tony is pretty cool and no doubt understands his remarkable good fortune, perhaps not even complaining about taxes, though being from Texas he pays no state income taxes.

For those in professional sports and Hollywood, with agents, attorneys, collective bargaining, and union representation, a "*market*" actually does determine their truly insane levels of compensation. For an overwhelming majority of American Workers there is no bargaining or representation and associated economic security, the "*market*" being systematically suppressed and unions summarily destroyed by a government owned by corporate interests, those employed in the public sector fortunately much further from the *edge*. As Bregman insists and *Winners Take All* confirms, the weak philanthropic endeavors of the economic aristocracy to assuage their guilt over massive *unearned* abundance exceeding even the Gilded Age, is a joke, as associated events in this valley have repeatedly proven, wealthy newcomers/donors attempting to buy acceptance and approval by lavishing cash on local non-profits. I loved and laughed when Bregman mocks that the *solution* to a perhaps fatally injured (atmospheric CO2 hit 414.7 ppm last year) and broken world sacrificed for the benefit of global elites, is to "*fly in Bono!*"

Treasury Secretary Don Regan (CEO Merrill Lynch) the guy with his arm up Puppet President Reagan's ass, took down the Air Traffic Controllers Union. Washington and Wall Street became one and the same, the merging of state and business leadership the primary characteristic of fascism, a less menacing paradigm when developed under the euphemism of '*trickle-down*.' If Air Traffic Controllers have no real bargaining power, what are the rest of American Workers really worth? Obviously not much as 30% of workers were unionized in 1980 when Reagan took office. That figure declined to 5% (it may have risen in recent years though the power of any union has been seriously diminished) as corporate executives determined that minimizing labor costs and worker's rights was the number one priority toward the objective of increasing

the expansion of the stream of *unearned* investment income to the economic aristocracy. The political class from both sides of the aisle for four decades being all-in on the objective of emphasizing exclusively the upward distribution of wealth, workers and our planet's atmosphere simply co-lateral casualties of parasitic, crony capitalism.

That the unions were corrupt has never been disputed. I was pleased for Charlie Brandt when *I Heard You Paint Houses* finally made it to film in the *Irishman*, the riddle of Jimmy Hoffa perhaps finally solved. Unions had considerable influence in determining the outcome of internecine squabbling in Democratic politics. Unions became toast as Wall Street influence exerted itself in government, political office becoming a commodity going to the highest bidder, corporate lobbies taking control of government, with legislation primarily in service of these *special interests*, often written by the attorneys of multi-national corporations to optimize their positions and avoid/omit regulation and taxation. An identical *special interest* relationship between Hailey leadership and real estate interests guiding a completely corrupted 'city-initiated'/compulsory annexation process for Quigley Farms.

Immigration. It didn't take much time to hobble the unions, the process accelerated by perhaps 20 million healthy, willing, brown bodies with plenty of energy and low expectations crossing the southern border, which was intentionally denied sufficient funding for monitoring and enforcement by elected officials both red and blue to facilitate the continuing devaluation of the American worker and destruction of the unions.

4/29: The following paragraph was written back in mid-March (15th) as an EXAMPLE with which I am familiar of how a political class owned by corporate interests and the economic aristocracy facilitated cheap migrant labor to help destroy the unions. I had NO idea a month-and-a-half later such meat processing plants would be experiencing high rates of infection and death from C-19. One such facility in Indiana receiving media coverage, in a County with the same name as the one in Illinois about which I write.

Final paragraph written March 15th - I had uncles in West-Central Illinois who farmed. Beardstown, a town on the Illinois River once inhabited primarily by rednecks working at the Oscar-Meyer meat processing plant (now JBS, a huge Brazilian multi-national corporation) for the generous '70s/'80s Union wage of \$16/HR, no education required, still had an ancient sign up proclaiming sunset laws in 1975, "*Negroes Must Be Off the Streets By Sundown.*" Perhaps a relic that simply somehow survived Civil Rights Legislation, but it was there. Who was going to attempt to take it down in notoriously rough Cass County? A tough bunch of white, union, river folks familiar with death at that pig abattoir on the river, no doubt now a part of the intractable Trump base, their lives completely destroyed by corporate executives closing down the plant for five years, and extinguishing their union.

Resuming April 29th - Immigration. Ironically, given the ascribed racial intolerance of disenfranchised white workers, the meat processing plant re-opened with Mexican immigrants willing to do such incredibly hard work for half the wage, \$8/HR at the time with probably no union or benefits, back then no legitimate citizenship status required, *undocumented* not an

issue. The Hispanics at this plant are no doubt making much more than that these days, probably with a weak union providing diluted bargaining power. In recent memory, teachers are the only workers who have gone on strike, and maybe Nevada's Culinary Workers who have considerable power. My cousins have said the Beardstown community is flourishing with these now long-established immigrants whether legal or not. This 'meat-packing' anecdote is just one with which I am familiar, and the processing jobs out of necessity have had to remain close to the supply of raw material, livestock, unlike manufacturing.

