

Jessica Parker

From: Cece Osborn
Sent: Monday, May 1, 2023 12:10 PM
To: Jessica Parker
Subject: FW: Lido Apartments
Attachments: Copper Ranch P&Z letter re Lido Apartments 050123.docx

Can you add this to the Copper Ranch public comment packet online? We might want to wait until the end of the day.

From: Susan Ahern <susan.ahern@yahoo.com>
Sent: Monday, May 1, 2023 10:27 AM
To: Cece Osborn <cece.osborn@haileycityhall.org>; Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Lido Apartments

Hi Cece,

Please see the attached letter approved by the owners of Copper Ranch. Please forward it to the P&Z commission.

Thanks,
Sue

May 1, 2023

To: Hailey Planning and Zoning Commissioners

From: Sue Ahern

We were informed at a Copper Ranch Board of Directors meeting held Thursday April 27th that there is new discussion going on between Lido Equities and the City regarding the privacy concerns between Lido Apartments and Copper Ranch. The developer stated he wants to eliminate the walkway between the two properties and add additional landscaping along the property line. This will help to maintain privacy for The Copper Ranch owners who are the most affected by the size and scope of the Lido Apartments. It was also stated that screening will be provided to shield headlights that will shine directly into those Copper Ranch units. Woodside Blvd very conveniently connects the Lido apartments to the Gravity Fitness Center; apartment residents can easily use Woodside for gym access.. There is no need for these residents to “cut through” Copper Ranch property. It is an invasion of privacy and security. The residents of Copper Ranch are in total support of the Developers plan to move forward with this. I respectfully request the Commissioners approve this important improvement for the health, safety and welfare of Copper Ranch residents.

Cece Osborn

From: JEFF HAMILTON <mystrisk@cox.net>
Sent: Monday, April 24, 2023 9:36 AM
To: planning
Subject: Copper Ranch Phase 6

My name is Jeff Hamilton from 920 White Cloud Lane. I am a Copper Ranch owner who is involved in our community and a voting citizen of Hailey. Like many others, I have serious concerns about the detrimental impacts to safety and quality of life for the 200 Copper Ranch residents. I understand the economic benefits of progress, but responsible development projects should never compromise the security and quality of life for existing residents. The City is funded through our hard earned taxes, therefore developments should be reflective of both the City's and the resident's needs. I appreciate the work of city staff members in amending the phase 6 proposal. This proposal reduces the legacy costs that will be left to us. Although it is not everything I would want to see, it is an improvement to what was originally proposed. The Hailey City Council acts on behalf of its citizens and I hope that what is approved for our community is worthy of that statement. Thank you.

April 13, 2023

To: City of Hailey Planning and Zoning Commission

From: Sue Ahern - Copper Ranch Owner

I have been an owner at Copper Ranch since April 2019. During my time here, there have been several concerns I have contacted the Board of Directors and Lido Equities (they are the same) about.

As far as the original PUD, there are aspects that were never met: swimming pool, bus pullout on Woodside Blvd, a Woodside central park and 2.5 spaces for parking per unit. How can we as a community trust that any new PUD agreement will be enforced by the City? The City allowed an abandoned foundation to deteriorate behind a dilapidated construction fence for 14 years. It was removed only after many complaints from Copper Ranch owners and it still hasn't been restored back to its original condition as required by the City. How can we as a community trust that this new phase will be completed in its entirety? Will the City set a completion deadline and will this deadline be enforced? Will the finished project be in substantial compliance to what was approved?

One of my other big concerns is parking. City code says a MINIMUM of 1.5 parking spaces per unit. By including the word MINIMUM in the verbiage, that allows the Commission to require more than that. Based on what the Commission has said in an earlier meeting, each project is reviewed separately and unique circumstances of each project are evaluated. You have received evidence by many Copper Ranch owners that 1.5 spaces is not enough. There is barely enough parking right now. The lot on Copper Ranch Lane that is currently used for parking of at least 15 - 20 vehicles will be replaced by a building. I know the current usage because I live directly across the street. Many of these vehicles are trucks that don't fit into the small garages. Our garages can't be counted as a space when vehicles can't fit in them. It is my understanding that the proposed garages are no bigger even though the developer knew about the garage size issue. Again, they have proposed the minimum number of spaces and minimum garage square footage, but the commission can and should require larger garages and more parking to address this issue. Lido Equities as well as the commission need to do a site visit to truly understand what reality is. **The facts on the ground are different than what's proposed.** There are also current parking spaces being utilized for snow storage, minimizing parking in those areas. The original intent may have been to provide 2.5 spaces in the first phases but that was never followed through with and effects residents in a negative way. The new proposal is for 1.5 spaces per unit. Again, it meets the city criteria, but it's not reality. Where are those 15 - 20 vehicles mentioned earlier going to go? Lido needs to face reality, be less greedy and eliminate the proposed building where the parking lot is now. (Lot #17) The lot needs to be paved to eliminate the "swamp" and its unsightliness. That will solve a lot of the issue and would show a good faith appreciation of the needs and wishes of the existing community.

