

Jessica Parker

From: Robyn Davis
Sent: Tuesday, February 21, 2023 12:59 PM
To: Jessica Parker
Cc: Cece Osborn
Subject: FW: TurboScan: P&z & Staff 2/21/23 Owners Letter - Feb 21, 2023
Attachments: P&z & Staff 2-21-23 Owners Letter - Feb 21, 2023 - 11-40 AM.pdf

From: Cynthia Shearstone <cindyshearstone@gmail.com>
Sent: Tuesday, February 21, 2023 11:52 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>; Cece Osborn <cece.osborn@haileycityhall.org>
Subject: Fwd: TurboScan: P&z & Staff 2/21/23 Owners Letter - Feb 21, 2023

To Robyn, Cece, and members of the P & Z,

The owners want this letter given to each of the commissioners and staff members involved in this proceeding this evening. It is convoluted that you want all letters for the "packet" to be submitted BEFORE the packet is released to the public. How can we address issues if we don't know what they are!?

If you can't include this in the packet for this evening let me know.

You will see some of the owners this evening.

Cindy Shearstone
821 A White Cloud Ln
Copper Ranch

Begin forwarded message:

From: Cynthia Shearstone <cindyshearstone@gmail.com>
Date: February 21, 2023 at 11:47:12 AM MST
To: cindyshearstone@gmail.com
Subject: TurboScan: P&z & Staff 2/21/23 Owners Letter - Feb 21, 2023

Sent from my iPhone

To Members of Hailey P & Z and Staff 2/21/23

We represent concerned owners at Copper Ranch. We want you to be aware of the unique situation you have in front of you this evening. We ask for the P & Z to direct the applicant to make changes on 3 issues before approval of the design review application.

Lido Equities Group and Jeff Smith are the developers of two huge developments on Woodside Blvd: over 100 units in Lido Apartments and over 100 units in Copper Ranch. They happen to be adjacent to each other BUT , as stated by Jeff Smith at the 10/4/21 P & Z meeting, Lido Apartment development is totally separate from Copper Ranch.

Copper Ranch, which began in 2005, consists of individually owned condominiums. It is governed by an HOA, but the owners do not have control of the BOD because the CC&R leaves control with the developer until he finishes all phases. Ultimately, what the developer does or doesn't do in CR affects how much the owners have to pay in our HOA dues now and going forward when the owners finally take control of our HOA.

Lido Apartments, on the other hand, will be all rentals, managed and paid for by what is charged for rent by the developer.

There is a big conflict of interest inherent in this unique situation.

In the packet you have before you, we want to point out our areas of concern that we would like addressed before approval. The first one is a good example of the conflict of interest.

1. On P.22 c under staff comments ; "The sidewalk and internal pathway system of Lido Apartment Homes to the north of CR subdivision is of relevance to this project. Through the 2021 Design Review process for Lido Apartment Homes, the Commission requested that the proposed sidewalk along the shared property line of Lido Apartment Homes and CR coincide or span across the property line, then connect to the internal pathways system within the CR Development. The discussion point became a stipulation and was made a condition of approval for the lido apartment homes development. "

I, personally, have 2 letters on file with you , dated 11/30/21 and 12/16/21 and a third letter signed by 9 owners dated 1/23/22 objecting to a walking path on the north property line. Lido Apartments have been built so close to our units that people and dogs will be within 6 feet of our porches at some points! This walkway was part of the Lido Apartment agreement. It should NOT be part of the CR development! Liability, cost, maintenance and location should all be on Lido Apartment Development. Copper Ranch owners should not have any part of it! We don't want it!

2. We are concerned about snow storage. P.23 I & K staff comments: "The required snow storage

area, 25% of the hard scape, equates to 7,725 sq ft. The applicant meets this requirement with its proposal of 7,745 sq ft of snow storage". And on p 23 k (at top) "...however, some areas appear to have dimensions of less than 10 ft. "

The developers plan is the minimum! A snow year like this year, going forward, will have to be trucked out at our HOA expense. We want more designated snow storage areas.

3. We are concerned with the amount of parking, especially since codes have changed so developer only needs to provide either 1 or 1 1/2 parking places per unit. This concern brings attention to the wording of staff comments on p28 (at top)... "if they were left incomplete; and that applicant develop any open space behind Gravity Fitness and Tennis into parking or landscaping". We want this statement changed to say, " shall be landscaped." Putting "or developed into parking" might be used by developer to take away what little open space we have in CR. Preserve and expand our open space. Add more parking.

We have one more request. Because the developer still has control of our HOA, there has been little to no communication. We would ask the developer and the City of Hailey to be open, timely, and correct with information. We ask that information be sent to all owners in CR.

Respectfully submitted by

Cynthia Shearstone 821A

Julie Donnelly 811D

Stephen Beck 1850D

Roberta Kay 930B

Marie Fogli 1851B

Sue Ahern 1930E

Kay Geiger 1940A

Donna Alfs 1810B

Desiree West 811E

Beth Crawford 1021A

Gayle & Ralph Meredith 921C

Margi & Britt Kolar 1910B

Brad Serrano 811A

Beverly DeMoura 1911A

Bozena Moranski 1830D

Roy Mora 821D

Hunter Todd 920A

Heather Randall 821E

Joyce Shay 930A

John Moreland 811C

MacKenzie Harbaugh 811C

Jeff Hamilton 920C

Jessica Parker

From: John Moreland <johnjmoreland@gmail.com>
Sent: Tuesday, February 21, 2023 12:26 PM
To: planning
Subject: Input for this Evening's Copper Ranch Discussion

To the Hailey Planning and Zoning Commission,

I am a resident and owner of a condo at Copper Ranch. I fully support the completion of the Copper Ranch condos, but I have two concerns after reviewing the proposal:

- **Parking:** one of the proposed new buildings will be located on what is now an open parking area. I am concerned that we will not have enough parking once that lot is developed.
- **Snow Removal:** It appears from the plans, that there is minimal space set aside for snow storage. My concern is that our HOA will have to pay for snow removal in the future with so little space designated for snow storage.

Again, I fully support the additions to our complex; we really need the additional housing in our community. I also ask that we receive regular updates to how this all progresses.

Thank You,
John Moreland
811 White Cloud Ln Unit C
Hailey, ID 83333

Mail: Box 4332, Hailey, ID 83333

Cece Osborn

From: JEFF HAMILTON <mystrisk@cox.net>
Sent: Friday, February 17, 2023 5:02 PM
To: planning
Subject: Copper Ranch PUD

I am a Hailey resident and Homeowner in Copper Ranch. I am concerned that you are approving a project that is contributing to an existing parking problem, and creating a safety issue. Also property values decrease for projects that are under parked. Thanks for your time. Jeff Hamilton.

Jessica Parker

From: jdpt14@juno.com
Sent: Friday, February 17, 2023 8:50 AM
To: planning
Subject: meeting Feb 21st

Good morning-

I am a Copper Ranch owner and will be attending the P&Z meeting Tuesday, Feb 21st.

I would like to get information about the allotted parking spaces for Gravity Fitness? Where do I find that information?

I have noticed that people who work out in the club often park in spaces on Whitecloud Lane.

Please direct me to how/where I can find this information.

Thank you,

Julie Donnelly

jdpt14@juno.com