The **out-sourcing** of manufacturing in the rust-belt states over four decades represents a far greater cumulative loss of decent jobs and income than cheap immigrant labor, but it is easier and politically expedient to blame and demonize POC, rather than corporations and an economic aristocracy served by a political class who intentionally engineered what Einstein predicted above. As he points out, these powers own the sources of information, primarily lies, fed to an ignorant population of powerless citizens.

The Trump base is primarily composed of manufacturing refugees displaced from decent jobs by four decades of parasitic, crony capitalism which destroyed the middle class to promote exclusively the upward redistribution of wealth. Further insult in that the taxes these manufacturing refugees contributed in their new, low-paying, survival, service jobs, was used to subsidize corporations, allowing them to write off all the costs of moving their operations and equipment to countries with cheap labor, absent of environmental regulation. The war crippling humanity today is between globalism and nationalism, balance perhaps somewhere in a middle which will never receive serious consideration, a cascade of crises a probable consequence with associated civil unrest.

These disenfranchised white, working folks will take their resentments to the grave with them, their American Dream transformed into a nightmare so the economic aristocracy could build more uninhabited mansions in the mountain resort areas of the west. The white-nationalist component of these deep resentments have been carefully constructed and fed by a right-wing propaganda machine to deflect blame to POC, thereby protecting those actually responsible, the wealthy beneficiaries of four decades of abject corruption which a completely parasitic economic agenda has faithfully served.

The following two paragraphs represent a brief digression, to which I am inclined.

Exactly the same parasitic profit-privatized, risk-socialized agenda engineered for Hailey over the past decade, serving exclusively development interests, at the expense of Hailey taxpayers. This nonsense continues with this Sunbeam proposal, now eagerly exploiting naive new council members who are completely clueless regarding the good-'ol-boy shenanigans of corrupted process and butchered municipal statute delivering expedited approval of recent annexations without negotiating in good faith on behalf of citizens and the city for fees and water rights.

The city got nothing, then the Mayor whined about a "tight budget." The arrogance displayed in the assumption that a tiny cabal of power-trippers know what is best for Hailey is pathological. At requisite meetings for public comment they didn't have to bother listening, the outcome

predetermined, the council irrelevant. Again local officials have aggressively represented "gentrification" as "economic development," and it remains to be seen if anything produced is ever "affordable," a relative standard, the constant selling point for added density and significant deviation from the Comprehensive Plan. Subsequently the Mayor whined about a public which no longer participates, apparently too stupid to connect the dots, revealing a public which had obviously experienced sufficient insult, intimidation, and abuse, one lady even purchasing the entire inside of the front page of the IME to admonish him for this behavior. Why on earth would anyone choose to subject themselves to the torture of his presence, unless it is a real estate developer looking for a plum deal, the only apparent statutory requirement a little flattery?

Back to the big picture stuff.

Health-care costs and associated insurance premiums rose exponentially over four decades for no other reason than to further promote the upward redistribution of wealth. Massive big-box stores killed mom-and-pop and the downtown retail culture of communities throughout the country. Wal-Mart and other massive operations rely on *really* cheap labor. The only way primarily unskilled, uneducated workers can afford health insurance and health care, is by attaching themselves for forty hours a week to a low-paying job. For some time they were denied even this opportunity for health insurance by not being scheduled for the 32-hours/week necessary to qualify for coverage, passing their health-care costs on to taxpayers, while the Walton family accumulated hundreds of billions of dollars and used an intentionally corrupted tax code to **avoid** paying taxes commensurate with the burden their operations placed on the system. Profit-privatized, risk-socialized. Once again my millennial friends, and I will continue to include this link, watch and listen carefully.

<https://twitter.com/i/status/1090045108064579584>

So the only way for tens of millions of U.S. citizens without a specific skill-set or certification to access health care has been to attach themselves forty hours a week to a low-paying job, corporations aggressively reducing labor costs, with wealthy shareholders accumulating mountains of *unearned* wealth, more mountains of *unearned* wealth to the insurance industry while premiums skyrocketed thanks to a political class owned by corporate lobbyists who have been invited to write legislation regulating their own industries. Such merging of state and business leadership the very definition of *fascism*, Gandhi identifying "*Wealth Without Work*" as one of The Seven Deadly Sins. The American Oligarchs rolling with Trump, his unexpected election offering them an opportunity to convert our democracy into a Banana Republic or Mafia State, like the Russia (Putin) they so admire...absolute power.

