

Jessica Parker

From: Barbara Landrum <Wednesday10@outlook.com>
Sent: Monday, August 22, 2022 11:03 AM
To: planning
Subject: River Lane LLC Project Concerns
Attachments: River Lane LLC - Letter of Concerns - Landrum & Monroe.docx

Dear Planning and Zoning Commission,

Attached please find a letter of concerns regarding the River Lane LLC proposed project.

I understand that by submission of this letter of concern, it will be included in the packet for the next Planning and Zoning Commission meeting regarding this proposal.

Please respond that you have received and were able to open the attached letter.

Thank you.#

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Barbara Landrum

208.309.6124

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Barbara Landrum & Ronnie Monroe

August 18, 2022

To: Janet Fugate, Chair, Hailey Planning and Zoning Commission

CC: Commission Members: Owen Scanlon, Dan Smith, Richard Pogue, Dustin Stone

Subject: River Lane LLC Project

This is a letter of concern regarding the recently proposed River Lane LLC 51-unit apartment complex. We live about three and a half blocks away from the proposed project site and are very familiar with this area and the recent plethora of building projects in this area. Our areas of concern are as follows:

1. **Water/water pressure impacts:**

The Planning and Zoning Commission recently cited concerns about water/water pressure impacts related to the 41-unit apartment proposal, but did not cite that concern for this 51-unit proposal. This is curious as the combined number of new units in a 2-block radius would be 83 units: The 51 units would be directly across the street from 32 new and in-process units across the street (16 units in Silver River and 16 under construction – the 12 condos next to Silver Run and 4 units on the northwest corner of Myrtle and Spruce).

2. **Parking:**

Planning for only one parking space per unit plus an additional 25 street sites is not adequate. Anyone who observes the number of autos parked at the Balmoral Apartments (and the ploughing issues in winter) will recognize that 2 – 4 autos are often associated with a single workforce housing unit. The current number of planned units to parking sites is unrealistic and should be adjusted to reduce the number of units and increase the number of on-site (not street) parking spaces.

Also, just one block away from the planned River Lane LLC project is Les Schwab. Customer and employee parking often take up both sides of River Street in the Les Schwab block, and both sides of Myrtle Street from Main Street to Northstar Street. Street parking from the River Lane LLC as planned, will result in even more parking congestion on the residential side streets.

3. **River Street Traffic:**

Over the past three years, traffic on River Street has increased with drivers frequently exceeding the 20 mph speed limit and failing to stop at the 4-way Stop Signs at Myrtle Street and River Street. As Hailey residents, we walk and/or ride our bicycles on or across River Street and have frequently felt imperiled by the non-compliant drivers. The addition of 70-100 autos on River Street will only compound the current traffic problems. During morning and evening commute times, it is difficult to cross River Street at any intersection other than with a stop sign – and there are no stop signs at either end of the block for the proposed River Lane LLC project.

Barbara Landrum & Ronnie Monroe

4. **Sidewalks/Bike Lanes:**

Currently, there are no contiguous sidewalks on River Street, nor are there any bike lanes or safe shoulders. Walking or bicycle riding on River Street requires attention and caution. Completion of sidewalks and construction of Bike Lanes on River Street should be accomplished before approving 51 more units on this street.

5. **Child Play Area/Safety/Access to Parks:**

In the River Lane LLC proposal it appears that the Child Play area is adjacent to the sidewalk and River Street. Unless there are appropriate barriers between the Child Play area and River Street, this constitutes an unsafe child play area. Additionally, as noted in #4 above, there are no sidewalks or safe access to the nearest city park.

6. **Ground Lit Aspen Trees:**

In keeping with the Central Idaho Dark Sky Reserve, ground lights should be eliminated from this project. Only Dark Sky compliant lighting should be used. Additionally, per the City of Hailey Tree Committee, aspen trees are over-represented in our city leading to increased disease of these trees. The River Lane LLC project should select trees from the City of Hailey Tree Committee's Recommendation List.

7. **Color:**

The color of the building in the presented drawings fit with the River Street neighborhood. We do not need any more garish "pops of color" such as the "Beach Condos" four blocks north of the River Lane LLC proposed project.

Thank you for consideration of our concerns. Please feel free to contact us for questions or clarifications.



