

From: [Mary Cone](#)
To: [Jessica Parker](#)
Cc: [Lisa Horowitz](#); [Robyn Davis](#)
Subject: FW: A letter addressing an application for tonight City Council meeting-Monday August 8, 2022
Date: Monday, August 8, 2022 11:31:12 AM

More comments.

From: Kristin Anderson <kristin@andersonarc.com>
Sent: Monday, August 08, 2022 11:16 AM
To: Mary Cone <mary.cone@haileycityhall.org>
Subject: A letter addressing an application for tonight City Council meeting-Monday August 8, 2022

Hailey City Council Members,

I am writing this letter to introduce some ideas to consider tonight as you hear the reduced density application for Sun Beam Subdivision.

As we know Hailey and the entire Wood River Valley are facing an affordable housing crisis. Increasing density in Hailey is a real way to deal with that. I suspect that the initial density of Sun Beam Sub was great news to our HCC members as a way to address increasing housing inventory. It was good news to me as well. My excitement came with the mix of densities the subdivision offers as well.

Mixing larger lots with cottage lots is great for creating opportunities for people of different incomes to interact. Larger lots with a higher price tag can offer a less dense perimeter with a feeling of open space that smaller lots can benefit from. They create more opportunities for ADU's for rentals and multi generational housing. Larger lots also generally have more room for trees. A new study on heat waves in urban areas (Portland and Chicago) found that areas in these cities with an established urban tree canopy had temperatures that were generally 10 degrees lower than areas in these cities without trees. These areas with an urban canopy also had significantly fewer deaths from heat related causes. Trees also make humans happy. Looking at one can raise endorphin levels in humans and seeing a tree out a window is known to increase productivity in workers.

Much of this subdivision is now in place and I walk it daily with my dog. During my walks I have come to appreciate how thoughtfully it is has been designed. It is a great addition to the city of Hailey. The winding streets create beautiful vistas and reduce vehicle speeds naturally, the park with the sledding/rolling hill is part of the beauty of this sub and it's placement builds on a previously unused existing city park [resource:Curtis](#) Subdivision Park. This park was previously mostly landlocked by residences that were allowed to be built over the platted access to the park from the subdivision.

There have also been major changes made by the developer that I have seen since the first public presentations based on community input during the public hearings: Street trees (urban canopy) were added, walking/biking paths were added, higher density cottage lots were shifted closer to the park/open space for better access of these higher density areas to open space and a parking area was added for the park to allow people from other areas in Hailey to enjoy it.

Mixing densities is great for building communities but creating this mix can be a tricky balance for developers. When does a development reach the threshold where the mixed density too tight with no room for individual owners trees and gardens, too full of paved front yards for parking and too out of context with it's surroundings that the scales tip toward a place people no longer enjoy calling home? I don't know but I believe this tipping point is a question worth considering on behalf of this developer.

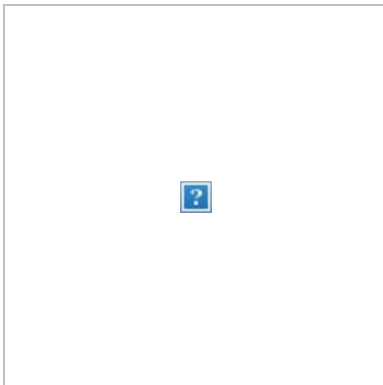
This developer and his team have been sincere in their responses to the community and the City's concerns.

I hope the council will offer an equally sincere response to their request.

Kristin Anderson

340 Golconda in Hailey.

kristin anderson, aia
[anderson architecture, p.a.](#)
320 1st avenue north, suite 201
ketchum, idaho
208.726.6054 ph
www.andersonarc.com



On 8/5/22 11:47 AM, Mary Cone wrote:

See attached agenda for Monday's meeting.

Thanks,

Mary Cone

From: [Lisa Horowitz](#)
To: [Jessica Parker](#)
Cc: [Robyn Davis](#)
Subject: FW: To Mayor Burke, City Council Members
Date: Monday, August 8, 2022 1:01:24 PM

Lisa

Lisa Horowitz
CITY ADMINISTRATOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-4221
CELL: 208-727-7097

From: MaryCarol Nelson <skibikegarden2@gmail.com>
Sent: Monday, August 8, 2022 12:01 PM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: To Mayor Burke, City Council Members

I am not in favor of changing the already agreed upon high density for cottage houses. I am not in favor of eliminating the road connection to El Dorado Street to the west.

Sincerely,

MaryCarol Nelson

skibikegarden2@gmail.com

1541 Baldy View Drive,

Hailey

From: [Jill Payette](#)
To: [Robyn Davis](#); [planning](#)
Cc: [Marc Corney](#)
Subject: Sunbeam Amendment Support 565 Mother Lode Loop
Date: Monday, August 8, 2022 12:27:11 PM
Attachments: [Sunbeam Amendment 8822.pdf](#)

August 8, 2022

Re: Amendment to Sunbeam Subdivision PUD

Dear Robyn and the Hailey Community Development Team,

As a resident of Curtis Subdivision, I support Sunbeam's request to decrease Sunbeam Phase Two's density:

- The lower density will be more in line with Sunbeam Phase One and the surrounding neighborhoods, and decreases traffic, supporting pedestrian routes.
- Reducing the Phase Two cottage lots to just one, makes it more plausible for Sunbeam form a team to develop "Old Cutter's" style small townhome residences as envisioned. Hailey does not have enforceable standards to control what gets built on cottage lots that are sold. The reduction also benefits the subdivision as a whole by creating residential lots that can now accommodate Accessory Dwelling Units.
- The lower density gives lot owners the framework of the City of Hailey's recent changes to the Accessory Dwelling Unit ordinance in conjunction with Sunbeam's CC&R's, to encourage longer term, flexible, either main residence or ADU rental options in Hailey.
- The lower density will provide residential lots with wider street frontage to accommodate front entry/garage elevations or alley access for rear garages. This increases the connection of "neighbors to neighbors" street elevations in line with surrounding neighborhoods.

Thank you for your consideration.

Sincerely,
Jill Payette, Architect, NCIDQ
565 Mother Lode Loop

From: [Brad Baker](#)
To: [Robyn Davis](#); [planning](#); [Brad Baker](#); [Kimberly Baker](#)
Subject: Sunbeam Phase 2 comments from Brad/Kim Baker for Aug.8th meeting @ 5:30 pm.
Date: Monday, August 8, 2022 10:43:04 AM

Robyn Davis, M.A. Community Development Director
Attn: Hailey City Council/Hailey Community Development

Please review my thoughts below. Any questions, you can call or email Brad.

Thank-you.