Health-care providers happily joined this orgy of profligacy until the Cleveland Clinic and thought leaders like Steven Brille started holding them to account and conscience, "*first do no harm*." Bankrupting millions of American citizens requiring medical treatment obviously violates that sacred oath of Hippocrates. The providers, including St. Luke's, thankfully appear to have abandoned the drunken-sailor approach in favor of tighter financial management, a check on spiralling costs, a good thing as they respond to this pandemic.

The ***gig economy*** is designed for the most blatant exploitation of working Americans imaginable. Employees are manipulated to believe how incredibly fortunate they are to be independent contractors. Nothing is ever said about providing their own auto insurance (UBER/LYFT) or being legally liable for any unfortunate accident, without any employment benefits or security whatsoever.

The food delivery ***gig*** businesses/apps are providing a vital service during this time of social distancing. I saw a story about a young black kid, 19 and on his own, working over forty hours a week for one of the fast-food empires, then delivering food (Grub-Hub, Door-dash, Uber Eats) for endless hours, *struggling* to pay rent and bills. To work diligently more than 60 hours a week and having to live so close to the *edge* for the benefit of shareholders is unconscionable, but it is how profit-privatized, risk-socialized, parasitic, crony capitalism works in serving exclusively the hoarded wealth of the economic aristocracy.

I have a wealthy friend who was so impressed with UBER he invested, receiving considerable, *unearned* income. He had absolutely no point of reference when I explained to him the impact on cab drivers whose livelihoods were suddenly eliminated by ***gig*** transportation. I get it, that's progress, the collateral human damage irrelevant to system designed exclusively to deliver *unearned* wealth to elites. Like a lot of wealthy investors his only concern was having even *more* free money, more and more and more never enough, the suffering of others never a consideration I often drove cab in this valley between jobs to survive, so if I read as somewhat sensitive, that is perhaps accurate.

May 17th – back to it.

And of course **technology**. The individual in the 4.5 minute twitter video from Davos, 2019, Rutger Bregman, had a fairly upbeat page-and-a-half article in this week's TIME, seeing the world's current dilemma resulting from the pandemic, as perhaps an opportunity to put humanity on a better path than the forty years of The Age of Fear and Greed engineered by Boomers provided.

I have neither a cell phone nor mobile device, and when I copy/paste text and the script is recognized and continued by my open-sourced, word-processing software, which hiccups all the time because Microsoft 10 doesn't want me using it, they would rather I pay them, I just go with it. I have invested too much time trying to *fix* stuff, but the computer is way smarter than me, and inclined to do what it pleases, a great lesson in humility, tempering any hubris, and countermanding any control desire to exert. A behavioral Terminator so to speak!

Technology is indeed a wonderful tool, but it will only be able to monitor and quantify the *real* issues facing humanity, for instance the annual 200 gigatons of ice loss per year from the Greenland ice sheet. We have to evolve past the social media garbage presenting false narratives to exploit us v. them conspiracies, and the idea that remarkably creative, clever images on screens have anything to do with reality or the truth.

I will be abused by some for the length of these comments, but I don't tweet, am staying home except for bike rides and hikes, and am not going to apologize for consideration of

various issues beyond 140/280 characters, and believe devices accommodating such shallow and superficial consideration of the world, is just a toy in the hands of toddler if it is being used in a failed attempt to govern a country.

The intent of **technology** since one anthropoid took a stick to another, others later using bigger sticks to roll large slabs of stones to construct temples, and onward to the computer I am using, is to reduce human participation in both time-consuming, and laborious processes. **Technology** inherently requires less human participation in various productive processes. We no longer have to climb onto the back of an animal to arrive at a distant location more quickly.

So with **technology** freeing up so much our time as the human population climbs toward 8 billion, we still have this archaic capitalist fantasy requiring that the majority, private-sector population spend forty hours a week engaged in some productive activity that can be monetized to provide income for individuals to spend on shelter, food, and to clothe themselves, etc.

Such antiquated thinking, supporting special interest agendas interested only in the extraction and accumulation of wealth for the economic aristocracy, is why this country is still operating under 1855 water laws and 1872 mining laws honoring exclusively the profit privatized, risk socialized capitalist agenda. Does a closed mine need Superfund attention after all the gold has been extracted? The people will pay for it. Have leaders in your community failed to negotiate in good faith for water rights to sustain growth from annexations they are forcing you to subsidize by failing to collect any fees? Nope, you will pay, and pay, and pay! Don't even get me started on antiquated educational models also developed in the 19th Century!