Barbara J. Landrum



Ronnie L. Monroe

From: [Michael Shaughnessy](#)
To: [Robyn Davis](#); [planning](#)
Cc: [Tricia Shaughnessy](#)
Subject: River Lane LLC Concerns
Date: Monday, August 29, 2022 10:36:55 PM

Members of the Planning and Zoning Committee:

I am writing to express my concerns over the proposed 51 unit development on North River St in Hailey by River Lane LLC. I would like the following opposition entered into record and read if I am unable to attend the Planning and Zoning committee meeting when this matter will be present for approval.

We live three blocks from the proposed site and are feel that with the recent growth on River Street, there are several issues that should preclude the approval of this project. It is not in the interests of current residents and will lead to further issues in the future. The following are significant areas that need to be addressed before any project on this site is approved:

1. Water/sewer impact:

The Planning and Zoning Commission cited concerns about water/water pressure impacts related to a 41-unit apartment proposal, but did not cite that concern for this 51-unit proposal. Within the last two years, the combined number of new units in a two block radius including this proposal would total 83 dwelling units: the 51 units in question, directly across the street from 32 new and in-process units (16 units in Silver River and 16 under construction – 12 condos next to Silver River and 4 units on the northwest corner of Myrtle and Spruce). These additional units will have a significant impact on water flow in this section of town and also add to the sewage system. As a resident of this area of downtown Hailey, additional infrastructure is required to meet the needs from all of these units.

2. Parking:

Planning for only one parking space per unit plus an additional 25 street sites is not adequate. Street parking in this area is already sparse, and there are current businesses who also rely on street parking to meet customer demands. This includes Les Schwab (customer vehicles waiting for services), The Wood River Inn (guests park along River Street during high occupancy) and Fireplaces Etc (several large trucks and many employee vehicles onsite each day). It is foolish to believe that with the recently added dwellings with limited included parking, that there will be enough parking in this area of town. Anyone who has driven around Balmoral Apartments or other complexes on River Street will recognize that 2 – 4 autos are more often the norm with a single workforce housing unit. Consider this, if a one bedroom unit is leased to a couple, the general rule is that both will have vehicles for transportation to work. The two bedroom units will most likely have co-habitants, so in total, there will likely be over 100 vehicles from this site as planned. Where will they park? This also does not take into account that River Street and the area around it require plowing during snow storms, which will not be possible with the expected number of vehicles that require street parking (again, Balmoral is a prime example of this issue). Any

development should include internal parking onsite or underground; to do otherwise is irresponsible and will create problems for all residents of Hailey who use River Street.

3. River Street Traffic:

Since River Street was extended to go all the way through from McKercher on the north end to Broadford Rd on the south end, River Street has become a very busy thoroughfare, not a side street. During rush hour, it is a shortcut to avoid traffic on Main, and there are regularly drivers speeding and ignoring stop signs. As Hailey residents, with no sidewalks or safe zones for bikes, we are forced to walk and/or ride our bicycles on or across River Street and have had many close calls with those who use River Street to avoid traffic on main roads. The addition another 70 to 100 autos on River Street hurrying to get to work will only compound the current traffic problems. During morning and evening commute times, it is difficult to cross River Street at any intersection other than with a stop sign – and there are no stop signs at either end of the block for the proposed River Lane LLC project.

4. Sidewalks/Bike Lanes:

Currently, there are no contiguous sidewalks on River Street, nor are there any bike lanes or safe shoulders. Walking or bicycle riding on River Street requires attention and caution. Completion of sidewalks and construction of Bike Lanes on River Street should be accomplished before approving any more units on this street and in order to make this area more friendly for businesses and residents.

5. Child Play Area/Safety/Access to Parks:

In the River Lane LLC proposal it appears that the Child Play area is adjacent to the sidewalk and River Street. Unless there are appropriate barriers between the Child Play area and River Street, this constitutes an unsafe child play area. Additionally, as noted in #4 above, there are no sidewalks or safe access to the nearest city park.

6. Lighting:

The plan mentions lit Aspen trees, which, in addition to the units will increase light pollution in this area of the Central Idaho Dark Sky Reserve. Based on that Reserve, ground lights should be eliminated from this project and Dark Sky compliant lighting should be used throughout the project. Additionally, per the City of Hailey Tree Committee, aspen trees are over-represented in our city leading to increased disease of these trees.

7. Color:

Any new buildings in the area should be of earth tones, to match the surrounding environment to avoid our community from becoming an eye sore.

