

Jessica Parker

From: Lisa Horowitz
Sent: Monday, January 24, 2022 3:23 PM
To: Jessica Parker
Cc: Robyn Davis
Subject: FW: mary.cone@haileycitycouncil.org

Please add to the packet

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 1
CELL: 727-7097

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

From: Margaret Walker <margaretwalk@gmail.com>
Sent: Monday, January 24, 2022 3:22 PM
To: Mary Cone <mary.cone@haileycityhall.org>
Cc: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: mary.cone@haileycitycouncil.org

Please distribute the following comments to the Mayor and City Council:

In considering the RENTAL planned Unit Development by Lido Equity Group Idaho North, LLC, please note the following:

- 1) There is insufficient space for snow removal planned
- 2) By allowing the maximum density and height, hundreds of men, women and children will be living in close proximity, with no planned recreation areas (Gravity is not a choice because of expense), no place to go, no place to park, and no social direction.
- 3) Hundreds of cars and trucks will be using Copper Ranch Lane daily to exit the development, causing disruption and noise problems for the quiet Copper Ranch Homeowners Association.
- 4) It is important to complete the building on the foundation at Copper Ranch Condo #1, Parcel A5, Phase 6, by September 1, 2022. Lido Equities has not kept their word to Copper Ranch Homeowners or to the City of Hailey. Homeowners have had to look at this derelict condo foundation and acres of weeds for five years. Enough is enough. Please do not approve the waiver requested.

I have owned a condo at Copper Ranch since 2004 and this group from Beverly Hills has not lived up to their "Sales Pitch" in any way. It is now costing our homeowners thousands of dollars due to their poor building materials and mismanagement and Lido Equities still controls our Homeowners Board.

I urge the City Council to consider this rental apartment complex carefully, particularly the height, density, open space, sewer lines, snow storage, and proposed management. You could be approving a potential slum.

Yours Sincerely,
Margaret Walker

Jessica Parker

From: Lisa Horowitz
Sent: Monday, January 24, 2022 1:09 PM
To: Jessica Parker
Cc: Robyn Davis
Subject: FW: Lido Equities

Please add the comments below to the packet.

Lisa

Lisa Horowitz
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 1
CELL: 727-7097

From: Susan Ahern <susan.ahern@yahoo.com>
Sent: Monday, January 24, 2022 11:59 AM
To: Lisa Horowitz <lisa.horowitz@haileycityhall.org>
Subject: Lido Equities

Hi Lisa,

My name is added to the letter from Cindy Shearstone regarding the apartment complex proposed by Lido. In addition, the ingress/egress from Copper Ranch Lane should only be used for Emergency vehicles as required by the fire department and not through traffic. The plan initially was no access from there but the fire dept made it a requirement. Other concerns - Lido is still showing as delinquent on the property taxes for all of the properties they own in Copper Ranch. Does not bode well. Also, GIS shows Lido is the owner of all of building 1921 Copper Ranch Lane - 5 units. There is no building at that location. It is a parking lot. Can you explain that?

Thanks,
Sue Ahern

Jessica Parker

From: Cynthia Shearstone <cindyshearstone@gmail.com>
Sent: Sunday, January 23, 2022 8:51 PM
To: planning
Subject: Re: Lido Apartments/ to City Council members.
Attachments: Copper Ranch Hailey City Council Letter of Concern 1.23.22.pdf

To Whom it May Concern:

I know this letter is too late to be included in the " Packet " for tonight's City Council meeting. I will be attending virtually and I would like the opportunity to read this letter into the record. Thank you. I would also like acknowledgement that you have received this letter. Please send a copy to Heather Dawson, City Administrator.

Cynthia Shearstone, 821A Copper Ranch
Cindyshearstone@gmail.com
508-692-8324

January 23, 2022

Dear Mayor Burke and City of Hailey Council Members,

My name is Cynthia Shearstone and I am writing/speaking on behalf of a group of homeowners at Copper Ranch which is directly adjacent to the proposed Lido Apartment development. I own and reside full-time in my primary residence at 821 A White Cloud Lane in Copper Ranch (CR).

We are very aware that our community is in dire need of affordable housing for the working class and support responsible development of the parcel being discussed, but we are concerned about potential issues from the project currently proposed by the Lido Corporation. CR homeowners' interests are not being represented or protected by the CR HOA as they relate to the proposed development because the developer controls both the proposed development **and** the CR HOA. Prior to approving the Lido Apartment development, we look to the City of Hailey to address a detrimental conflict of interest that exists as outlined below:

- The CR CC&R states that 3 of the 5 board positions are controlled by the "declarant" until Phase 6 of CR is completed. The CR development started in 2006 and still is not completed sixteen years later.
- You have before you this evening an amendment to the "Planned Unit Development to CR". It requires applicant to either begin finishing a building whose foundation has been there for years by Sept 1, 2022 or fill it in, etc. by October 31, 2022. Passing this amendment as written **will not** put an end date to the development of Phase 6 of CR and therefore developers **will not** relinquish their control of the Board of Directors of CR HOA and owners still **will not** be fairly represented on the CR HOA and thus their interests **will not** be protected as it relates to the proposed Lido Development.
- CR HOA is currently unresponsive to specific and direct questions from homeowners about financial management of the HOA. In October 2021, significant financial increases were proposed by the CR HOA and that raised questions from homeowners regarding past financial management practices. These questions have not been satisfactorily addressed and therefore CR does not currently have an approved budget for 2022.

