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CITY OF HAILEY

RUSSELL D. MIKEL, FUNERAL DIRECTOR

September 8, 2020

Community Development Assistant
115 South Main Street
Hailey, ID 83333

Comment on Design Review at 410 N. River Street

We appreciate the need for additional housing in our community. However, this particular location is rapidly becoming over-congested for parking accommodations.

The proposed development suggests there will a total of 28 bedrooms and will only provide 12 parking places. I cannot imagine that 12 spaces would be adequate for that population potential, and the neighborhood does not provide any additional spaces that I can identify. A minimum of TWO parking spaces per residence would seem more reasonable

Nearby facilities are already overcrowded:

- * Wood River Chapel has always needed additional parking, however most of our needs occur after normal business hours.
- * The newly approved apartments at River Street and Silver Street also have fewer parking spaces than the number of potential of residents suggests.
- * Wise Guy Pizza borders the alley of this new development and they already use the now-vacant lot for parking constantly.
- * Five other businesses/buildongs (Hailey Paint Store, Touch of Class hair salon, Wood River Dental, two story apartment building at River and Spruce, and the two story office on Main Street building) all seem to have adequate parking for their current operations but would certainly not be able to accommodate overflow from the two new residential facilities.

While we do not oppose the construction proposed, we would appreciate your addressing the potential parking challenges it presents.

Sincerely,



Russ Mikel

**NOTICE OF PUBLIC HEARING
HAILEY PLANNING AND ZONING COMMISSION
Monday, September 21, 2020
5:30 p.m.**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a Public Meeting at 5:30 p.m. on **Monday, September 21, 2020**, to be held virtually as a remote telecommunication meeting and in compliance with the Open Meetings Law. **The phone number to call in for the meeting will be posted on the agenda on the city website by September 18, 2020.** The telephonic Public Hearing will be conducted on the following item(s):

- Consideration of a Design Review Application by Leonard McIntosh and Edward Ayub-Trustee for a twelve (12) unit residential project, two stories in height, to be known as River Street Apartments. The proposed project will be located at 410 North River Street (Lots 14-17, Block 56, Hailey Townsite), within the Business (B),Townsite Overlay (TO) Zoning Districts and the Downtown Residential Overlay (DRO) and Small Residential Overlay (SRO); however, the Applicant has chosen to meet the DRO Standards, as outlined in the Hailey Municipal Code. The proposal also includes: twelve (12) parking spaces, four (4), three-bedroom accessible units and eight (8), two-bedroom accessible units.

Any and all interested persons are invited to attend this public hearing using telecommunication devices or submit written comments or direct questions to the Community Development Assistant at 115 South Main Street, Hailey, Idaho 83333, or planning@haileycityhall.org. For special accommodations or to participate in the noticed meeting, please contact the City Clerk 208.788.4221.

From: [Stephanie Hansen](#)
To: [Robyn Davis](#)
Subject: River Street Apartments development with lack of adequate parking
Date: Monday, September 21, 2020 1:46:50 PM

Dear Planning & Zoning Commission,

I am writing to express my concern with the growth on River Street in Hailey. I feel the growth needs to be better managed and that real estate developers should not determine River street's future. A specific example is the proposed River Street Apartments which do not appear to have any realistic space for tenant parking or off street snow storage. I believe between the proposed units there are 28 bedrooms total. However there are only 12 parking spaces allotted for this development. This is completely unrealistic!

I have lived just off north River for 21 years and I know we do not have adequate snow removal or snow storage that can accommodate not only this development but the new one going in just south of this one. I don't know where all of these vehicles are supposed to park you're around let alone in the winter. The proposed density is too great for that space and I'm guessing we can all admit it is highly unlikely that each unit will own one vehicle only.

I often ride my bicycle and walk up and down River. With people now trying to avoid Main Street it has become more dangerous than ever. I would love for Hailey to be known as pedestrian and bike friendly but I do not see this ever being accomplished with the high density of new developments with such ridiculously inadequate parking on an already busy street.