Brad/Kim Baker Brad cell: 208-727-7428

As a lot owner in the new Sunbeam 1 subdivision, I would like to support Ed Dumke's request on the Sunbeam Phase 2 for lower density. We have no problem with the cottage housing units but what do "cottage housing units" look like? In our valley, building terms seem to reflect different ideas. When I first moved here 30 years ago, I heard the phrase "Sun Valley Cabin", I thought I would envision a 28x28 log cabin 1.5 stories tall with sleeping loft upstairs and garage on the side. When I saw my first Sun Valley cabin it was 4000sf. with a 3-stall garage--definitely looked more like a large house than a mountain cabin!

When I hear the word cottage, I think of 1-1.5 story house with 1 garage stall like the enclosed Ross Chapin picture. I do not envision a cottage looking like the new Woodside or River Street buildings going up in Hailey. I think each has its place in our valley, but we should designate the areas accordingly. Also, one might consider the cottage concept of having a small, medium, large density with each having its own density patterns that fit in with the surrounding neighborhood already in place. If the cottage concept is well thought out and planned, it will keep Sunbeam and the City of Hailey the "best place to call home".

Sincerely, Brad & Kim Baker Lot 12 Block 2 Sunbeam Phase 1



Ross Chapin Architects

From: kathymh@mindspring.com
To: [Robyn Davis](#); [planning](#)
Subject: Sunbeam Sub Density Reduction
Date: Monday, August 8, 2022 10:39:25 AM

I am a resident on Mother Lode Loop in Curtis Sub. I support the proposed density reduction of Sunbeam Subdivision Phase 2. This is appropriate for the surrounding subdivisions and will add to the community of north east Hailey.

Please confirm Mr. Dumke's density reduction.

Kathleen Harrison

Jessica Parker

From: Robyn Davis
Sent: Monday, August 8, 2022 10:19 AM
To: Jessica Parker
Subject: FW: SunBeam Phase 2

Here's another.

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Colby Stoecklein <colbystoecklein@gmail.com>
Sent: Friday, August 5, 2022 12:46 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: SunBeam Phase 2

Dear Ms. Davis,

My name is Colby Stoecklein, I am writing to support the requested amendment for the Sunbeam Division, Phase II that reduces single family units by one unit from 109 to 108 and cottage sub lots from 38 to 24.

I grew up in the Wood River Valley, Went to school at Wood River High School where I graduated in 2009 and then went to serve my country In the Navy/Airforce where I am today. After being gone I knew that I wanted to return to the valley to live, and feel very fortunate to have the opportunity to do so.

My wife and I own lot number 29 in Sunbeam division and we believe that the amended plan provides housing in accordance with the needs of the community. We have chosen to invest in the future of Hailey and believe the amended plan considers the property investment and future housing development that is best for the valley.

I believe the density as approved by the City is excessive and not compatible with surrounding community or zoning. Additionally Sunbeam cannot be characterized as "affordable". The proposed decrease in density will not affect the affordable housing supply at all.

I am appreciative that this amendment is being considered by the Hailey City Council, I believe it is thoroughly researched and is reasonable for all parties involved - homeowners, community members and those seeking affordable housing.

Thank you for your consideration and I look forward to a favorable vote.

Sincerely,

Colby J Stoecklein

Jessica Parker

From: Robyn Davis
Sent: Monday, August 8, 2022 10:04 AM
To: KELLEY WESTON
Cc: Jessica Parker
Subject: RE: Sunbeam

Great. Thanks, Kelley. We will include this letter and remove your first email.

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: KELLEY WESTON <kbweston@msn.com>
Sent: Monday, August 8, 2022 9:49 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Re: Sunbeam

Robyn,

Thanks for your reply. My initial email to you was not intended as a comment on the Sunbeam application but an attempt to understand the issue better before commenting. The following email should be included in the record not the original email.

Thank you
Kelley Weston

Dear Council members and Planning officials,

I own two lots in the Sunbeam subdivision. I am writing to support Edmund Dumke's proposed amendment to the PUD which will reduce the number of lots from 109 to 108 lots and reduce the number of cottage sublots from 38 to 24 lots.

I have worked with the city on water conservation, native landscapes and other issues off and on for over 30 years and believe strongly that the city has every right to regulate density, short-term rentals and use other regulatory mechanisms that allow it to manage the growth and character of the city. This is particularly true in our current housing crisis. I am currently working to get my son and grandchildren into a house in the Sunbeam subdivision so I am acutely aware of the housing problem.

I don't believe however that the city has properly defined cottage lots as they did with their ordinance detailing ADU's. It is my understanding that the city has not specified how those lots can be developed, the size of houses, even whether house built on cottage lots are eligible for an ADU themselves. It was my understanding that the increase in density originally asked for by the city of Hailey with the addition of cottage lots was an attempt to encourage affordable housing. I assumed when I bought my lots that the homes on the sublots would be smaller and that developers would be encouraged to use them to provide homes that are affordable. Further I assumed they were not to be used to simply build additional larger expensive homes. I cannot support high density development until the city clearly delineates what can and cannot be built on such high density parcels. Owners have the right to know what they are buying into and the developers and or HOA should not be in the position of determining this. That is the cities responsibility.

Thank you,
Kelley Weston
Lot 42,43 Sunbeam Subdivison

117 Blackfeet Dr.
Hailey Idaho 83333
2084710327

From: Robyn Davis <robyn.davis@haileycityhall.org>
Date: Monday, August 8, 2022 at 9:06 AM
To: KELLEY WESTON <kbweston@msn.com>
Subject: RE: Sunbeam

Hi Kelley,
Thank you for your email. We will save this to our files and send to the Council for review prior to tonight's hearing.
Have a great Monday!

Best,
Robyn

Robyn Davis, M.A.
Community Development Director
City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: KELLEY WESTON <kbweston@msn.com>
Sent: Sunday, August 7, 2022 9:29 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Sunbeam

Jessica Parker

From: Robyn Davis
Sent: Monday, August 8, 2022 9:02 AM
To: Jessica Parker
Subject: FW: Sunbeam Phase 2 Comments

Thanks, Jessie!

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Justin Mason <justin.mason@gmail.com>
Sent: Monday, August 8, 2022 6:34 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; Heidi Husbands <heidi.husbands@haileycityhall.org>
Subject: Sunbeam Phase 2 Comments

Hello City Council,

I understand that Sunbeam phase two is under consideration for an amendment to the development plan. My family and I are home owners and full time residents in the nearby Curtis subdivision.

We regularly walk the surrounding neighborhoods with our young children. The development in East Hailey that has taken place in the last few years has led to significant traffic in our area. We are very concerned with the push for high density in East Hailey residential neighborhoods as it is creating unsafe conditions for young children to play.

The new plan put forward by Sunbeam to reduce density in the development is an EXCELLENT idea. The proposed pedestrian access on El Dorado (and deleting the vehicle access here) is another great idea.