Please, don't anyone employed in the public sector take this as a personal insult, but how has *your* employment conformed to this primitive model of having to produce a good or service with value commensurate to your compensation? Has anyone much noticed you haven't been working? Consider yourselves *extremely* fortunate. I mailed in my DMV stuff and my vote, thanks for taking care of it. Of course now the lunatic fringe wants to eliminate funding for the USPS so people *can't* vote. Andrew Yang's universal basic income policy was radioactive just a year or two ago. Now it is receiving mainstream consideration.

I do not believe that a majority yet grasp the consequences of projected numbers on unemployment and small business failures, as a politically divided country will struggle to feed and shelter a huge segment of the population, the working poor, long living close to the edge, now pushed over the edge by a pandemic, cut loose and drifting aimlessly, what could possibly go wrong? The virus is here and being managed with available resources and in some places politically determined policy, science is for sissies, man up! This country should quickly move past bickering over the details of Covid-19, do what the *experts* tell us, and start establishing contingencies for what is to follow.

Again, **technology** will prove an invaluable tool in this endeavor, but cannot fix the material problems associated with the economic fallout of Covid-19, feeding and housing a massive number of citizens. I believe and am hoping progress is being made to pivoting to these

looming realities. Again, as a life-long democrat, I am pleased that Idaho's Republican governor has listened to infectious disease experts rather than the president or FOX News. We are indeed fortunate to live in a state with a strong agricultural foundation for the economy, and good people committed to keeping everyone fed.

I was about to go off on a rant about how young people have been sold the lie that they are all going to develop the next app or video game, or the catch-all for millions of future muffin-shop owners, be *entrepreneurs*. NOT! There will be plenty of work to be done if the election delivers competent leadership that will perhaps consider the public service programs for young people that have been discussed in the past, hopefully the generations that follow will provide the energy and critical thinking necessary to repair all the damage Boomers have inflicted over the past forty years in *The Age of Fear and Greed*.

Property tax revenue supports the fixed costs of local government insuring that healthy paychecks and benefits continue uninterrupted, independent of the boom/bust cycles that have severely impacted private sector operations and the local workforce over the years. No one I talk to has noticed much of a difference in local government's delivery of services with public sector employees at home for a couple of months, and maybe months more, the very definition of "non-essential." "We're all in this together," complete nonsense in a valley where officials represent "gentrification" as "economic development." "Community" reduced to a tired buzzword in a valley with glaring socioeconomic stratification, a consequence of forty years of the intentional engineering of serious structural inequities to promote the upward redistribution of wealth.

People in government are insulated from the impacts of these realities. Angenie always uncomfortable when I point out that the public sector in this valley is the most extravagant system of welfare on the planet, BCSD the most efficient in exploiting this reality for over two decades, \$25,000.00 per student per year for two or three years following the meltdown in 2008, the BCSD Board also signing off on insane administrative compensation packages, and tens of millions lit on fire and thrown in the air with McKinstry contracting, and no one held accountable. BC Commissioners have approved their own inflated compensation and that of a shadow County Administrator that some have said works remotely from Boise. Ironic in that he could actually afford to live here.

My criticisms are not personal. *Almost* all these folks are quite lovely people. But when the local private-sector economy craters once again, and those having lived their entire lives under a cloud of economic insecurity struggling to remain in this valley are once again forced out, please at least acknowledge and express gratitude for the separate, pampered universe public-sector employees inhabit, and the efforts of many taxpayers surviving in the private sector struggling to support associated profligacy and excesses. The pundits are constantly berating a malignant narcissist raised in the penthouses of Manhattan for his lack of empathy. Of course he is incapable of empathy, until you walk in someone's shoes you are only guessing about their suffering, whether you care or not a completely different consideration.

The following excerpt from a speech by Jimmy Carter in the late 70s is profound today, and could have saved us from ourselves if we valued the fate of the generations that follow more than money.

"One of our most urgent projects is to develop a national energy policy. The United States is the only major industrial country without a comprehensive, long-range energy policy. Our program will emphasize conservation...solar energy and other renewable energy sources ... We must face the fact that the energy shortage is permanent. There is no way we can solve it quickly. But if we all cooperate and make modest sacrifices...we can find ways to adjust."

"If

we wait, and do not act, then ... we will feel a mounting pressure to plunder the environment. We will have a crash program to build more nuclear plants, strip-mine and burn more coal, and drill more (oil and gas) wells."

"If you will join me so that we can work together with patriotism and courage, we will again prove that our great nation can lead the world into an age of peace, independence and freedom."

"This difficult effort will be the moral equivalent of war --- except that we will be uniting our efforts to build and not destroy."

