



## BLAINE COUNTY HOUSING AUTHORITY

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City of Hailey  
115 S. Main Street, Suite H  
Hailey, ID 83333

Transmitted via Email

Attn: Hon. Martha Burke, Mayor, and  
Members of City Council

December 2, 2021

Dear Mayor and Council,

Blaine County Housing Authority would like to voice its support of the submission to develop the Lido Apartments in Hailey. A feature of this proposal is the inclusion of deed covenanted long-term rental housing for full time residents of Hailey. These units will an additional 12 units of rental housing which would be attainable to a household earning at 100% of AMI within the city. Recent market trends have placed the median rental price of housing well out of reach for local residents at all income levels, the inclusion of 12 deed covenanted rental units will provide needed local housing options for residents in Hailey who are in need of long-term stable rental housing.

BCHA feels that these units will serve the people of Hailey well. Jurisdictions and the public have been vocal of the need to think creatively and aggressively regarding housing solutions. I believe this proposal is in keeping with the spirit of those objectives and is a good immediate step.

I urge approval of this proposal. Should you have any questions, feel free to contact me.

Cordially,

Nathan S. Harvill  
Executive Director  
Blaine County Housing Authority

*The Blaine County Housing Authority's mission is to advocate, promote, plan and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse and vibrant community.*

## Jessica Parker

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**From:** Robyn Davis  
**Sent:** Wednesday, December 1, 2021 8:37 AM  
**To:** Jessica Parker  
**Subject:** FW: Lido Apartments

Please print for file and save. Thanks!

### Robyn Davis, M.A.

#### Community Development City Planner

City of Hailey - 115 South Main Street, Hailey, ID 83333  
(e) [robyn.davis@haileycityhall.org](mailto:robyn.davis@haileycityhall.org) (p) 208.788.9815 Ext. 2

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**From:** Lisa Horowitz <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Sent:** Wednesday, December 1, 2021 6:58 AM  
**To:** Robyn Davis <[robyn.davis@haileycityhall.org](mailto:robyn.davis@haileycityhall.org)>  
**Cc:** Jeff Smith <[jesmith@lidoeq.com](mailto:jesmith@lidoeq.com)>; Michael McHugh <[MCQ@PivotNorthDesign.com](mailto:MCQ@PivotNorthDesign.com)>  
**Subject:** FW: Lido Apartments

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**From:** "[kaybgeiger@aol.com](mailto:kaybgeiger@aol.com)" <[kaybgeiger@aol.com](mailto:kaybgeiger@aol.com)>  
**Reply-To:** "[kaybgeiger@aol.com](mailto:kaybgeiger@aol.com)" <[kaybgeiger@aol.com](mailto:kaybgeiger@aol.com)>  
**Date:** Tuesday, November 30, 2021 at 4:06 PM  
**To:** "[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)" <[lisa.horowitz@haileycityhall.org](mailto:lisa.horowitz@haileycityhall.org)>  
**Subject:** Lido Apartments

Good afternoon, Lisa,

Regarding the upcoming P&Z meeting to discuss the Lido Apartments I have the following concerns:

1. I would like to know if the City will have a completion date attached to this development. In the case of a market downturn as in 2008 when the Copper Ranch/Gravity project went belly up, will Lido be expected to complete the project? If so, what is the timeframe attached to that agreement?
2. As an owner in Copper Ranch I would like to see the requirement for a privacy fence between Lido Apartments and Copper Ranch to eliminate any development traffic and subsequently any foot or road traffic from the apartments.
3. Again, as an owner in Copper Ranch, I would like to suggest that the city keeps a tight reign on this developer during the construction process. We are dealing with some serious ongoing construction issues in Copper Ranch and we are being saddled with the expense of these repairs ourselves.
4. I see that the footings on Phase 6 have been added as a condition of approval. I would still like to know if these footings are buildable. Mr. Smith maintains that an inspection was done and they have been approved for construction. It sure seems to me that 17 year old footings would not pass current code. Can you provide any insight?

We know that we will not stop this project but we are asking that the City please keep us in mind during the approval process, as your decisions may directly affect the Copper Ranch neighborhood.

Thank you for your time and consideration.

Best regards,

Kay Geiger  
1940 Copper Ranch Lane, Unit A

Hailey, Idaho 83333

## Jessica Parker

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**From:** BEVERLY DEMOURA <bjdemoura@msn.com>  
**Sent:** Tuesday, November 30, 2021 1:05 PM  
**To:** planning  
**Subject:** Lido development.