This area is a desirable family-friendly neighborhood and we realize development is going to take place. My families ask of you is to support the developers request to scale back the number of new homes and delete the vehicle access on El Dorado. These two changes will have a positive impact for families and children for generations to come.

Thank you for your consideration.

The Mason Family

Jessica Parker

From: Robyn Davis
Sent: Monday, August 8, 2022 9:13 AM
To: Jessica Parker
Subject: FW: El Dorado road access.....

Here's another one:

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Rick Koenig <spyderlink@hotmail.com>
Sent: Saturday, August 6, 2022 10:21 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: El Dorado road access.....

Robyn Davis,

I would like to delete the El Dorado road access point I from Sunbeam Curtis Subdivision plan and replace it with a pedestrian access.

I support your attempt to allow the City of Hailey for less density of the Sunbeam Phase 2. The reduction of homesites from 147 to 132 is a small start to reduce the high traffic in Hailey.

Good luck and Best Regards,

Rick Koenig
661 El Dorado
Hailey

Sent from [Mail](#) for Windows

Jessica Parker

From: John Braafladt <jtbraafladt@gmail.com>
Sent: Friday, August 5, 2022 2:56 PM
To: Robyn Davis; planning
Subject: Sunbeam Phase 2 Changes

Hi Robyn and the Hailey Community Development Team,

I am a resident of Curtis Subdivision (384 Mother Lode Loop) and would like to show my support for the proposed reduction in density for Sunbeam Subdivision Phase 2. The proposed reduction in density will bring the density in line with Curtis Subdivision, Cutters, Deerfield, and Sunbeam Phase 1. I would like to also voice my support for the El Dorado access to be pedestrian access only and not road access into the Sunbeam Subdivision.

Thank you,
John Braafladt
384 Mother Lode Loop

Jessica Parker

From: Kathie Rivers <kerivers@cox.net>
Sent: Friday, August 5, 2022 3:57 PM
To: Robyn Davis; planning
Subject: Sunbeam Amendment

I'm writing to offer my thoughts on the proposed change to the PUD for Phase 2 of Sunbeam. I live on Con Virginia Lane in Curtis Sub.

While I would benefit from El Dorado Lane being changed to pedestrian access only, I would rather see the original design stay in place and the proposed amendment fail. I think the neighborhoods in our area really benefit from the diversity, lower pricing, and variation in density and street scape that cottage lots offer. I think it's a mistake to reduce the number of cottage lots required in Phase 2. The cottage lots in Cutters are really cute, well done, and I think for the most part either owned or inhabited by normal working people or older people in our valley. They lend diversity to the neighborhood and add to the appeal of the neighborhood. They also fill a gap between multi-family buildings and single-family dwellings on larger lots and this type of home is in short supply in Hailey. While even cottage homes seem pretty expensive right now, arguably not qualifying as "affordable housing", when compared to the homes being built on the larger single-family lots like those proposed, they are not. Homes in my neighborhood on lots like the ones being proposed in the amendment are going for over a million dollars!

Much time, comment, and thought went into the approval of the original plan and I think it should remain as originally agreed. In any case, whatever you decide, thank you for your hard work on this proposal!

Kathleen E. Rivers

Physical: 661 Con Virginia Lane, Hailey, 83333

MIng: P.O. Box 3531, Ketchum, ID 83340

Cell: 208-721-0241

kerivers@cox.net

!

Jessica Parker

From: Sandra Schroeder/Andrew Harding <sandrew2009@cox.net>
Sent: Friday, August 5, 2022 4:10 PM
To: planning
Subject: Amendment to Sunbeam Phase Two

Dear members of the Hailey City Council,

I am writing to support Mr. Ed Dumke's request for an amendment change to Phase 2 Sunbeam development. I agree with Mr. Dumke, that the city of Hailey's amendment of Accessory Dwelling Unit ordinance changes the practicality of the original Phase 2. Smaller lots are difficult to develop as several architects have testified to the P&Z during the Phase 1 proposal. The new plan shows alley access to several lots which supports the neighborhood feel of front porch greetings. Mr. Dumke's proposed changes brings Sunbeam Phase 2 into cohesiveness with the surrounding neighborhoods of Cutter's, Deerfield and Curtis.

I also support Mr. Dumke's proposal for pedestrian access into Curtis instead of road access. I have always been against the road access because of the danger of increased traffic flowing into the Curtis subdivision from a neighborhood with sidewalks to one that does not have sidewalks. Our neighbors recreate in the streets in Curtis. There is no other place to walk but in the street. Also, there is no easy route through Curtis subdivision from Sunbeam. It is twisty with several turns.

Thank you for acknowledging my support of Mr Dumke's amendment.

Sandra Schroeder
460 Motherlode Loop
Curtis Subdivision

Jessica Parker

From: Angela Burrell <angelawburrell@gmail.com>
Sent: Friday, August 5, 2022 4:45 PM
To: Robyn Davis; planning
Subject: Sunbeam Phase 2

Dear Robyn and the Hailey Community Development Team-

I am a resident of Curtis Subdivision and own 2 lots on Mother Lode Loop. I would like to voice my support for the proposed reduction in density for Sunbeam Subdivision Phase 2. The density in the original plan for Phase 2 is much higher than the surrounding neighborhoods. The amended plan would bring the density in line with Curtis Sub, Cutters and Deerfield as well as match the density in Phase 1 of Sunbeam. Typically, density is highest closest to the downtown core where there is already a lot of traffic. The current plan for Sunbeam Phase 2 is a higher density pocket that will increase traffic and cram homes into a small amount of land, which doesn't fit with the character of the surrounding neighborhoods.

I hope you will consider approving the proposed amendment. It will benefit so many of the surrounding homeowners and Hailey residents while maintaining the current character of East Hailey.

Thank you,
Angela Burrell
393 Mother Lode Loop

Jessica Parker

From: MICHAEL BECK <idbecks@cox.net>
Sent: Sunday, August 7, 2022 11:59 AM
To: Robyn Davis; planning
Subject: Sunbeam Phase II

Dear Robyn and Hailey Development Team,

My wife and I reside at 660 El Dorado Lane in the Curtis Subdivision. We want to go on record as being in favor of the proposed reduction in density for Sunbeam Phase II. It makes sense to maintain a consistent level of density in this and the adjacent neighborhoods.

In terms of traffic it seems counterintuitive to us to allow a higher density development on the edges of our city. This would force the related increased traffic through our neighborhood streets that are simply not designed to handle the higher volume of cars that inevitably result.

We hope that you will see the wisdom of a reduction in density for Sunbeam Phase II both in the consistency with the surrounding neighborhoods and traffic flows. Please support the amendment to the Sunbeam Subdivision PUD Agreement as proposed including changing the El Dorado Lane access point to pedestrian only.