What the developer has shown for snow storage is a JOKE! During each snow storm, I watch (remember I live right across the street) the front end loader remove snow from Copper Ranch Lane and store it on the back side Lot #17. The piles have to be over 20 feet tall. If they eliminate that lot, they eliminate all that snow storage. Where will it go?

It concerns me that the Developer takes no pride in his work. He left that unsightly foundation for years. He hasn't landscaped around the Gravity building or behind the Gravity building. He has zero concerns about the people who live there. He doesn't care about the quality of construction. In my unit alone, the walls, counters, and cabinets aren't square. The bedroom doors are different heights. The plumbing is not vented properly so the bathroom sink does not drain efficiently. The stair treads do not go to the wall, there is at least a one-inch gap. We have had leaking roofs, leaking plumbing, crumbling curbs, paint not adhering to the inferior siding all due to the poor construction practices and inferior materials used during the first phases. This developer needs to be held accountable and be responsible to Copper Ranch owners and the Hailey community as a whole. The City needs to perform frequent inspections to ensure these rookie mistakes aren't repeated in Phase 6.

One last comment. During the last meeting when this project was on the agenda, one of the Commissioners said that if the developer had fenced the undeveloped lots from the beginning, the parking lot and snow storage issues would not have come into play. As I was gathering my things getting ready to leave, the developer, Jeff Smith, stood near me and spoke loud enough for me to hear. He said "I really like the idea of fencing the lots. I think I will fence the parking lot right away so they really will have no parking." Nice guy and oh so sensitive to our needs.

I respectfully request the Commission requires elimination of the one building where the parking lot is and remains vigilant during the construction process to avoid concerns moving forward with this developer.

March 28th, 2023

Planning and Zoning Commission
Chair, Janet Fugate, and Commission Members
City of Hailey

RE: Lot 17 in Copper Ranch by Developer Lido Equities

Our names are Nolan and Tanner Riley. Being born and raised in Ketchum, you can imagine that our ties to the community reach far and wide. Having many members from both of our families still living here, our dream has been to remain in this valley to raise our daughter, Rell. We have struggled through the years to accomplish the goal of purchasing a home together for our family, but that dream recently came true on January 30th, 2023. Together we purchased 1940 Copper Ranch Lane D, and we were just recently made aware of these development project plans. Plans that will directly affect our way of life. A way of life that we deserve to have, as do the other members of our Copper Ranch community.

Prior to purchasing this condominium, we lived in a complex with limited parking for the two of us and no parking for guests. A major motivator for purchasing in Copper Ranch was the extra parking accommodations. These parking accommodations will go away if the Lido Equities project is approved and Lot 17 is developed. Between owners and renters, the parking spaces in Lot 17 are filled nightly with approximately 10-15 vehicles. This doesn't even include its use during the day with visitors, overnight guests, etc. Where will these homeowners, renters, and their potential guests park if Lot 17 gets developed? When the nanny that our daughter and her two friends spend their days with arrives at our home, the nanny and the parents of the children involved need a place to safely park to bring their children inside. Lot 17 is where they park. Where do you propose everyone parks their vehicles if Lot 17 is developed? We have safe snow removal with much of it being pushed into Lot 17. Where do you propose the snow gets stored safely if Lot 17 gets developed? Lot 17 has been used as parking and snow removal since Copper Ranch was first developed in 2005. I know this is a fact, because my single mother rented a Copper Ranch when I was a child from 2005 to 2009. Copper Ranch HOA prohibits parking on the road, as it is a fire lane obstruction. The Hailey Police Department could begin experiencing issues with parking and ticketing in Copper Ranch due to parking issues and upset owners and renters.