We have continually pleaded with the HOA and P & Z for a contiguous fence on the boundary of the properties to mitigate impacts from neighboring development and protect our privacy of which all requests have been ignored. The developer currently controls both the proposed development and the adjacent property's HOA, we are concerned that the developer can infringe upon areas in CR with impunity. We ask our elected city officials to help protect us from future infringements from Lido Apartments such as:

- Dumping of excess snow from Lido Apartments into undeveloped areas in CR
- Using CR roads for construction vehicles

- Managing and maintaining increased foot and dog traffic including dog waste due to the open boundary between the two projects
- Use of CR parking spaces from overflow vehicles at Lido Apartments
- Sound and sight impacts mitigation during construction

We endorse responsible development of affordable housing units on the property adjacent to CR and we implore you to:

1. Address the *completion* of CR development Phase 6 (not just starting it) prior to allowing the commencement of Lido Apartments to ensure that the homeowners of CR can be fairly represented on the Board of Directors of the HOA
2. Create a system for recourse to protect CR residents from potential issues that arise from the development of Lido Apartments.

Concerned owners in CR and neighbors of the proposed Lido Apartments,

Cynthia Shearstone, 821A Copper Ranch
Julie Donnelly, 811D Copper Ranch
Steve & Peggy Richard, 1820D Copper Ranch
Kay Geiger, 1940A Copper Ranch
Gayle and Ralph Meredith, 921C Copper Ranch
Brad Serrano , 811A Copper Ranch
Mackenzie Harbaugh, 811C Copper Ranch
Heather Randall, 821E Copper Ranch
Sue Ahern, 1930E Copper Ranch

CC: Heather Dawson, City of Hailey Administrator

Jessica Parker

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Sent: Sunday, January 23, 2022 8:51 PM
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Heather Randall, 821E Copper Ranch
Sue Ahern, 1930E Copper Ranch

CC: Heather Dawson, City of Hailey Administrator

Jessica Parker

From: Cynthia Shearstone <cindyshearstone@gmail.com>
Sent: Thursday, December 16, 2021 12:54 PM
To: Jessica Parker
Subject: Fwd: Lido development on Woodside Blvd

I sent this letter to Lisa but got a reply that she will be out of the office until Dec. 22nd, so I've sent it to you, also.

Cindy

Begin forwarded message:

From: Cynthia Shearstone <cindyshearstone@gmail.com>
Date: December 16, 2021 at 12:51:37 PM MST
To: lisa.horowitz@haileycityhall.org
Subject: Lido development on Woodside Blvd

Hello,

I would like to make some observations about the P & Z process in general and specific to this very large development.

As a citizen going to my first P & Z board meeting, I find it interesting that the commissioners all have their name in front of them, but the other whole table in the room with various participants in the process are not identified nor are the position that they hold. Why is that? It is confusing and intimidating to the public.

My opinion is that the process favors the developer. Public in-put is allowed, but pretty much dismissed.

When I went to the first P & Z meeting about this development, October 4, I was under the impression from the letter I had received from the City of Hailey, that Lido was going to continue another phase of Copper Ranch. "Consideration of a Design Review Preapplication by J Edward Smith, represented by Michael McHugh of Pivot North Design, for construction of the remaining eight (80) residential units within the Copper Ranch Development." I attended the meeting to see the plans and make them aware of the importance of proper drainage, as we are prone to sheet flooding. Jeff Smith stood up and immediately said that it was NOT going to be a continuation of Copper Ranch. That in fact it was going to be rental apartment buildings! I couldn't even get my head around that change!! Then at the Dec. 6th meeting it has suddenly jumped to 106 units that include 3 three story buildings, with less storage for the residents and no additionally parking. How did THAT happen? AND a date of Jan 3rd for approval of minor changes.

I am so disappointed in this whole process. Have any of the commissioners and/or "players" at the other table been out to this property to walk the border that you insist shouldn't have a fence, but a walking path? This development is VERY close to our residences! This development is a California style housing complex....very tight and very transient. Has anyone asked how much Lido is going to be asking for rent? Is it going to be affordable for our working class?

One other observation of what transpired at the Dec. 6th meeting. When it was brought up by owners in Copper Ranch our concern for people in this new development using some of our parking, Jeff Smith

made a veiled threat that if Copper Ranch (mind you...not Lido Apartments) needs more parking, the green space between Building 821 and 921 in CR on the original plans was for parking. Jeff Smith still sits on CR board of directors.

Please share this letter with the Commissioners of the Planning & Zoning board. I'd appreciate it if you do NOT share it with the developer. I fear his continued power and vindictiveness in regards to what's happening here at Copper Ranch.

Sincerely and with sadness,
Cynthia Shearstone
Unit 821A. Copper Ranch Owner

Jessica Parker

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

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 (p) 208.788.9815 Ext. 2

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

From: "kaybgeiger@aol.com" <kaybgeiger@aol.com>
Reply-To: "kaybgeiger@aol.com" <kaybgeiger@aol.com>
Date: Tuesday, November 30, 2021 at 4:06 PM
To: "lisa.horowitz@haileycityhall.org" <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

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

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

Jessica Parker

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