

RECEIVED

JUN 27 2022

BLAINE COUNTY
LAND USE & BUILDING SERVICES

From: Billy <wilfrahug@cox.net>
Sent: Monday, June 27, 2022 4:24 PM
To: Allison Kennedy <akennedy@co.blaine.id.us>
Subject: Re[4]: [EXTERNAL]quigley, final thoughts.

Duh! Yeah Allison I got that. One Jim Karkut sent in well-composed comments on the Comp Plan which I read. My comments to him in reply to what he wrote were regarding the delusions created in various valley Comprehensive Plans which are simply good intentions frequently tossed in the toilet to accommodate real estate development interests, the driving force in any and all decisions in this valley. I am uncertain how long you have been at the county, but there is some relevant history about all this in my communication with Jim in the email I sent him below.

----- Forwarded Message -----

From "Billy" <wilfrahug@cox.net>
To "jkarkut@gmail.com" <jkarkut@gmail.com>
Date 6/23/2022 2:47:48 PM
Subject FYI

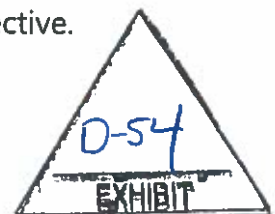
Jim,

I returned to your analysis of the appropriateness of Hennessey's request for a rezone to circumvent any constraints on his proposed hillside lots out Quigley. This time I read every word.

Despite the Comprehensive Plans of both the city and county expressing the *intent* to keep commercial development in the downtown core, Hennessey now has commercial opportunities out in the mouth of the canyon, as those Comprehensive Plans provide reasonable guidelines rather than specific Code, and have been commonly ignored by officials in the past to accommodate real estate development interests.

The good news is unlike the City of Hailey the county follows the rules, and actually listens and considers public comment in arriving at decisions. Also, I believe certain individuals at the county with a conscience are feeling some *guilt* over being tacitly complicit in the throwing of citizens of Hailey under the bus by Fritz, Ned, and Horowitz.

At the same time these three tools at the city were butchering Municipal Code demanding *detailed financial analysis*, the county had a development application from Hennessey in front of them, perhaps believing annexation of this property within Hailey's Area of Impact was appropriate from a land-use-planning perspective.



Obviously, without a crystal ball county officials were unable to predict the systematic corruption of process by officials and staff at the city to accommodate Hennessey, which included a de facto waiver of impact fees as well as a failure to negotiate for additional water rights. Many, many, many millions of dollars in value in exchange for preserving the viability of Quigley Canyon for precious wildlife. Perhaps worth the expense if that outcome is successful.

Transparency has consistently been a victim of local officials serving the culture of privilege, greed, and corruption surrounding real estate development interests and the SV Board of Realtors, with snap-approval of projects before citizens are even aware of various development applications and associated proposals.

The IME now twice inaccurately reporting BC P&Z approval of Hennessey's rezone request a perfect example of the "*mushroom approach*" often employed by the local establishment of which the IME is a member in good standing..."*keep them in the dark and feed them shit.*" Corrupt members of the local establishment often controlling a narrative of *misinformation* to accommodate personal relationships and agendas. Either that or unbelievably *gross incompetence!*

The Comprehensive Plan is far from being sacrosanct, but I do believe Angenie and Muffy will deny this rezone request, and again thank you for your efforts to influence this outcome.

Now the question is how many total residential units might Hennessey be approved for under the language of the annexation agreement he signed with the city?! This was not clear at the tragically abbreviated public meetings or "farce" as the Quigley Farms review process is now identified in local lore. I am not proficient or patient enough on the computer to ascertain this number, and gave up after an hour of frustration. I would rather be out pulling weeds!

billy

FYI Allison, real estate development interests are also the reason after the decision to move the airport was made it was summarily abandoned, as clearly identified in the following paragraph from the most knowledgeable individual in the valley on the circumstances and history around the airport issue, having constructed the various legal articles which transitioned the FMA Commission into the FMAA.