In addition, we pay a large sum of money as a family per month to live in Copper Ranch, as do many other owners and tenants in our Copper Ranch community. Lido Equities is made of money, as are most all developers. Not all of your locals who can call this place their hometown are well off. We are all just simply trying to get by. Most of us live paycheck to paycheck and Copper Ranch is a dream come true. Let the lower income families who have finally accomplished their dreams feel valued. Greed is toxic, and it will push the "small town" straight out of Hailey, Idaho if you let it.

Please support all of the local families who are trying to make a better life for themselves. Please vote no to this development.

Sincerely,

Tanner and Nolan Riley
1940 Copper Ranch Lane, Unit D

Cece Osborn

From: Cox <mystrisk@cox.net>
Sent: Friday, March 17, 2023 11:48 AM
To: Cece Osborn

Follow Up Flag: Follow up
Flag Status: Flagged



Sent from my iPhone

Jessica Parker

From: Molly Meyers <mollymae85@gmail.com>
Sent: Wednesday, March 15, 2023 3:47 PM
To: planning
Subject: Copper ranch

To whom it may concern:

I recently became aware of the phase 6 development for the copper ranch condos in Hailey. I understand that this development has been a long time process but I'm concerned about the parking and snow storage after the buildings are finished.

Currently, a few of the unused lots are being utilized for snow storage and extra parking. My husband and I are luckily able to park 1 car in our small garage and he switches off with our downstairs neighbor for the "extra" spot. During the peak summer months and busy winter season there are times there are no available spots close by to park in. A few times he has had to park outside of the complex on Winterhaven DR. Already there are cars sometimes parked in non-parking emergency areas. Regarding the snow. I understand it is sometime necessary to remove the snow. However, I'm very anxious what it may cost us for additional snow removal without the extra storage. There are a lot of working locals that are already struggling financially and having to shell out more money for snow removal when we have a perfectly good location is ludicrous.

I don't believe the developer has looked at the true living situations for locals that live in a winter area. The phase 6 development needs to keep a building out to accommodate the extra parking already maxed out and be an area for snow storage. PLEASE keep these concerns in mind before approving.

Thank you for taking the time to read this.

Warmly,

Molly Hanson

1820 Copper Ranch Rd. Unit C

Jessica Parker

From: Roscoe turlington <rpturlington@gmail.com>
Sent: Thursday, March 9, 2023 6:30 PM
To: planning
Subject: Parking Problem

Please consider the ramifications among citizens of ample parking in a growing environment. Copper Ranch built out will have a parking problem & snow problem. Too many buildings not enough space for parking...
Copper Ranch is another example as the following, Atkinson's Market, 314 S River, 410 N River(410RVR) & Blaine County District Municipal Center.

Thank you for reading a citizen's view...

Roscoe Turlington
1851 Copper Ranch Lane
Hailey Idaho

Cece Osborn

From: kaybgeiger@aol.com
Sent: Thursday, March 2, 2023 1:16 PM
To: Cece Osborn; Robyn Davis
Cc: bsquaredc@mac.com
Subject: Copper Ranch - Wednesday Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Cece and Robyn,

Many thanks for meeting with us yesterday and hearing our concerns and suggestions for Copper Ranch, Phase 6. I would like to re-cap our meeting in writing for the file.....

Parking and Snow Storage - I am concerned that if Building 17 is constructed, this is going to create a huge parking issue. We currently have up to 20 cars each evening parking in this lot. Where will they go? I really do want an answer to this question! In addition, we will lose the snow storage that currently exists in the back of the parking area, and it will be reduced to a 10 foot area between the two buildings. I also believe that the new buildings along Copper Ranch Lane/Wimbledon Court/Woodside Blvd. are going to need additional parking as well, if their cars are not small enough to fit in the garage space. Since the surface parking for the interior units will now be handicapped parking, that leaves 2 units per building without surface parking. In addition, if these handicapped parking spaces are being used, will this affect the snow storage between those buildings? Can the city please urge the developer to consider leaving this space for parking?