I support all the questions that Cynthia Shearstone has asked. I can't tell, but would hope there's is no thru traffic from the apartments on to Copper Ranch Lane. We have no sidewalks in most of Copper Ranch. We must walk on the edge of the street with our children and dogs. We don't need increased traffic in our already congested area. Also to the phase 6 future development of Copper Ranch. Please, please have the entire Phase 6 development done before construction of the apartments is started. We had an empty gym and a unfinished unit as eyesores for years. Lido should finish what they started before beginning a new project. They have been telling us for 5 years that they will be landscaping the area behind Gravity and it still remains an unfinished eyesore.

Beverly DeMoura  
1911 Copper Ranch Lane A

## Jessica Parker

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**From:** Gayle Meredith <gayle123@cox.net>  
**Sent:** Tuesday, November 30, 2021 10:21 AM  
**To:** Lisa Horowitz; Jessica Parker  
**Subject:** Meeting

RE: Planning and Zoning Commission, Monday, December 6, 2021 5:30pm

Design Review Application by Lido Equity Group Idaho North

To Whom it May Concern:

We are resident of Copper Ranch and we have concerns re the construction of the new apartments on Woodside and Winterhaven.

1. We support the suggestion for an eight foot security/privacy fence with landscaping between the Lido Apartment project and Copper Ranch before construction begins.

We are concerned about excess foot traffic from Lido Apartments to the Woodside bus stop and/or Gravity Fitness. We have very restrictive parking rules at Copper Ranch and it is already difficult for guests and visitors to find legal parking spaces.

2. We are opposed to the construction of THREE story units. We understand that no Lido personnel will need to deal with the fact that if THREE story units are allowed to proceed that the views of the mountains will be TOTALLY obstructed— — —an emotional reason for sure, but if we had wanted to live in a “concrete jungle” we would have moved to NYC.

3. We have grave concerns regarding traffic flow on Woodside. With the potential of an additional 242 vehicles at the site, traffic flow is going to be a nightmare. Please address workable solutions to this problem.

Sincerely,  
Ralph and Gayle Meredith  
921 White Cloud Ln C  
Copper Ranch

## Jessica Parker

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**From:** Jeff D Meyer <meyer.jeff.d@gmail.com>  
**Sent:** Tuesday, November 30, 2021 9:11 AM  
**To:** planning  
**Subject:** Lido Apartments

Good morning-

I'm emailing in regards the proposed development at Woodside & Winterhaven (lido equities new new development). I would like to know if there is any preliminary civil as to road and parking layout and if and how it would adjoin copper ranch way? I would personally like to see the development passed and go through but really don't want increased traffic on copper ranch roads. I'm really just worried about more noise & traffic. If there is any more preliminary civil or architectural plans please let me know.

Thanks so much!

Jeff D Meyer  
931e White Cloud Lane  
208.720.1456  
meyer.Jeff.d@gmail.com

Sent from my iPhone

## Jessica Parker

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**From:** Cynthia Shearstone <cindyshearstone@gmail.com>  
**Sent:** Tuesday, November 30, 2021 9:03 AM  
**To:** Jessica Parker  
**Subject:** Email sent to P & Z regarding Lido Equity Group on agenda for Dec 4th

Hi Jessica,

I just sent this email to P & Z. Thought I'd send a copy to you as well. Please acknowledge receipt of it. Thank you.

To Whom It May Concern:

### REQUEST:

A promise, in writing, for an 8ft security/privacy fence with landscaping along the boundary of Lido Apartments project and Copper Ranch as construction begins.

#### Reasons:

1. To cut down on noise and block sight of on going construction.
2. To stop foot traffic between Copper Ranch buildings to access bus stop, Gravity, and possible illegal use of parking in Copper Ranch and around Gravity.
3. To mitigate the many vehicle headlights that will shine into Copper Ranch homes from the main parking area of Lido Apartments.

### CONCERNS AND QUESTIONS:

1. Snow storage for both Copper Ranch and Lido Apartments. The now empty field that will be built upon has been used for snow storage when clearing CR. Where will it be stored after field is developed? Where will snow be stored in the Lido Apartment complex?
2. Explain how the Design Review Pre application approval of the "remaining 80 residential Units within Copper Ranch Development" has now changed in the Design Review Application to "for twelve apartments buildings ranging in two-three stories in height for a total of 104 residential units ..."
- 3 Explain the "Planned Unit Development waivers " that override density and height of buildings. Will there be more parking available for the increased number of vehicles? Is there an overflow parking area that could accommodate larger vehicles?

Submitted by  
Cynthia Shearstone  
Unit 821 A Copper Ranch