"Bill Sailor, who was Sun Valley Company's director of visitor affairs at the time, testified at a forum that SV Company did not consider FMA a suitable facility for the kind of airplane service they needed and, therefore, the company favored the regional approach. Over the years, Dick Fenton, and his band of predatory realtors, have been the driving force for retention and expansion of FMA. They speak of "service to the Greater Sun Valley Community and the tourist industry" when, in fact, they don't give a damn about the public at large or the tourist industry. Their interest is entirely parochial. No high-end resort community in North America has a private-jet qualified airport just a mere 15 miles away from the Palaces they build and have built in the S.V. area. That is a little known but lucrative boon to high-end realtors who aggressively pursue the multi-millionaire and billionaire clients willing to shell out \$10 million for raw land and another \$20 million to \$40 million to build a monument to their avarice. If you have the bucks, you can land your private jet at FMA and be at your 2nd, 3rd, or 4th vacation home in Chocolate Gulch, Adams Gulch, etc. in a matter of minutes. If you purchased a similar home in Park City, Utah, the drive from the SLC airport would take 45 minutes to an hour. Just think what the standard real estate commission is on a \$10 million real estate transaction. The Dick Fentons of this world and the real estate industry could care less about the good of anyone other than themselves."

As you can plainly see Allison, there is no difference between Chamber of Commerce Blaine County DINO's and the Republican Senate. With the filibuster and obstruction, it is still a Republican Senate serving corporations and the economic aristocracy, while in our fair valley it is the economic aristocracy and the real estate parasites who control the agenda. The Democratic Party completely sold out working people over the forty years of systematic, conservative corruption of the political economy to promote the upward redistribution of wealth, and now they cannot remedy the consequences, or reel back in the fascist monster they helped create. Joe Biden chaired the Judicial Committee that confirmed Clarence Thomas, who lied like they all do about his comments to Anita Hill. But he was black, and exactly the "Stephen" character in Django Unchained Played by Samuel L. Jackson, who would TOBY for the agenda of the fascist oligarchs who now own the Republican Party.

Please FWD to Angenie and Muffy and Tom so they can put ALL these comments in the Public Record, and perhaps fill the gaps I have left in earlier comments. Having been out for a while, Tom is no doubt confused trying to piece these emails together. No one cares that much anymore unless it is their personal ox being gored, justice reduced to completely subjective interpretation, so my opinions, like the facts, don't really matter. Anyway, these recent SCOTUS

decisions may finally get people off their asses. The TRUTH continues to be a victim of special interests, while our democracy remains on life support.

Why all this??? Damn, It is HOT outside!

billy

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

From "Allison Kennedy" <akennedy@co.blaine.id.us>

To "Billy" <wilfrahug@cox.net>

Cc "Tom Bergin" <tbergin@co.blaine.id.us>

Date 6/27/2022 12:49:59 PM

Subject RE: Re[2]: [EXTERNAL]quigley, final thoughts.

Bill- We are only looking at the county application (24 lots). Quigley Farms was annexed into the city.

From: Billy <wilfrahug@cox.net>

Sent: Monday, June 27, 2022 12:45 PM

To: Allison Kennedy <akennedy@co.blaine.id.us>

Subject: Re[2]: [EXTERNAL]quigley, final thoughts.

Thanks Tom! Robyn Davis indicated 176 was the total number of residential units approved for the property annexed into the city, so knowing that I am a bit more comfortable as my *trust* has been betrayed too often to assume what has been represented has anything to do with the *truth*. I didn't, nor could I afford to hire an attorney to examine the final annexation agreement which was signed with Quigley Farms.

Stay cool!

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

From "Allison Kennedy" <akennedy@co.blaine.id.us>

To "Tom Bergin" <tbergin@co.blaine.id.us>; "Billy" <wilfrahug@cox.net>

Cc "Angenie McCleary" <amccleary@co.blaine.id.us>; "Muffy Davis" <mdavis@co.blaine.id.us>

Date 6/27/2022 10:04:14 AM

Subject RE: [EXTERNAL]quigley, final thoughts.

Bill-

I will add this comment to the PZ comment letters for the continued July 7th Planning and Zoning hearing materials. If it is not your intention to have this letter fwd to the hearing body please let me know.

Thank you for your comment.

Allison Kennedy

Allison Kennedy
Planner, Land Use and Building Services
Phone: (208)788-5570 x1178

DISCLOSURE NOTICE: Messages to and from this email address may be subject to Public Records Law.