Connectivity - We understand that this "connectivity" idea was part of the approval for Lido Apartments. We would like to make sure that the pathway is to the north side of the landscaping which will separate Lido Apartments from Copper Ranch, in order to provide some privacy for the residents that have patios on the north side. We would also like to make sure that the pathway does NOT meander onto CR property and that it connects only to the sidewalk along Woodside Blvd. We do not want the additional upkeep expense nor the liability.

Inspections - We would like to make sure that inspections are done on a regular basis to make sure the contractors being used by Lido are within boundary lines and that they are building the new phase to code. As discussed, we are a bit disgusted by the irrigation line issue as well as the footings that remained on site for 14 years behind an unsightly fence. I would also like to mention that the apartment approval was based on Lido removing the footings, grading and seeding the vacant lot. This project was not completed. Who was in charge of making sure this requirement was met?

Privacy Panels - We would like for the city to require panels to be installed at the end of each driveway which abuts a CR property along the north side. This panel will keep the headlights of cars from entering the parking areas from shining into the bedroom windows of the CR residents. This is a small ask considering the buildings are so close together.

Snow Storage behind Gravity: - I would like to reiterate that I think this is not a practical solution. The snow removal contractor would have to enter the area via the Gravity back parking area. That would mean driving over a landscaped area between trees. This could potentially damage concrete pathways, sprinkler heads and the landscaping. We would really rather this area be landscaped with large trees in order to hide the back of the Gravity building, which is a bit of an eyesore. Maybe that community gathering area, referenced in the original PUD could be placed in this area.

Please help us to maintain or raise our property values and not lower them.

Thanks again for your time!

Regards,
Kay

Cece Osborn

From: Robyn Davis
Sent: Wednesday, March 1, 2023 8:25 PM
To: Cece Osborn
Cc: Jessica Parker
Subject: Fw: Copper Ranch-maintenance issues

Here's another that we may need to send a letter regarding maintenance of.
Jessie - let's see if we can prepare an email that addresses safety concerns here. Thanks!

From: Kay Geiger <kbgeiger1960@gmail.com>
Sent: Wednesday, March 1, 2023 4:48 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Copper Ranch-maintenance issues

Example of lack of maintenance





Sent from my iPhone

Cece Osborn

From: Robyn Davis
Sent: Wednesday, March 1, 2023 8:22 PM
To: Cece Osborn
Subject: Fw: Snow storage
Attachments: IMG_1459.MOV

Follow Up Flag: Follow up
Flag Status: Flagged

Let's save to the file and prepare to include in the packet.

From: Kay Geiger <kbgeiger1960@gmail.com>
Sent: Wednesday, March 1, 2023 4:03 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: Snow storage

















Sent from my iPhone

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

Kay B. Geiger
1940 Copper Ranch Lane, Unit A
Hailey, Idaho 83333
(P.O. Box 895, Bellevue, ID 83313)
404-543-9145

February 14, 2023

Hailey Planning and Zoning Commission

Via email: planning@haileycityhall.org

RE: Design Review Application submitted by Lido Equities Group Idaho, LLC

Ladies and Gentlemen:

My name is Kay Geiger and I am an owner and resident in Copper Ranch. Below you will find my concerns and general observations related to this community and the upcoming completion of Phase 6:

1. Parking - Proposed building 19 (currently used for parking and snow storage) and all other overflow parking areas are full each night. Specifically, it should be noted that Unit C of each 5-unit building has no designated surface parking. All other units have a garage space plus a striped surface parking space. If the owner/tenant of unit C drives anything other than a compact car it becomes a problem. If the parking requirement was 2.5 per unit when this initial phases were built, how did this happen? If this was an oversight on the part of the City, then now is the time to rectify it.

It should be noted that very few people in this community park in their garage space, as their vehicles are larger than the garage dimensions. It should be assumed that a 2-to-3-bedroom regardless of square footage can potentially have at least two driving adults. In fact, we have some units that have more than 2 adult residents/drivers. I would like to suggest that proposed building 19 become a designated parking area which is paved and properly maintained as such and that the parking minimum be kept at 2.5. The city standard of 1.5 states that is the

minimum required. Does this mean you can require more? I have attached a diagram which reflects the parking spots, garage, and surface, which are currently being used. Red is where residents are currently parking. Blue is the current snow storage and yellow are units that are or appear to be part time residents.

Dropping the parking requirement to 1.5 per unit will likely result in residents parking on the street and creating safety and fire hazards for all of us. While considering the plans for construction of Phase 6, I would again like to request that you do an onsite visit to assess our current parking situation.