I request that you add me to the agenda to provide commentary during the next P&Z committee meeting that will address this project. While I understand the need for additional work force housing, for the reasons stated above, 51 units in this small footprint are not in the interests of current residents of this area of Hailey and should either not be approved, or be approved with significant reduction in units or provisions to reduce the impact on the City.

Thank you,
Michael Shaughnessy
641 W Myrtle Ct.
Hailey, ID 83333
(208)401-4951

Jessica Parker

From: Jennifer Lavigne <jenniferlavigne@msn.com>
Sent: Monday, September 5, 2022 2:16 PM
To: planning
Subject: Public Input on the proposed 51 unit 3 story building on River Street

To the Hailey Planning & Zoning Commission,

We are residents of Hailey at 440 Calumet Court.
We have been valley residents for almost 25 years and homeowners for the past 11 years.

We support community development but want to voice concerns regarding the scale of the proposed 51-unit development on River Street.

Following are some of our concerns:

- Density
 - 51 units (the majority being one bedroom).
 - Based on current rental pricing we expect many residents to be couples, have roommates, or families. This will put the total occupancy around 75-115 people making it extremely high density.
- Snow Removal
 - Development shows no areas of adequate snow storage.
 - With 51 parking stalls jammed into the lot, how will they remove snow?
 - How will snow be plowed along River Street and Spruce St. with additional on street parking?
 - Residents parking on River and Spruce Street will affect the city of Hailey's ability to plow.
 - This has potential to stress Hailey City resources in winter by increased need of police presence to ticket cars, tow cars, etc.
- Traffic Study
 - How is 51 added units to this block that already has a 16-unit apartment complex, 14-unit townhomes, and a 4-unit townhome development going to affect traffic on River street?
 - Most large developments in other metro areas are required to provide a traffic study. Why not here?
 - Will crosswalk be developed to ensure the safety of residents walking?
 - Will these be the blinking crosswalks?
 -
- Water
 - How will this affect our water situation?
 - Why do they not need to perform a water study?
 - Residents of Northridge voiced concern about water pressure for a smaller development close to their homes, is this not a factor here?
 -
- Other Considerations

- Is there going to be onsite management?
- Where are residents going to store bikes, outdoor gear, misc. storage, etc.?
- The service industry is the real industry being affected with lack of affordable housing. With “market rate” housing going in, it will likely be more than one-2 people living in a unit for affordability purposes.
- “What is the bigger picture vision of River Street”?
 - 3 story high rise apartments and buildings lining the street currently on one city block?
 - blocking the view of surrounding mountain corridor.
 - Why propose this high density residential with no commercial business?
 - Where is the green space for River Street?
 - Lighting? Will the exterior lighting conform with dark sky principles?
 - Current structures on River Street have bright nighttime lighting.
 -

We look forward to your input regarding these points.

Thank You,

Joe & Jen Lavigne

Jessica Parker

From: Sandi Viau <sviau@msn.com>
Sent: Monday, September 5, 2022 3:03 PM
To: planning
Subject: River Street - Proposed 51 Units between Spruce and Silver Streets
Importance: High

As a member of the NorthStar Meadows Homeowners community, I have concerns regarding the Proposed 51 unit project on River Street:

1. Density

- a. 51 units (the majority being one bedroom). Based on current rental pricing we expect many residents to be couples, have roommates, or families. This will put the total occupancy around 75-115 people making it extremely high density. This means at least 2 cars per unit – 102 more cars being stored where?

2. “Market Rate” Rent

- a. Developers have said they will charge market rate for rent. Current market rate for a one bedroom in Hailey is anywhere from \$1,000-\$2,500/month.
- b. Increase number of occupants per unit, thus increasing density and any issues with increased density (parking, water, traffic, etc.)

3. Snow Removal

- a. Development shows no areas of adequate snow storage.
- b. With 51 parking stalls jammed into the lot, how will they remove snow?
- c. How will snow be plowed along River Street and Spruce St. with on street parking?

4. **“What is the Vision of River Street”?**

- a. 3 story high rise apartments and buildings lining the street?
- b. High density residential with no commercial business?
- c. Where is the green space for River Street?
- d. No views of Carbonate or surrounding areas? Blocked by 3 story high rises.
- e. **Lighting? Will the exterior lighting conform with dark sky principles?**
- f. Current market rate pricing is either going to cause vacancy of buildings or higher density with many under one roof

4. Traffic Study
 - a. How is 51 added units to this block that already has a 16-unit apartment complex, 14-unit townhomes, and a 4-unit townhome development going to affect traffic on River street?
 - b. Most large developments in other metro areas are required to provide a traffic study. Why not here?