1980 was the election that was a pivot point offering two divergent paths for this country and for the **environment**. Of course the wrong path was chosen. Jimmy Carter was portrayed as weak with 52 American hostages held for 444 days in the American Embassy in Tehran, a consequence of the citizen revolt motivated by American Imperialism and our country's long support of the completely corrupted regime of Reza Pahlavi, the Shah of Iran. By the way, we got those hostages back.

So, given these events, the superficial idea was sold for the 1980 election that we needed John Wayne to ride in and stand up to these Muslims assaulting Ms. Liberty. That mythical cowboy persona/president was portrayed by Hollywood actor Ronald Reagan, a role prophesied in Kurt Vonnegut's *Player Piano*. Everyone conveniently forgets the Reagan Administration's failed policies of attempted intervention in Beirut with a truck bombing of the Marine barracks leaving 241 military personnel dead. *"Your a tough guy, like it really rough guy..."* This was the genesis of Islamic terrorism.

By the way, everyone also conveniently forgets that the neo-cons who delivered perpetual war in Iraq and Afghanistan, Cheney, Rumsfeld, Wolfowitz, and Pearle, were all Nixon guys. These bungled post-9/11 tragedies wasted close to half a million human lives total and trillions of dollars, and were predicated on lies and about nothing other than corrupt defense contracting, with contracts written so cronies were paid regardless of whether they actually delivered on a contract for a \$600 million hospital in Fallujah or not. Pallets of U.S. currency weighing 363 tons delivered \$12 billion in shrink-wrapped \$100 bills to Iraq in C-130 transports, some of it disappearing without accomplishing much of anything, but most of it without a trace. Cheney's Halliburton continues such abject defense-industry corruption to this day. Republican (truly the good-'ol-days!) Five-Star General and President (1953-1961)

Dwight Eisenhower's dire warning about the military-industrial complex completely ignored for the extraction and accumulation of *unearned* wealth.

So many officials, from both sides of the aisle, continue to deify Reagan, despite the insidious nature of Iran/Contra and policies eventually destroying organized labor (the interests of Working Americans), the middle class, and the planet's atmosphere. Reagan was just a cipher, like W and Trump, and was just doing what he was told. Reagan served as front man for an agenda prioritizing exclusively the upward redistribution of wealth through parasitic crony capitalism, the tick now much bigger than the dog, which puppet-master Treasury Secretary Don Regan promoted after arriving in DC from Merrill Lynch (CEO). He firmly established the umbilical between Washington and Wall Street, "*trickle-down*" a less menacing euphemism for "*fascism*," defined in my dog-eared, American Heritage Dictionary as, "*A system of government that exercises a dictatorship of the extreme right, typically through the merging of state and business leadership, together with belligerent nationalism.*" An eerily accurate definition of the past four decades.

As a bleeding-heart environmentalist, I first wrote this definition when James Watt arrived at the Interior Department. Hard to believe things have only gotten worse on our precious public lands. Again, for four decades the only consideration of a government owned by corporate interests, the upward redistribution of wealth. I was pleased in watching the movie VICE with Christian Bale playing Dick Cheney, that the removal of the solar panels Jimmy Carter had installed on the WH was highlighted with vintage footage, having written often over the years about this symbolic event. The message, Big Oil you now have the green light to pillage the planet and destroy the atmosphere, investors hoarding huge mountains of *unearned* income from an extremely profitable industry heavily subsidized by the American taxpayer.

A similar message was sent when Reagan took down the Air Traffic Controllers Union. A third of workers were unionized when Reagan took office in 1980, today that number is around 5%. It wasn't a coincidence that perhaps 20 million Hispanics or more crossed our southern border over three decades. The irony is that the same right-wing, corporate interests that directed Reagan to break up the Air Traffic Controllers Union to prove to American Workers they have no value, then to ignore border security to allow a wave of cheap labor across our southern border, now feel inclined demonize, abuse, and cage those same brown folks who assisted them in destroying the unions in their effort to achieve the exclusive objective of expanding the stream of *unearned* investment income to the economic aristocracy.

Gandhi identified "*Wealth Without Work*" as one of the "*Seven Deadly Sins*." Our economic paradigm has been predicated on that sin for four decades, every consideration subordinate to the extraction and accumulation of wealth for elites. The line on a recent graph in TIME representing income and wealth inequality over time is now vertical, exceeding the disparities of the Gilded Age. Winners Take All: The Elite Charade of Changing the World, by Anand Giriharadas, should be required reading for every citizen of this country, except that nobody

reads anymore, they spend all of their time attending to their mobile device. Shallow consideration of everything, including local real estate development proposals.