Thank you for your consideration,

Michael & Elizabeth Beck

Jessica Parker

From: Bob Jost <bdjost@msn.com>
Sent: Sunday, August 7, 2022 12:34 PM
To: Robyn Davis; planning
Cc: edumke@mac.com
Subject: Sunbeam subdivision PUD

Dear Ms Davis and Hailey Community Development and Council:

I would like to add my full support for the revised plan of phase II of Sunbeam subdivision as put forth by Ed Dumke.

The changes to the accessory dwelling units the city has undertaken should be considered with allowing for less density in the PUD. The elimination of the El Dorado St. access to Sunbeam is the most welcome change to this revised plan. This access is not needed and will greatly negatively change the character and quality of life in the adjacent Curtis Subdivision if constructed.

Thanks for your serious consideration!

Sincerely
Bob Jost
351 Golconda Dr
Hailey, Id

Jessica Parker

From: Linn Kincannon <linnkin@icloud.com>
Sent: Sunday, August 7, 2022 8:05 PM
To: planning
Subject: Sunbeam decrease in density

Dear Planning Dept.,

I see that Sunbeam development is asking to reduce the density of Phase 2.

My husband and I are opposed to this reduction. I appreciate their point about less traffic, but they are proposing to reduce the number of cottages in the development. Considering the extreme shortage of housing in our communities, it's a bad idea to remove some smaller units that will be slightly more affordable than the houses on large lots. The families that will be able to live in the cottages will be grateful I'm sure.

Please deny this request.

Sincerely,
Linn Kincannon
820 CD Olena Dr
Hailey, ID 83340

Jessica Parker

From: London, Jeff <jlondon@MARKETRON.COM>
Sent: Sunday, August 7, 2022 8:27 PM
To: Robyn Davis; planning
Cc: jlondon@blaineschools.org
Subject: In Favor of Sunbeam Subdivision Density Decrease

Dear Robyn and Representatives of the City of Hailey,

Jamie and I live on Golconda Drive in the Curtis subdivision and would like to strongly voice our support for the proposed reduction in density for the Sunbeam Subdivision Phase 2. The density in the original plan for Phase 2 is much higher than the surrounding neighborhoods. The amended plan would make density similar to Cutters, Deerfield and our neighborhood in Curtis while also matching the density of the first phase of this project.

The current plan for Sunbeam Phase 2 is of greater density and will increase traffic and require either smaller homes or homes occupying a significant amount of smaller sized lots. This changes the character of this and surrounding neighborhoods and is not consistent with previous planning decisions dating back decades.

I regret that we are going to be unable to attend tomorrow's meeting, but please consider this letter in context of your discussion regarding the wishes of the community on this matter.

Sincerely,

Jeff and Jamie London
430 Golconda Drive
208-721-0790

Jeff London

Sr. Vice President, Client Services at Marketron
jlondon@MARKETRON.COM

208.788.6890

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From: [sara dawson](#)
To: [planning](#)
Subject: Sunbeam Phase Two
Date: Monday, August 8, 2022 7:33:39 AM

Good morning. I had hoped to attend this evening's meeting regarding Ed Dumke's request to amend The current approval for Sunbeam phase 2 but it seems I will be unable to do so. Therefore I would like to state that I agree with Mr. Dumke's assessment that the density should be decreased in order to be consistent with phase 1 and the surrounding neighborhoods. As a property owner in phase 1, it should be noted that I purchased said property with the understanding that phase 2 would be in line with phase 1. With the city's recent ruling regarding ADUs and the current construction of multiple units on River St., I believe there will be plenty of density within the city. Please approve Mr. Dumke's request.

Sincerely,
Sara Dawson

Sent from my iPhone

From: [Kathy Bell](#)
To: robin.davis@haileycityhall.org; [planning](#)
Subject: Comments on Public Hearing on Aug 8- Sunbeam SubDivision
Date: Friday, August 5, 2022 2:23:13 PM

Ms. Davis-

We wanted to provide input on the proposed amendment for the Sunbeam subdivision that will be discussed at the public hearing on August 8, 2022. It appears that the developer has conjured up an idea to "horse trade" the promise of less traffic for **one** of the surrounding neighborhoods for their support of lower density, which most likely results in larger, more expensive homes built on fewer lots. Larger houses = more cars/ service vehicles(gardeners, delivery vehicles, etc.) = more traffic.

Given that the development already went through a public process, it doesn't seem appropriate to re-open the discussion at this late date. It's disappointing to see that a watered down version of the original requirements is even being considered by the city. However, thanks to the public process, we will share our thoughts on the proposed amendments.

The loss of 1 single family lot is clearly not the issue, it is the reduction of the cottage sublots from 38 to 24 that is extremely concerning. The loss of 14 housing units is significant, considering the challenge the entire Wood River Valley has when it comes to housing. It would seem that the cottages would be more affordable to own/ rent, a much needed solution here in Hailey. If the City Council is truly considering this reduction, we would encourage them to require the developer to commit to a certain percentage of the final number of units to be rent restricted. Developers, especially those asking for an amendment such as this, must help increase the affordable housing units available to the various individuals in our community that so desperately need it. We all know our employers in the hospitality, medical and education sectors are all running short-staffed due to the fact that workers at multiple levels can't find affordable housing in our community.

Lastly, we want to share our thoughts on the proposed change in El Dorado Drive, originally proposed as a street that would provide vehicular access to/from Sunbeam to now being considered for pedestrian/ bike access only. We walk/bike a lot, and are all for restricting vehicular access when it makes sense, however, we don't think this is a reasonable change to make. The loss of El Dorado Drive for vehicular access will push way too much traffic onto Carbonate, once that access is changed from the pedestrian/ bike entrance it is today. If the City Council truly wants to entertain this proposed change, it would seem that a new traffic study should occur, as it will most likely affect traffic on all the surrounding neighborhood streets. To make a decision like this without current data, only to cater to a special interest group of neighbors who have been lobbied by the developer is irresponsible and could easily lead to unintended consequences for other residents/neighborhoods close to the development. We hope the City Council takes a long, hard look at the developer's request to water down the approved development requirements and makes a decision that will benefit **all** of the surrounding neighborhoods close to the Sunbeam subdivision.

Thanks,
Kathy and Ted Bell
625 E Bullion Street
Hailey, 83333

Jessica Parker

From: Robyn Davis
Sent: Friday, August 5, 2022 11:27 AM
To: Jessica Parker
Subject: FW: Decreasing density at SunBeam

This one too please.

Robyn Davis, M.A.
Community Development Director
City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

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

From: Martha Bibb <marthasbibb@gmail.com>
Sent: Friday, August 5, 2022 11:09 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Sam Linnet <sam.linnet@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>
Cc: Robert Lonning <ralonning@mac.com>
Subject: Decreasing density at SunBeam

Dear Members of City Council and Hailey Community Development,

I received a letter requesting that I support decreasing the density at SunBeam Phase Two. I think that our city needs to plan for higher density, low income, smaller homes with more connectivity to our downtown area. Large homes on large lots does not help to house local residents. It does encourage short-term vacation rentals and fewer family occupied neighborhoods.