5. Water
 - a. How will this affect our water situation?
 - b. Did they perform a water study?
 - c. Residents of Northridge voiced concern about water pressure for a smaller development close to their homes, is this not a factor here?

6. Other Considerations
 - a. Is there going to be onsite management?
 - b. Where are residents going to store bikes, outdoor gear, misc. storage, etc.?
 - c. The service industry is the real industry being affected with lack of affordable housing. With “market rate” housing going in, it will likely be more than one-2 people living in a unit for affordability purposes.

This does nothing to address affordable housing!

Thank you,

Sandi Viau

Jessica Parker

From: georgeh@ix.netcom.com
Sent: Tuesday, September 6, 2022 1:33 PM
To: planning
Subject: 51 unit apartments building on River Street.

I am unable to attend the meeting tonight regarding subject project, but would like to comment and register my concerns with Planning and Zoning.

This proposed massive development along an entire block on River Street is simply too much for existing the neighborhood in many regards:

The number of proposed units creates a one block density not found anywhere else in Hailey. This proposal faces 2 buildings with 22 units on the opposite side along River Street. These units are well designed and large enough to serve as "HOMES" not cells. Adequate parking is provided for both buildings. To more than double the units to 51 across the street will impact the entire neighborhood negatively with the newly created traffic to River Street.

Adding 51 units in this block, without adequate parking is simply overloading the neighborhood traffic. The comings and goings of this large number of cars will not only overwhelm the alley, entering and exiting from Spruce Street and Silver street respectively to access the rear parking lot of the project, but create a large amount of noise to the existing homes facing the alley.

This project has very little to do with creating livable housing, but everything to do with maximizing profit for the developer. Housing is the creation of a home, a large enough space to live in comfortably, not a cell with minimum space where you go to sleep at night. Not to forget, with market rents that most people can afford.

I am afraid that in our haste to make up for lost time, and to remedy a problem that was many years in the making, we are overlooking what a community is all about. It is definitely not the overcrowding of existing neighborhoods with projects that would double the population and causing disruptions that will impact these neighborhoods negatively in every way possible. I feel that it would not be in the best interest of the neighborhood for the City to accept this project as it is proposed. A reduction to perhaps 30 units maximum would be more in keeping with the existing scale of the surrounding area, and more appropriate for the River Street location.

George Horvath
16 year resident @ 511 Calumet Way.

Jessica Parker

From: Bob Iwasaki <bob.tanasacres@gmail.com>
Sent: Tuesday, September 6, 2022 10:23 AM
To: planning
Subject: New apt units proposed River st

I currently live on Spruce and Northstar dr and strongly oppose the density proposed for the 51 units on River st. Where will people park, recreate, store belongings, accept guest parking. Too much density for small area without supporting amenities.

Bob Iwasaki
503.515.9040 (cell)

Jessica Parker

From: Sue Petersen <sue99p@gmail.com>
Sent: Tuesday, September 6, 2022 12:53 PM
To: planning
Subject: River Street Apts.

I'm happy to see this apartment building going in on River St. as apartments are what we need. My concern is the cost, of course - not very affordable at \$1000 for one bedroom. What would it take to make the units affordable for working folks?

Jessica Parker

From: michael scullion <yoscul@yahoo.com>
Sent: Tuesday, September 6, 2022 3:38 PM
To: planning
Subject: 51 Unit River Street Project

To the members of the Planning Committee,

I would just like to state my reservations here about the 51 unit apartment bldg. planned for the N. 400 block of River Street.

As a resident living directly west across the lane in Northstar I am growing increasingly concerned as I think about this project. As you know a new complex has already been completed on the east side of River Street on the same block, and more townhouses are currently under construction immediately north of that. More units are under construction on the next block north on River Street as well. If you intend to put an additional 51 units in this area, with only above ground parking, it will surely cause consternation among all of those now living in the neighborhood.

I am concerned about traffic/parking on River St., snow removal, and noise issues as well.

Could this project not be backed off to approximately 25 units with underground parking?

Thank you for your consideration,

Michael A. Scullion
430 Calumet Way

KDPI Drop-In Radio, Inc.
PO Box 4809
Ketchum, ID 83340

From: [Robyn Davis](#)
To: [Jessica Parker](#)
Subject: RE: River Street Apts.
Date: Wednesday, September 7, 2022 4:46:57 PM

Certainly! Please save for the file, if you haven't already done so.