In an effort to appear less partisan, I always offer criticism for both sides. I also found Clinton's attachment to Wall Street extremely disturbing. While he takes credit for handing off a budget surplus to Bush, though my friends leaning right insist he didn't, this had nothing to do with policy, and was simply timing. This country was actively engaged in installing the fiber network and hardware for the communications systems required by the IT boom that spanned the Clinton Presidency, with software engineers the wizards of this New Age of Technology, making it an indispensable tool of government and industry. Big Tech is now a ubiquitous component of our culture and economy, for better or for worse, an industry completely immunized from anti-trust laws which have been entirely abandoned in this country, as has most other regulation/constraint on corporate greed.

I find particularly amusing the wealthy residents and second home-owners transforming the character of this valley by means of the social engineering inherent in gentrification representing as progressive or liberal. At least the right-wing, American Oligarchs are not Decepticons like wealthy liberals, who were never going to seriously consider compromising a reality of *unearned* abundance, pretension, and excess to promote social, economic, and environmental justice. I laugh at the incompetent boards and excesses of local non-profits, their primary function to provide the children of privilege jobs where they don't have to do or know much of anything, but do have access to a network of very deep pockets. "*Philanthropy is commendable, but it must not cause the philanthropist to overlook the circumstances of economic and social injustice which make philanthropy necessary.*" - MLK. I've always wondered about the size of the piece of pie in the local economy represented by non-profits, both in revenue and jobs.

Twenty years ago when I first began thinking and writing about climate change the objective science indicated that if everyone went *caveman* back then, it would be a century before the needle on CO2 would stop pegging. At the same time that Jimmy Carter was giving the speech referenced above (70s), CAFE standards were established for automobile manufacturers in the wake of a crippling gas shortage to promote fuel efficiency and help secure the energy future of this nation, reducing reliance on foreign sources of petroleum, primarily the middle-east, a region of endless, treacherous entanglements. Those reasonable and rational mileage constraints were immediately abandoned when oil supplies recovered. Decisions in the interests of the environment are only acceptable if they don't interfere with the production of *unearned* wealth for the economic aristocracy.

I apologize to any millennials reading this for the forty years Boomers prioritized money easily acquired above all else, and recall a heated debate on a trip to Twin over twenty years ago with a recently divorced friend moving back to Seattle. He insisted the only rational consideration for any citizen of this country was to scheme to acquire as much money as possible for doing as little as possible. I naively argued against such a self-centered equation, insisting it had to be about more than that. Obviously I lost that particular argument.

In advising the millennials I would first offer validation for their perceptions that their future and the futures of all the generations that follow have been *massively* mortgaged by Boomers during the past four decades in *The Age of Fear and Greed*. The inspirational conclusion from Jimmy Carter above, "*This difficult effort will be the moral equivalent of war --- except that we will be uniting our efforts to build and not destroy.*"

The demands of climate change will exceed those confronting the Greatest Generation during WWII. I do not believe those demands will be met as sea levels rise, threatening coastal areas where a majority of the global population resides. Watching video of the calving of ice in Greenland and Antarctica (a recent, massive event unprecedented) is oddly both calming in its serene, slow-motion beauty, while terrifying given the reality of associated consequences. This nation prevailed in WWII not as a result of military strategy, but as a result of the ability of this country to produce and deliver the materials of war when and where the circumstances of global conflict required, the remarkable expression of an amazing generational aptitude for organization and efficiency in the best interests of the collective, which I believe will never be matched. Such principled, core values and associated ethics abandoned entirely by Boomers, the *me, me, me* generation, interested primarily in the creation of personal wealth, believing that wealth somehow implies exceptionalism or divine ordination, such primitive thinking the product of a haute bourgeoisie hangover from the Middle Ages.

Again, if everyone went *caveman* today there might be a possibility of reversing the damage, with humanity continuing to inhabit the earth far into an unknown future *if* they can actually demonstrate a *vastly* superior aptitude as stewards of the environment, you know, like in *Avatar*. But that will never happen. Human behavior precludes such a healthy outcome, which would require virtually comprehensive sacrifice of comfort and convenience, and maybe even fewer massive, uninhabited, heated and cooled palaces in mountain resort areas of the west.

The universe is *one* thing, with every molecule connected and inseparable from all the others. The universe demands balance. Balance exists in all natural systems absent the hand of man. If environmental influences result in a loss of balance by natural systems, that balance is restored quickly and without emotion or debate. Similarly, the physical laws of thermodynamics are not debatable. Consistent patterns producing a balanced atmosphere (and oceanic currents) with warm air rising at the equator and colder air sinking at the poles has allowed humans to evolve from hunter-gatherers to organized societies able to produce an amazing variety and amount of food, populations expanding accordingly. This country's rise to greatness was predicated on geography, with protective ocean boundaries both east and west, and vast expanses of arable lands in between.