We need to put the road back in that leaves SunBeam on to El Dorado in the neighborhood to the west to reduce congestion and give more fire truck and ambulance access to SunBeam. Stubbed roads do not increase connectivity. Even getting a small number of cars spread out helps.

We have tons of development going on and we are not desperate to accommodate the hoped for profit margins of developers.

It is always a challenge to keep ahead of the developers when we think issues have been resolved.

Martha S. Bibb
810 CD Olena Dr.
Hailey, ID 83333

Jessica Parker

From: James Mayfield <mayf.james@gmail.com>
Sent: Friday, August 5, 2022 10:49 AM
To: planning
Subject: Amendment to Sunbeam Subdivision

To; Hailey City Council

As a landowner in Hailey I strongly support the proposed amendment to Phase II of the Sunbeam Subdivision which would reduce the number of total units from 147 to 132. I believe the smaller number is more in keeping with the surrounding neighborhoods and would still add considerably to the number of housing units available in the city.

Sincerely,
James Mayfield

Jessica Parker

From: Mark Moulton <mamoulton+1@gmail.com>
Sent: Friday, August 5, 2022 12:22 PM
To: planning
Subject: Sunbeam Phase Two comments

Please deny Marathon Partners request to amend the Sunbeam phase two agreement. The revised plat provides no real community benefits, while removing some important ones already approved. Please deny the amendment.

- The simple approved road network is superior to the more complex and confusing proposed version which would include 'streets', 'alleys', and 'pedestrian only' routes
- The amendment would add additional hard surface area via the new "alley access", requiring long-term maintenance and patrol from public coffers
- The amendment would remove the universal public access already approved via 'El Dorado Lane'
- Reducing the cottage sublots by over 2/3rds will be a great disservice to the community. The 'ADU' ordinance was a desperation band-aid that, if relied on for the 'fix', will only lead to even greater street and driveway congestion while also injuring neighborhoods with every city lot a busy rental property, short or long-term. Every citizen should have opportunities for ownership, and neighborhoods should have a foundation of physical and temporal continuity, with a patchwork of density/affordability built in. The cottage sublots better serve these community needs.

Mark Moulton
Hailey, Idaho

Jessica Parker

From: Sarah Vukelich <sivukelich@gmail.com>
Sent: Friday, August 5, 2022 10:23 AM
To: planning
Subject: Sunbeam Development

To the City of Hailey Planning and Zoning Committee:

I am a valley resident of almost 10 years. Watching our community struggle with workforce housing was painful before the pandemic, but now it is devastating to see members of our community forced to leave. I work at our hospital, where a large percentage of my coworkers travel from as far as Twin and Carey every day to serve a community they have largely been forced out of. There is a desperate need for workforce housing. Businesses have felt the strain of this, having to close their doors. Residents have felt the strain of this as friends and family are forced to move away. If we fail to act now it is our children's teachers, nurses, young businessmen and women, and those in the service industry who keep our vibrant community running that will not be here. Space is one of the most limited resources we have. Unlike other growing areas in our state there is no place for an urban sprawl. That is why it is essential that we think about the density of new projects such as the Sunbeam development. Decreases in density use precious space for fewer families.

Your careful consideration is appreciated,
Sarah Vukelich

Jessica Parker

From: Brad Walker <bradwalk@gmail.com>
Sent: Friday, August 5, 2022 11:19 AM
To: planning; Robyn Davis
Subject: Sunbeam decrease density

Hi City of Hailey planning department,

I am in favor of reducing the density in Sunbeam phase 2. I agree with the changes that Ed Dumke would like to make.

I live in Old Cutters and also have a house on Bonanza Ln.

Thanks,
Brad Walker

Jessica Parker

From: Robyn Davis
Sent: Friday, August 5, 2022 9:23 AM
To: Jessica Parker
Subject: FW: Sunbeam Sub

Please save to the file and print for the hard file. Please publish in the Council packet for Monday's hearing. Thanks!

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Bonnie Burrell <bonburrell@gmail.com>
Sent: Thursday, August 4, 2022 11:16 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Sunbeam Sub

Dear Robyn and the Hailey Community Development Team:

I am a resident of Curtis Subdivision and would like to voice my support for the proposed reduction in density for Sunbeam Subdivision Phase 2. The density in the original plan for Phase 2 is much higher than the surrounding neighborhoods. The amended plan would bring the density in line with Curtis Sub, Cutters and Deerfield as well as match the density in Phase 1. Typically density is highest closest to the downtown core where there is already a lot of traffic. The current plan for Sunbeam Phase 2 is a higher density pocket that will increase traffic and cram homes into a small amount of land, which doesn't fit with the character of the surrounding neighborhoods.

I hope you will be open to considering this change that will benefit so many surrounding homeowners.

Sincerely,

Bonnie and Jeff Burrell
431 Golconda Drive

Jessica Parker

From: Robyn Davis
Sent: Friday, August 5, 2022 9:13 AM
To: Jessica Parker
Subject: FW: Sunbeam Division Phase II Housing Density

Importance: High

Please save to the file and print for the hard file. This also needs to be included in the Council packet. Thanks!

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333

(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Brendan Nelson <brnelsun@gmail.com>
Sent: Thursday, August 4, 2022 4:21 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Cc: Edmund Dumke <edumke@me.com>
Subject: Sunbeam Division Phase II Housing Density

Hi Ms. Davis,

I am writing to support the requested amendment for the Sunbeam Division, Phase II that reduces single family units by one unit from 109 to 108 and cottage sub lots from 38 to 24.

I grew up in the Wood River Valley, and first moved here in the year 2000. I own lot number 38 in Sunbeam Division I and I believe that the amended plan provides housing in accordance with community needs, while considering the property investments and future housing development of those, like myself, who have already chosen to invest in the future of Hailey.

I am appreciative that this amendment is being considered by the Hailey City Council, I believe it is thoroughly researched and is reasonable for all parties involved - homeowners, community members and those seeking affordable housing.

Thank you for your consideration and I look forward to a favorable vote.

Sincerely,
Brendan Nelson

Jessica Parker

From: Robyn Davis
Sent: Friday, August 5, 2022 9:14 AM
To: Jessica Parker
Subject: FW: Sunbeam Division Phase II Housing Density

Importance: High

Please save to the file and print for the hard file. This will also need to be included in the Council packet. Thanks!