2. Snow Storage – Snow is currently being stored on the empty Phase 6 lots and in overflow parking areas (including proposed Building 19 and the parking area along Copper Ranch Way). It is my understanding that snow storage will be between buildings in the new and existing phases upon completion of construction. I do not believe that the existing amount of snow currently onsite could possibly be properly stored between buildings.
3. Lido Equities has been in control of our executive board since 2004, the inception of the Copper Ranch Condominium development. Completion of Phase 6 will allow the owners to finally take control of a poorly managed executive board. There have been ongoing conflicts of interest, as it relates to the Gravity Fitness center and other matters. Board members have admitted to intentionally keeping dues low during the early years to make Copper Ranch a more desirable place to purchase. Unfortunately, this practice resulted in an inadequate capital reserve account, and a hefty special assessment. In addition, we were recently burdened with the expense of a new irrigation line on the north boundary line, as it was dug up by the excavation crew working on Lido Apartments. Since Lido Equities is still the active developer on Lido Apartments and Copper Ranch, how in the world can they justify charging the owners for a mistake made by them and their contractors (past and present). Please make sure a completion timeframe is assigned to this project so that we do not have to endure the ongoing control of our community by Lido Equities.

I ask that you make this upcoming meeting be more than a formality and respectfully request that you consider the issues that are and will affect our community.

Best Regards,

Kay B. Geiger

Jessica Parker

From: BJ DeMoura <bjdemoura@gmail.com>
Sent: Tuesday, February 14, 2023 1:45 PM
To: planning
Subject: Copper Ranch Phase 6

Thank you for the opportunity to comment on Phase 6 of Copper Ranch development.

I would ask three things of you. First to ensure we have adequate parking and second please make sure we have snow storage and lastly that the developers finish the landscaping from the last phase of development.

Regarding parking. I have concerns about the number of parking spaces. Including garage parking in the total number of parking spaces is not a good plan. The majority of current residents do not park in their garages. Most it seems are used for storage of garbage cans, bicycles, tools, extra furniture, Christmas decorations bulk storage etc. Also large vehicles will not fit in the single car garages. In addition one of the units will be located in what has become a makeshift parking lot. Most of the time there's at least 8-10 vehicles parked there overnight. We also have curbside parking at the end of Copper Ranch Lane adjacent to Lido's new apartment development. I believe this is a fire lane.

My second concern is for proper snow storage. The area currently being used is on both sides of Wimpleton Court. There will be new units built in this area. I would ask that enough area be set aside for easy access for snow removal equipment and away from parking areas. I currently have a mound of snow outside my front door in a parking place, as does my neighbor across the way. This occurs every year regardless of the of snowfall. Two parking spaces are lost for most of the winter.

Lastly, I would suggest that the Lido Equities Group be required to finish landscaping the area behind Gravity Fitness and Tennis. It would be nice to have this weedy area turned into usable green space for our community, which I believe, was always the intention. Mr. Smith told me personally, in a telephone call, that this would be done in 2022. Alas another promise not kept. I feel that this project should be the developer responsibility and should not be passed on to the already heavily burdened HOA.

Thank You for your time and consideration.

Beverly DeMoura
Owner
1911 A Copper Ranch Lane
Hailey, Idaho



1 Curbside parking Copper Ranch Lane on a Sunday morning.



2 Makeshift parking. Taken at 10am on a weekday. Lot usually contains at least 8 to 10 cars overnight.



3 Some of the snow storage used this year. This is off Wimpleton Court.

February 13, 2023

To: City of Hailey Planning and Zoning Commission

From: Sue Ahern - Copper Ranch Owner

I have been an owner at Copper Ranch since April 2019. During my time here, there have been several concerns I have contacted the Board of Directors and Lido Equities (they are the same) about. I have attached those letters as well so the commission has a history of this development.

I regards to the proposed Phase 6, I am confused as to how the project can be reviewed BEFORE City Council reviews the changes to the original PUD. The commission cannot approve this project as submitted without the PUD changes in place. As far as the original PUD, there are aspects that were never met: swimming pool, bus pullout on Woodside Blvd, a Woodside central park and 2.5 spaces for parking per unit. How can we as a community trust that any new agreement will be enforced by the City? As cited in the attached letters, an abandoned foundation was left to deteriorate behind a dilapidated construction fence for years. It was removed only after many complaints from Copper Ranch owners. How can we as a community trust that this new phase will be completed in its entirety? Will the City set a completion deadline and will this deadline be enforced? Will the finished project be in substantial compliance to what was approved?