From: Tom Bergin <tbergin@co.blaine.id.us>
Sent: Tuesday, June 21, 2022 5:45 PM
To: Billy <wilfrahug@cox.net>
Cc: Angenie McCleary <amccleary@co.blaine.id.us>; Muffy Davis <mdavis@co.blaine.id.us>; Allison Kennedy <akennedy@co.blaine.id.us>
Subject: RE: [EXTERNAL]quigley, final thoughts.

Bill,

The number of lots proposed in Quigley Canyon east of the newly annex portion of Quigley Ranch is 24. Since it is possible that one or more lots may have an accessory dwelling, more than 24 units may be eventually developed.

I assume that an e-mail to two of the three county commissioners, who will eventually review this application, is intended as a public comment and therefore it will be made part of the public record for this application.

Contrary to the report in last Friday's newspaper, this application has not been "approved" and is still being reviewed by the county's Planning & Zoning Commission. Therefore, these comments can be made part of the record at this time or, if delay is desired for some reason, once the Board begins its review. Please advise of your intention.

Regards, Tom

Tom Bergin, Director
Land Use and Building Services
219 First Ave. So. Hailey
(208) 788-5570

From: Billy <wilfrahug@cox.net>

Sent: Monday, June 20, 2022 5:54 PM

To: Angenie McCleary <amccleary@co.blaine.id.us>; Muffy Davis <mdavis@co.blaine.id.us>; Tom Bergin <tbergin@co.blaine.id.us>; heidi.husbands@haileycityhall.org <heidi.husbands@haileycityhall.org>

Subject: [EXTERNAL]quigley, final thoughts.

Angenie and Muffy,

Received a couple more emails from friends on Quigley. Went to the Quigley Farms website to try and get a count of the total number of *units* of residential in the project, Tom would know. Anyway it is probably triple or more than the 105(?) he was entitled to if developing this property as zoned under county ordinances. Also, contrary to the intent of both city and county comprehensive plans to keep commercial development in the downtown core, his card-game buddies delivered him commercial opportunities at the mouth of the canyon despite considerable opposition to this from the public.

So as we see, he has already been granted *massive* additional value in exchange for the wishes of the community to preserve the viability of Quigley Canyon in supporting populations of herding ungulates who have gathered out that canyon since before the time white men brought the bullshit concepts of Manifest Destiny to this continent.

Many millions in impact fees were waived for Hennessey through the craven butchering of municipal statute. Twenty-five to thirty years ago I wrote to the city recommending the annexation ordinance contain code requiring the surrender of any and all water rights to the city upon signed approval.

Our local adaptation of the culture of privilege, greed, and corruption infecting this country, is commonly reinforced by personal relationships with decisions made behind closed doors before public opinion is solicited or scheduled, the *farce* of legend with Quigley. This has allowed David Hennessey to extract way more wealth than is commensurate with any sacrifices he has made for the community and wildlife.

The relentless virtue-signaling and green-washing we see around this project is simply part of a *marketing campaign*, a practice I will address regarding Sunbeam in an email I stuffed in *drafts* February 24th when Russia invaded Ukraine, my priorities understandably shifting.

Back when consideration of this final annexation proposal was reduced to an accelerated, abbreviated, and inadequate, corrupted review process, the county had a development proposal for this property in front of them. Annexation of this property perhaps made sense from a land-use-planning perspective, but with a nod and a wink

the county tacitly participated in throwing the citizens of Hailey under the bus. I find the absence of transparency around all of what transpired in this *farce* morally objectionable.

Given all this, I see the county's *counter-proposal* to Hennessey's recent requests very easy to resolve given overwhelming public sentiment. Simply request he move the lots fifty to seventy yards south of their current, proposed location, away from the unimproved transportation easement treasured by many citizens, and direct all roadways in his travel plan to Fox Acres to relieve traffic pressures from East Hailey as appeared settled by associated discussion in meetings at the city. Please ask Lili Simpson if this is accurate.

Hennessey has extracted more than enough monetary benefit from the community, and will be a very rich man. It will speak to his character if he once again violates county ordinances and sends excavation equipment out to obstruct historic (grand-fathered?) use of this unimproved transportation easement. What's with these real estate guys and Rules of Law?! The former mayor, City Attorney, and CDD either butchered or circumvented more than enough of them to accommodate Mr. Hennessey.

William F. Hughes
Hailey