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333
(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Pam Fleischer <pamfleischer1@gmail.com>
Sent: Thursday, August 4, 2022 4:02 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Cc: Pam Fleischer <pamfleischer1@gmail.com>; Edmund Dumke <edumke@me.com>
Subject: Sunbeam Division Phase II Housing Density

Dear Ms. Davis,

I am writing to support the requested amendment for the Sunbeam Division, Phase II that reduces single family units by one unit from 109 to 108 and cottage sub lots from 38 to 24.

All three of our children grew up in the Wood River Valley, we first moved here in the year 2000. I own lot number 56 in Sunbeam Division I and I believe that the amended plan provides housing in accordance with community needs, while considering the property investments and future housing development of those, like myself, who have already chosen to invest in the future of Hailey.

I am appreciative that this amendment is being considered by the Hailey City Council, I believe it is thoroughly researched and is reasonable for all parties involved - homeowners, community members and those seeking affordable housing.

Thank you for your consideration and I look forward to a favorable vote.

Sincerely,
Pam Fleischer

--

Pam Fleischer
pamfleischer1@gmail.com
pamfle
(208)720-1035

Jessica Parker

From: Alec <alecnakamura@gmail.com>
Sent: Friday, August 5, 2022 8:56 AM
To: planning
Subject: REJECT the Sunbeam Subdivision amendment on Aug 8!

Dear Hailey Planning and Zoning Committee,

I was just made aware of a proposed amendment to the Sunbeam Subdivision, which sits a block away from our home on the corner of 6th Ave N and E Carbonate St.

After reviewing the proposal, I want to voice my OBJECTION to the amendment for two reasons.

To begin with, the new map has eliminated an entrance to the subdivision via El Dorado Ln, turning it into what looks like a walking path. This change was not referenced in the proposal, likely because it's clearly going to upset everyone who lives near the other entrances, like myself. By default of removing the El Dorado access point, you increase traffic at the remaining entrances. Maintaining the El Dorado entrance spreads the traffic burden - something which was discussed at length in the creation of this subdivision!

The second reason has to do with our community's housing crisis. The proposed amendment wants to reduce density by 15 units, which is not a negligible amount. Unlike Quigley Ranch, which is located inappropriately deep in Quigley canyon, Sunbeam is smack dab in a residential neighborhood already. We need to do everything we can to provide as much housing in core Hailey neighborhoods as possible! The developer probably wants to reduce density in order for nicer, bigger homes to be built. Is that what we need right now? The original density has been approved and we need as much housing density in appropriate neighborhoods as possible. Don't let Sunbeam adjust plans for reasons that aren't in the best interest of the City of Hailey.

As a new homeowner, I'm excited to be a part of this valley's future. In order to execute on the vision Hailey and Blaine County have outlined, we need to be open to, but also very critical of, new development. I think Sunbeam is headed in the right direction, but this amendment would undoubtedly be a setback. My wife and many of our neighbors agree - the amendment up for consideration needs to be opposed.

Thank you,
Alec Barfield
611 E Carbonate St

Jessica Parker

From: Lisa Horowitz
Sent: Friday, August 5, 2022 7:11 AM
To: Jessica Parker
Subject: FW: Sunbeam proposed amendment of Phase 2

From: Tom Swenson <tswenson7947@gmail.com>
Date: Thursday, August 4, 2022 at 8:02 PM
To: planning <planning@haileycityhall.org>
Cc: Kaz Thea <kaz.thea@haileycityhall.org>, Heidi Husbands <heidi.husbands@haileycityhall.org>, Sam Linnet <sam.linnet@haileycityhall.org>, Juan Martinez <juan.martinez@haileycityhall.org>
Subject: Sunbeam proposed amendment of Phase 2

Dear Planners and Council Members,

I am writing to express my support for the proposed amendment of Sunbeam Phase 2.

I think the reduced density requested will provide a better mix of lot sizes as desired by potential lot buyers. The larger lots will provide more opportunities for those interested in building an ADU. An ADU probably will facilitate a more reasonably priced rental unit than the cost of building a new house on a smaller lot, especially considering the challenges of qualifying for a loan under current interest rates. A lot more people will end up with a reasonable cost dwelling this way.

I especially support the opportunity to convert the extension of Eldorado Ln to a pedestrian-only connection to Curtis Subdivision. A vehicular road always has seemed misguided to me. Channeling increased traffic through the maze of streets and stop signs in central Curtis wouldn't be anybody's better choice to head to town or Buttercup Road. A better option is available four lots to the north onto Myrtle Street, or six lots south to Carbonate Street. This is the shared sentiment of every Curtis resident I've spoken with.

I've heard it ventured that the fire department wanted Eldorado Ln to be a thoroughfare, but this seems unnecessary for the same accessibility reasons stated above. After all, Sunbeam is going to have at least five more-direct entrances.

Thank you for your consideration,
Tom and Ellen Swenson
731 Bonanza Ln
Hailey

Jessica Parker

From: Lisa Horowitz
Sent: Friday, August 5, 2022 7:11 AM
To: Jessica Parker
Subject: FW: Sunbeam Phase Two Density

From: Stuart Sideman <sideman@mountainpride1.com>
Date: Thursday, August 4, 2022 at 7:38 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Cc: planning <planning@haileycityhall.org>
Subject: Sunbeam Phase Two Density

As a lot owner in Phase One and after viewing the plans for Phase Two, I do not think it makes any sense to change the density and create a different neighborhood in that part of the valley. This change would impact the growth of Sunbeam in general, Ex Dumke explained his plans for this property prior to starting this project and to change it at this point would create a large potential for failure.

Thank you,
Stuart and Kathy Sideman

Sent from my iPhone

Jessica Parker

From: Sandra Schroeder/Andrew Harding <sandrew2009@cox.net>
Sent: Friday, August 5, 2022 8:17 AM
To: planning
Subject: Phase two amendment for Sunbeam Development

Dear Hailey city Council,

It's come to our attention that there is a proposed amendment to Phase two of the Sunbeam development. As you know, the whole parcel was annexed into the city in the 1980's and platted for 110 homes. Then when Ed Dumke came before the city with plans for 110 homes the city development director (or somebody) insisted on adding homes for a total of 147.

We neighbors were shocked that the city would do such a thing, falling for the trend of "affordable" or "worker" housing. None of these lots will be for workers and are barely affordable- they will create demand for more workers. The recent city move to allow more A.D.U.'s is a step in the right direction.

The proposed changes to Phase two are a welcome change to what was a mistake. The map shows more comparable sized lots with surrounding neighborhoods, fewer homes, more alleys and pedestrian walks....in short it is a good plan that hopefully the city will accept.

Endless building and expansion is not a viable option if we want to preserve our quality of life.

Ed Dumke should have the right as the property owner to do a high quality development without the city telling him he can't. Please accept the proposed changes.