The rate of entropy of the natural systems of this planet are heavily influenced by the activities of man, despite forty years of lies and propaganda to prioritize personal greed, manifested in continuation of the easy energy and profits of fossil fuels over the objections of science to this folly, for decades now. In the Anthropocene, this planet is experiencing an accelerating expansion of extinction events, while on rare occasions still discovering new species of flora and fauna in remote locations. Those rare events are symbolic. One cannot abandon hope.

At seven years of age, a National Geographic was delivered by the mailman to my family with a picture of Earth taken from either a satellite or by one of the early astronauts. The reality of this living blue and green jewel somehow hanging in the hostile black emptiness of space was so beautiful and overwhelming that I started crying uncontrollably in joy and amazement. I believe this response was to the rapid and immediate understanding that human curiosity and ingenuity had delivered us to an unusual space in time where I could marvel at the incredible and unlikely existence and evolution of *life* in a universe in which such life appears, given what is known and unknown, otherwise void. Such enthusiasm obviously a child's fancy.

I still remember documentaries of the intricate relationships of organisms evolving on this planet that fascinated me as a child. One cannot continue to exist without the other. I have difficulty watching such beauty as an adult, given my struggles in processing loss. Gerald Durrell was a naturalist who worked procuring animals for the London and other zoos of the world, establishing a small zoo for endangered species on the British Channel Island of Jersey. In the 60s he started a trust for these efforts with David Attenborough. His wonderful, humorous books that I read while in boarding school in Dorset had me thinking of a similar career path. How did that work out! Google/Wikipedia has gifted me his biography today, which included many tears upon reading his epitaph inscribed on a memorial plaque at his Jersey Zoo, for which the Dodo was a signatory symbol. A quote from William Beebe:

"The beauty and genius of a work of art may be re-conceived, though its first material expression be destroyed; a vanished harmony may yet again inspire the composer; but when the last individual of a race of living beings breathes no more, another heaven and another earth must pass before such a one can be again." (*The Bird*, 1906)

My gratitude to all the individuals over the past century documenting all the beauty we are losing is huge. Video recording of an extraordinary diversity of creatures and their mutual dependencies/symbiosis should have provided humanity a better sense of what is really important. It hasn't. It is only ever about money. If human performance as Earth's stewards is measured by the barometer of the populations of creatures with whom we share this planet we have failed, miserably. As the population of humans has exploded, between 1970 and 2014 60% of global wildlife populations have been lost. I am conflicted when I eat one of those tasty wild-caught, Patagonian shrimp, wondering if their populations are being managed more responsibly than our local wildlife populations here in Idaho.

Then I have to let go and hope that Greta et al can stop the freight-train of global environmental degradation. I have co-opted her wonderful expression of outrage, "How dare you!" The ancient, effete, primarily white patriarchy appears much more accepting of outrage from a Swedish, female teenager. Given no *real* threat to their power, nothing much will ever change with regards to the global protocols delivering massive wealth to elites, and the planet will eventually run a fever until the virus is gone.

Hell, I cannot even much influence the decadent stupidity engineered in this valley over the past few decades, with associated gentrification being misrepresented by officials and real estate interests as economic development. Then the corrupt, profit privatized, risk socialized, parasitic crony capitalism will demand I pay for all the impacts and associated infrastructure

costs of this residential development. Working residents are in the throes of an extinction event in our fair valley. Fortunately, accommodating habitat exists in nearby Carey and Fairfield. It will be interesting to observe both the short and long-term impacts of existing and constantly lied about economic instability and highly inflated market valuations, "Greatest economy ever!" colliding with a global pandemic. Smoke and mirrors will no longer hide the truth.

After concluding the last paragraph, I rode my bike down to the Hailey library, one of my favorite places, to get some DVDs, as the pandemic has removed live, broadcast sporting events, an addiction of mine. There was a DVD titled *The Last Black Man in San Francisco*, on the ride home I was considering possible lyrics set to the tune of, *I left my heart in San Francisco*. If there were ever any questions about my sanity, they have been answered!

Anyway millennials, the technology that infatuates many will only be able to monitor and quantify environmental circumstances and events, but can do absolutely *nothing* to remedy CO2 saturation of the atmosphere and rising sea levels, which may eventually require the relocation of a couple of billion global citizens, again, an undertaking far more challenging than WWII.

I'm really sorry I was unable to deliver any change, or much of anything besides simply another scream into the abyss. I don't have much money. Those who do own the microphone, and can only tolerate criticism from Swedish, female teenagers. I live each day in immense gratitude for the space in time my life occurred, though I always thought it would have been pretty cool to have followed Lewis and Clark into the American northwest.