It feels like we have completely dropped the ball and have not set up River to be safer for bikes and pedestrians before allowing further development. The safety of all citizens is compromised because we're trying to fill in all of the empty lots with high density housing. While I fully appreciate the need for additional types of housing here, I think it is such poor planning that we wouldn't address the parking and off street snow storage issues before we allow the development.

We are a mountain town with a street department already underfunded and understaffed. While they do the very best job they can to move massive quantities of snow in the winter we continue to make it that much harder by allowing this type of development on well-traveled streets within the city. I know from first-hand experience that many stretches along River are used for temporary snow storage with the snow being piled up in the middle of the road until the street department can come back and clear the entire street. North River is one of those stretches. With the new hotel and the condos right behind that and then the proposed River Street apartments and the new development just south of that this will be a complete mess every winter.

I strongly urge you to reconsider the Riverstreet Apartments development (and all future proposed developments) and the density and clear lack of adequate parking for its residents and on site snow storage.

Thank you for considering this.
Stephanie Hansen

From: [Tony Knapp](#)
To: [Robyn Davis](#)
Subject: River Street apartment complex parking.
Date: Monday, September 21, 2020 7:44:39 AM

Robyn.davis@haileycityhall.org

I'd like to address the lack of parking for the proposed River Street apartments back behind Wiseguy pizza. It will sleep 28 people - but only have parking for 12. It should be at least double that. Where are these cars going to park? River street? How about the winter? River Street is all ready congested and not friendly to bicycles or pedestrians. Hailey doesn't need apartment complexes without adequate parking. Thank you
Tony Knapp

From: [Michael Shaughnessy](#)
To: [Robyn Davis](#)
Subject: River Street Disaster
Date: Monday, September 21, 2020 8:50:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High

Hi-

I am writing to address the current and proposed lack of parking on River Street in Hailey. With current resident density, adding more apartments with inadequate parking will continue to compound the issues we face now: dangerous, speedy traffic, lack of snow removal and storage capability and crowded side streets where current residents have no ability to park. The proposed River Street apartments will only exacerbate these issues with residence for 28 occupants, but parking for only 12 cars. We all know this is not viable based on current public transportation options and lack of willingness on behalf of residents to use the options available. We need an area that makes us a model- with ample parking for EACH unit (that may require limiting the size of complexes), and pedestrian and bicycle friendly areas which are not dangerous.

As you may or may not be aware, River Street has become a high speed cut-through already based on commuting traffic trying to avoid Main St. at rush hour. We need to do something about this by limiting traffic, and adding traffic slowing devices, like speed bumps or reduced lane size (maybe we should make Hailey bike/ ped friendly and add lanes for those users on River St, severely limiting traffic). I am amazed at how fast people travel on this constricted street and have almost been hit more times than I can count. This will only get worse with more cars and no proper parking areas. We need some sanity when it comes to these new developments.

I hope that the needs of the community are placed above those of developers and new residents.

For the record, my address is 641 W Myrtle Ct. Hailey.

Thank you,

Mike Shaughnessy

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(208)401-4951

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From: [Tricia Shaughnessy](#)
To: [Robyn Davis](#)
Subject: Proposed Apartment Complex - River Street Apartments (behind Wise Guy)
Date: Monday, September 21, 2020 9:30:11 AM

Hi Robyn,

I am writing to voice my concerns about the proposed apartment complex, The River Street Apartments, and the lack of appropriate parking for each unit. I understand that the complex will provide accommodations for at least 28 people but only 12 parking spaces. Where are the other occupants with cars supposed to park? What about their guests? River Street is already VERY unsafe for pedestrian and bicycle traffic. In addition to increased traffic, increased parking on River Street will only add to current safety concerns. Has the developer or the council studied how increased parking on River Street will affect snow plowing and storage during winter? Is the city willing to tow ALL the cars that will be parked illegally?

I hope that the Hailey City Council will be thoughtful about development on River Street and how it impacts those of us that already live here. Before any more development happens on River Street, steps need to be taken to make it safe for current residents and future residents.

If the council does allow this complex to move forward with the current plan it will have a VERY negative impact on our neighborhood and community. Please remember that you have a responsibility to the residents of Hailey, not to developers.

Sincerely,
Tricia Shaughnessy
Hailey Resident