Sincerely,

Andrew Harding

Jessica Parker

From: Lisa Horowitz
Sent: Friday, August 5, 2022 8:14 AM
To: Robyn Davis; Jessica Parker
Subject: FW: high density in Sunbeam

Lisa

Lisa Horowitz
CITY ADMINISTRATOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-4221
CELL: 208-727-7097

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

From: Elizabeth Jeffrey <makeitgreen@me.com>
Sent: Friday, August 5, 2022 8:08 AM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Cc: Sam Linnet <sam.linnet@haileycityhall.org>; Kaz Thea <kaz.thea@haileycityhall.org>; Juan Martinez <juan.martinez@haileycityhall.org>; hiedi.husbands@haileycityhall.org
Subject: high density in Sunbeam

To Mayor Burke and City Council,

I've been disappointed to hear of the push back from residents surrounding and within the Sunbeam development about the inclusion of multi family dwellings planned for this development. I believe that the development design was approved in part due to the diversity and housing opportunities offered with this diverse plan and they hold more importance with every day that passes.

First off, a day doesn't go by that we don't hear or experience the problems of workforce housing in our community (and almost all other towns and cities). Rental units are vital to house the people who do the essential work of our valley. The apartments in this neighborhood will house our local small business owners, firefighters, teachers, administrators, city workers, hospital workers, etc. Without this housing option, we are losing those people we count on in all of our daily lives. Maybe there has to be attention paid to restrictions awareness that these apartments can not be B&Bs for tourists as a way to guarantee they do address this dire issue?

This issue leads to the benefits dear to my heart of providing housing for people nearer the place where they work. The environmental impact of our growing commuter traffic from the south - as far away as Shoshone and Twin Falls - grows every year. If our towns are going to address the 25% contribution of traffic to our emissions numbers, housing close in is a vital step that can't be abandoned.

I believe this is a well planned neighborhood that will provide the kind of diversity in housing that helps a community feel vital and connected. I appreciate the variety in lot and home sizes, the play ground near the apartments, the connectivity that has been built into the development with bike paths, relative closeness to bus stops, and the variety of entries and exits. I hope that people living in these homes will increasingly use alternative forms of transportation for

work and errands just as I hope that the people from surrounding neighborhoods will do what they can to calm traffic throughout our towns and Main Streets.

I realize that the neighbors who are complying are worried for the typical NIMBY reasons. They have lived on the 'rural' edges of town and now they will be surrounded by many of the traffic and neighborhood impacts of residents who have lived in the closer neighborhoods. It's an adjustment we all have to make if we want to have a community who embraces and cares about all of its people act well as the future resilience required for our town to survive in our changing future.

Please make your decision about this issue based on the needs of all individuals in this valley - even those who did not write in. This is not a 'bedroom community' built up for the benefit of some other town's needs. This is a good design for a diverse community that will provide housing that will ultimately support us all and will help us all thrive in our isolated, rural town.

Thank you,
Elizabeth Jeffrey
makeitgreen@me.com

Jessica Parker

From: Lisa Horowitz
Sent: Friday, August 5, 2022 7:11 AM
To: Jessica Parker
Subject: FW: Sunbeam Subdivision Phase 2

From: dvvoss@cox.net dvvoss@cox.net <dvvoss@cox.net>
Date: Thursday, August 4, 2022 at 6:56 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>, planning <planning@haileycityhall.org>
Subject: Sunbeam Subdivision Phase 2

Hello we reside at 621 Bonanza Lane and are in favor of Ed Dumke's proposal of less density for Phase 2 of the Sunbeam Subdivision. Less density will mean less traffic in our quiet neighborhood. Removing the El Dorado access point would also be a plus. We are already seeing an increase in traffic with the buildout of Old Cutters. Please consider the passing of this amendment. You have plenty of density between Old Cutters and the Quigley Subdivision. Thank you

David Voss and Patricia McGinnis

Jessica Parker

From: James Parris <agentparris@gmail.com>
Sent: Thursday, August 4, 2022 11:30 AM
To: Martha Burke; Heidi Husbands; Sam Linnet; Juan Martinez; Kaz Thea; planning; Lisa Horowitz; Robyn Davis
Subject: NOTICE OF PUBLIC HEARING HAILEY CITY COUNCIL, Monday, August 8, 2022, 5:30 p.m.

August 4, 2022

Re: NOTICE OF PUBLIC HEARING
HAILEY CITY COUNCIL
Monday, August 8, 2022
5:30 p.m.

Dear Mayor Burke, City Council, Community Development Director, et. al.:

I will be traveling at the time of this meeting, and am submitting the following letter for the public hearing.

I live at 721 E. Carbonate St. on the southern end of the Curtis Subdivision, and received a NOTICE OF PUBLIC HEARING in the mail approximately two weeks ago for consideration of an amendment to the Sunbeam Subdivision PUD, scheduled for August 8, 2022. **Marathon Partners seeks to amend the agreement with the City of Hailey to reduce the number of single-family lots, and to reduce the number of cottage-sublots, by eliminating 15 units from the Sunbeam Subdivision. I received an envelope on August 3, 2022 from Ed Dumpke (Marathon Partners) containing three items;** the subject NOTICE, a letter from Mr. Dumpke urging my support to pass the amendment(s), and a **drawing of the conceptual plan proposed for Sunbeam Phase Two** (see Appendix A).

Looking at the proposed conceptual plan, I see that the eastern end of **El Dorado Ln.** in the Curtis subdivision is to be **vacated by the City of Hailey,** and **replaced with a footpath.** However, the subject NOTICE OF PUBLIC HEARING of August 8, 2022 does not refer to addressing this **substantial change to the original SUNBEAM SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT,** dated July 02, 2020. I attended all the public meetings leading up to the AGREEMENT of 2020, where **the issue of connecting El Dorado Ln.** to the Sunbeam Project in Phase two **was thoroughly discussed and debated,** with the final decision being to proceed with the connection based on **traffic mitigation** for E. Carbonate St and other southern outlets, and further to **ensure adequate emergency service access** to the western end of the Sunbeam Project. This proposed **conceptual plan should not be made of record** without being **fully addressed in a separate meeting and public notice,** independent from the subject meeting for reducing the number cottage-lots and single-family homes in the NOTICE OF PUBLIC HEARING scheduled for 5:30 p.m., Monday, August 8, 2020. I respectfully aver that such a **dramatic change to the approved roadway connections** to the Sunbeam Project **needs to undergo a new, thorough traffic study** before any serious considerations should be given. Further,

in the deliberations leading to the DEVELOPMENT AGREEMENT OF 2020, Lisa Horowitz told me directly that the **City of Hailey would not vacate any streets**, wherein she referred the City's experience with Antler Dr. in the Deerfield Subdivision, where the eastern outlet of Antler Dr. was vacated, thereby **eliminating a critically needed access** to the new Quigley Farm Development.