I am indeed fortunate to be a late-boomer, and will be joining Gerry Garcia as one of the *Grateful Dead* before the human suffering becomes unbearable. This isn't conjecture, this is fact, if you believe in objective science. Again, I apologize to you millennials for the huge pile of shit you are inheriting. Hopefully your parents are wealthy, perhaps insulating another generation or two from participating in any extreme suffering. After that, best of luck! If you are truly committed to global salvation *A Green New Deal* and a *Tax on Wealth* are a start, with the tax on wealth way beyond the modest proposals of Elizabeth Warren. A Dutch economist and historian stirred things up at Davos a little over a year ago.

<https://twitter.com/i/status/1090045108064579584>

I intend to provide this URL multiple times in my comments, along with millennial economist Rutger Bregman's completely accurate quote, "*No, wealth isn't created at the top. It is merely devoured there.*" I even greatly appreciate Bregman's calling out the hypocrisy of David Attenborough's attendance for discussions on environmental degradation, flying to Davos in one of the 1,500 private jets delivering elite participants. I have written similar comments about identical hypocrisy manifesting locally. It is not *personal*, I love David Attenborough, but this do as I say not as I do bullshit is why AR-15s are still available to anyone who wants one.

https://www.mtexpress.com/opinion/guest_opinions/public-loses-with-quigley-farm-annexation/article_b80cf9de-457a-11e7-bc61-c3156c036761.html

Public loses with Quigley Farm annexation

By WILLIAM F. HUGHES

May 31, 2017

When unprecedented deviation from the customary rules and laws written to guide the annexation process has been engineered behind closed doors along with the ultimate outcome, an inexcusable betrayal of the public trust has occurred. The fix is in. The deceitful pretense of even conducting meetings in this completely corrupted process disrespects citizens and is an insult to the community.

Attorneys are trained to persuade others either that something that happened didn't or, conversely, that something that didn't happen did. The two attorneys promoting this ill-advised, special-interest agenda have apparently persuaded the Hailey City Council that a really bad idea is a good one. Perhaps someone on the council has an undisclosed vested interest as well. Though rendered completely irrelevant, an overwhelming majority of citizens provided highly informed comment in opposition to this clumsy, unprofessional, knee-jerk, corrupt circumvention of process and absolute farce. Support was virtually nonexistent.

Let us not forget that these same two attorneys completely bungled the Old Cutters annexation. They failed to require that all fees be paid up front. They failed to secure the city of Hailey's financial position with an inter-creditor agreement, standard practice in the event of a default on payment, which occurred. They failed with associated litigation. They failed with an appeal, all costing the city millions. So do they now believe this cart-before-the-horse, "Let's annex first then figure out all the future financial liabilities and impacts later" is going to end up anywhere but the courtroom? Perhaps that is exactly where they want it; taxpayers are footing the bill, and they have been richly rewarded for their incompetence in the past.

The extreme financial risks presented by this proposal are unacceptable. The costs attached to future upgrades of our roads and sewage infrastructure are unknown, and doubtless massive. The city's financial position was so enormously undervalued in negotiations with Quigley Farm that I have serious questions as to the motivations of those representing the city, because no one honestly negotiating in the best interests of Hailey and its taxpaying citizens would sell them so short.

With the assistance of the mayor and city attorney, real estate interests driving the agenda for three decades in the north valley are now promulgating their taxpayer-subsidized, development paradigm in Hailey. Hailey has a massive surplus of existing residential potential on the east side, and significant commercial potential downtown. Violating the

intent of two comprehensive plans by intentionally adding substantially to this excess of supply is simply more “foolishness” from City Hall, abandoning free-market principles influenced by demand, for blatant good-ol’-boy cronyism to provide a bailout for a friend’s failed real estate investment at the expense of taxpaying property owners in Hailey.

The hypocrisy of expressing concern over workforce housing while promoting an agenda with the potential to tax fixed-income and low-income working residents in Hailey out of their homes is not surprising, given the complete detachment from reality consistently exhibited at City Hall. This foolhardy agenda throws many working citizens of Hailey under the bus and will result in the same hollowing and conversion of workforce housing that occurred in Ketchum, not the preferred destiny of Hailey.

Abandoning rule of law and due process is a cowardly abuse of power by the mayor. I challenge him to put a referendum on a ballot this autumn, simply “Annex Quigley Farm, yes or no.” If he refuses to do so, every assertion I have ever made regarding the corruption of him, the city attorney and this entire city-initiated annexation process is validated as completely accurate. What he fears most is the truth and democratic principles, preferring the false narratives supplied by the sycophants that surround him.

William F. Hughes lives in Hailey.

Hailey has a massive surplus of existing residential potential on the east side, and significant commercial potential downtown.

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
208-788-9815 EXT. 2013
CELL: 727-7097

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