One of my other big concerns is parking. There is barely enough parking right now. The lot on Copper Ranch Lane that is currently used for parking of at least 20 vehicles will be replaced by a building. I know the current usage because I live directly across the street. Many of these vehicles are trucks that don't fit into the small garages. This is a truck community. It is my understanding that the proposed garages are no bigger. Lido Equities as well as the commission need to do a site visit to truly understand what reality is. The facts on the ground are different than what's proposed. There are also parking spaces being utilized for snow storage now, minimizing parking again. The original intent may have been to provide 2.5 spaces but that was never followed through with and effects residents in a negative way. The new proposal is for 1.5 spaces per unit. Again, it meets the city criteria, but it's not reality. Where are those 20 vehicles mentioned earlier going to go? Lido needs to face reality and be less greedy and eliminate the proposed building where the lot is now, that will solve a lot of the issue and would show a good faith appreciation of the needs and wishes of the existing community.

A couple of other issues to bring to light to reinforce the concerns regarding the developer. When the first phases of Copper Ranch were constructed, one of the contractors Lido hired installed irrigation piping outside of the north property line. When construction began on the new apartments on the north side of Copper Ranch, also a Lido project, a contractor Lido hired dug up this piping. Lido used Copper Ranch capital reserves to do the repairs. **What??** That seems criminal to me, using Copper Ranch funds for Lido's mistake. Oh yeh, they are the board too so they can make those decisions without owners knowing they are stealing from them. It seems to me, either the initial contractor who installed the irrigation should be responsible or Lido. Why in the world is the Copper Ranch HOA responsible for this? The HOA needs to be reimbursed for the repair. This is typical behavior of this developer and is very concerning to the Copper Ranch owners.

My other issue is quality of construction. In my unit alone, the walls, counters, cabinets and doorways aren't square. The plumbing is not vented properly so the bathroom sink does not drain efficiently. The stair treads do not go to the wall, there is at least a one inch gap. Please refer to my other letters for more construction quality concerns. My hope is that the City requires removal of the one building where the parking lot is and remains vigilant during the construction process to avoid past concerns.

Thank you for taking the time to read this and the other letters I have attached. This developer needs to be held accountable and be responsible to Copper Ranch owners and the Hailey community as a whole.

Sincerely,

Sue Ahern

STEVEN I. BRANDWEIN
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February 7, 2023

VIA E-MAIL planning@haileycityhall.org

City of Hailey
Community Development Assistant
115 Main Street South
Hailey, Idaho 83333

Re: Hailey City Council Meeting on Monday, February 13, 2023

To Whom It May Concern:

I am in receipt of your Notice of Public Hearing set for Monday, February 13, 2023 at 5:30 P.M.

I would respectfully request that this correspondence be submitted to the City Council for consideration at the time of the public meeting.

This letter is directed to Item No. 3 relative to the proposed additional development at the Copper Ranch Condominiums in Woodside. Item No. 3 indicates that the developer is requesting a variance or reduction in allocated parking spaces from the current 2.5 parking spaces per unit to a request for 1.5 parking spaces per unit.

As an owner of a unit in the Copper Ranch Development, I believe that a reduction in allocated parking spaces from the current 2.5 to the proposed 1.5 is not only short sighted, but ultimately impacts all residents within the development.

Currently within the development there is a shortage of parking. The proposal to reduce allocated parking down to 1.5 spaces would only exacerbate the current problem and ultimately, in my opinion, impact overall quality of life within the development once all of the proposed buildings are completed and occupied.

While I fully understand the need for additional housing within Hailey city limits and beyond, and while I voice no objection to the creation of additional housing, most specifically the proposed building Numbers 23, 24 and 26, I believe that the developer should be able to provide 2.5 parking spaces per unit so as not to inordinately impact the already difficult parking situation within the development.

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City of Hailey
Community Development Assistant
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I respectfully request that the City Council maintain the current requirement for 2.5 parking spaces per unit.

Respectfully,



Steven I. Brandwein

SIB/bh