Regarding reducing the number of lots in the Sunbeam Phase Two Project, the proposal seeks to eliminate or reduce the number of cottage-lots, which were **explicitly requested in the preliminary meetings by Mayor Burke** and other council members as necessary to address the need for additional middle income/workforce housing in Hailey, where Marathon Partners reluctantly acquiesced and included the additional subject cottage-lots. The contention for this new cottage-lot reduction is that there was an unanticipatedly large number of applications for accessory dwelling units (ADU) in Phase One of the Sunbeam Development, which came about in part from the revised ordinances for ADU's in the city residential overlay. I respectfully aver that there is an **even greater need now for these cottage-lots than ever before**, and that the **City Council should not allow the proposed amendment(s)** to the original AGREEMENT of 2020, where the local **Hailey housing crisis has received national attention**. (see NY Times July 31, 2022) A Town's Housing Crisis Exposes a 'House of Cards' <https://www.nytimes.com/2022/07/31/us/sun-valley-workforce-housing.html> HAILEY, Idaho — Near the private jets that shuttle billionaires to their opulent Sun Valley getaways, Ana Ramon Bartolome and her family have spent this summer living in the only place available to them: behind a blue tarp in a sweltering two-car garage.

I respectfully aver that there is a pressing need for more housing, irrespective of the number of unanticipated ADU applications in Sunbeam Phase One. Therefore, there **should not be an allowed reduction in the number of cottage-lots or single family lots in the Sunbeam Phase Two**, since these are likely the only lots that could be remotely affordable to anyone in the workforce. Further, the assertion that there are **too many ADU** applications in Phase One, **infers that the development is becoming overpopulated**. I find it **counterintuitive to vacate traffic access through El Dorado Ln.** and replace it with a footpath when there **will be an abundance of additional, unanticipated traffic** in and out of the Sunbeam Development. It is my contention that E. Carbonate St. alone cannot absorb the additional traffic for the entire Curtis Subdivision. **El Dorado Ln. must connect to the Sunbeam Project.**

I urge you to **please vote no for these proposed dramatic changes** to the SUNBEAM SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT, dated July 02, 2020.

Respectfully,

/James E. Parris/

James E. Parris, Bar No. 51,135
721 E. Carbonate St.
Hailey, ID 83333
208.721.8275

APPENDIX A



Jessica Parker

From: LENI DON NEWMAN <mcfenster2@msn.com>
Sent: Thursday, August 4, 2022 1:14 PM
To: planning
Subject: sunbeam

i am al for less homes. This town is going to look like twin falls soon ,jest what we all came here for too sit in traffic. The streets in hailey are going to be over crowed and too many people are going to jest go faster and faster and does anybody stop at stop signs anymore?. IT is good that they are willing to reduce density . So i am for slower growth with a long look into the future. Better sidewalks and more traffic controll. 640 e bullion st.

Jessica Parker

From: Janet Mayf <janetmayf10@gmail.com>
Sent: Thursday, August 4, 2022 5:00 PM
To: planning
Subject: Hailey City Council Public Hearing regarding Sunbeam Subdivison

I strongly support the the proposed amendment to reduce the number of single-family lots from 109 to 108, and to reduce the total number of cottage sublots from 38 to 24 sublots, which reduces the total number of units from 147 untits to 132 units.

Thank you,
Janet Mayfield

Jessica Parker

From: Catherineparris <catherineparris@protonmail.com>
Sent: Wednesday, August 3, 2022 8:44 PM
To: Martha Burke; Heidi Husbands; Sam Linnet; Juan Martinez; Kaz Thea
Cc: Robyn Davis; planning; Lisa Horowitz
Subject: Proposed changes for phase 2 of the Sun Beam subdivision

Catherine Parris
721 E. Carbonate Street
Hailey, ID 83333

Dear mayor Burke and council members Husbands, Linnet, Martinez, and Thea,

I am writing in regards to the proposed changes for phase 2 of the Sun Beam subdivision. I received the notice from the city about the meeting next Monday with the specific reason to request less single family and cottage lots, but nothing else. Some of the residents in the northern Curtis subdivision area received an email letter from Ed Dumpke with additional information about what would be discussed at the meeting. We did not and I wonder if the residents on Mrytle street got that email. What we learned from the email sent to those residents in the northern Curtis subdivision was that Ed Dumpke would like to change the already determined street access of El Dorado to a footpath. This was specifically mentioned in his email. That would mean all of the through-street traffic leading downtown for the new housing units would come down our incredibly tight and busy Carbonate street. Through all of the meetings we attended before Sunbeam was approved, El Dorado was ALWAYS going to be a street access point, and with the approval of the Sun Beam Division that was our understanding.

Over the last year our street has become a destination for the bike path into Sun Beam. We now have multiple bikes going up and down our street with little consideration for slowing down. It's dangerous when I slowly pull out of my driveway, the street is clear, and a bike then quickly zooms behind my car as I'm backing out. Our street has become a dog-friendly destination too. Yesterday morning I went outside and there was an unfamiliar dalmatian urinating in our yard. His owner said, "He's really a nice dog". Later in the day, my husband opened our front door to find a corgi on our porch growling at our cat. The owner said she just moved here from England and this was the first time on our street. There are a lot of people walking up and down our street, mostly enjoying the quiet access.

I want to point out that when the road finally does go through on Carbonate to Sunbeam there will need to be some adjusting for the current new influx of pedestrians, dogs, and cyclists who are used to little vehicle traffic. I also want to recognize that there will be new construction at the intersection of East Carbonate and Sixth Avenue in the next few years as all of the Mizer lots have been sold. There currently is a new home being built in this area. These new homes will add additional traffic pulling in and out of driveways as the residents of Sunbeam cruise up and down our street and 6th Avenue.

I'm disappointed there is a request to decrease the number of cottage units for Sun Beam. Based on Ed Dumpke's letter, my guess is that the number of Accessory Dwelling Units applications requested for the phase one section property owners is high. If this is the case, traffic will increase that much more with all the additional residents living in the accessory dwelling units. I'm also wondering about the emergency access to Sun Beam that was discussed in detail during all of those meetings and the importance of having El Dorado as a street access for emergency vehicles.

For all of the reasons discussed above it is imperative that we share the burden of the increased traffic with El Dorado street. El Dorado has to be wide enough for two-way access for cars.

As an occupational therapist that works in the school district I know the impact first hand of the decreased staff in our district due to the lack of affordable housing. Many of the qualified applicants for important positions have declined to live here when they find out about our housing crisis. There is no “middle class” housing available.

People don't want to rent an accessory dwelling unit for an exorbitant amount of money from a home owner in Sun Beam. People want to own their own home. *Can we add more cottage units and not allow any more accessible dwelling units for the sub division?*

Thank you for your time in reading this letter.

Sincerely,
Catherine Parris

Sent with [Proton Mail](#) secure email.