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333

(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: Jessica Parker <jessica.parker@haileycityhall.org>
Sent: Tuesday, September 6, 2022 3:48 PM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: FW: River Street Apts.

Will you respond to this one if you haven't already?

From: Sue Petersen <sue99p@gmail.com>
Sent: Tuesday, September 6, 2022 12:53 PM
To: planning <planning@haileycityhall.org>
Subject: River Street Apts.

I'm happy to see this apartment building going in on River St. as apartments are what we need. My concern is the cost, of course - not very affordable at \$1000 for one bedroom. What would it take to make the units affordable for working folks?

From: [Robyn Davis](#)
To: [Jessica Parker](#)
Subject: FW: New 51 Unit Apartment
Date: Monday, September 12, 2022 1:28:45 PM

Can you save and print for the file please? Thanks!

Robyn Davis, M.A.

Community Development Director

City of Hailey - 115 South Main Street, Hailey, ID 83333

(e) robyn.davis@haileycityhall.org (p) 208.788.9815 Ext. 2015

From: pibillbutler@yahoo.com <pibillbutler@yahoo.com>
Sent: Sunday, September 11, 2022 8:43 AM
To: Robyn Davis <robyn.davis@haileycityhall.org>
Subject: New 51 Unit Apartment

I agree that the parking will be a problem for this apartment unit.

Bill Butler
621 W Myrtle Ct.
Hailey ID

"I contend that for a nation to try to tax itself to prosperity is like a man standing in a bucket and trying to lift himself up by the handle." -- Winston Churchill.

Jessica Parker

From: Lindsay Cambier <lindsaycambier@gmail.com>
Sent: Monday, October 3, 2022 11:08 AM
To: Robyn Davis
Subject: Apartment Development on River St and Silver St.

Hello Robyn,

My name is Lindsay and I'm a resident in the Northstar neighborhood. First and foremost, I understand and support the need for affordable housing in our community and don't object to the proposed 51-unit complex on River St/Silver St. However, I'd like to see the impacts of the proposed construction thoroughly considered prior to approval.

I believe these concerns have already been brought to the attention of the Planning and Zoning Committee; however, I would like to express my perspective on these concerns. I'm not able to attend the meeting this evening, 10/3/22.

Water/Sewer: I received a document that cited water/sewer concerns from the impact of a 41-unit apartment proposal. If this information is accurate, it can be assumed that a 51-unit complex would result in a larger impact, compounded by the impact of the new complexes recently built or under construction on River Street. Are we able to see the results of the water/sewer impact assessment and how and when applicable changes will be made prior to construction beginning?

Parking: I think parking should be considered by what we know, not only what is required. We know that affordable housing is in dire need in our community and a 1-bedroom unit may still not be affordable for one individual. Providing only one parking space per unit will not be enough parking. We know that there will be two individuals, or possibly more, living in most of the units. At the least, we should account for one designated parking spot per unit and one additional on-site overflow parking space per unit. Assuming there is not ground-level space available for 102 spaces, parking would need to be underground. I'm sure this has its challenges and implications as well but it's the right thing to do for the apartment residents and surrounding businesses/patrons/residents.

Traffic Flow: With the increase of housing on River Street, traffic will inevitably increase. I believe the plans are drawn for a bike path and/or sidewalks on either side of River Street. I would like to see this infrastructure completed prior to or in conjunction with the housing development. My family and I love that the new bike path provides a safer way to ride bikes down River Street. Please make the completion of the bike path a priority before the traffic increases.

Thank you for your consideration and thank you for supporting our growing community.

Respectfully,

Lindsay Cambier

Jessica Parker

From: Ryan Deal <deal_ryan@yahoo.com>
Sent: Monday, October 3, 2022 9:28 AM
To: Robyn Davis
Subject: Comments for 51 unit apartment on River street

Good Morning,

I would like to have my concerns taking into account and also entered into public record regarding the 51 unit proposed development at River and Silver.

The need for increased housing in the valley and Hailey are definitely required but like all things there requires balance in its execution. I think the city and the developers are swinging too far in the density equation.

The city wants to offer more available housing to address the short supply of what is available. They also want the increased tax revenue these buildings and inhabitants will create. The developer wants to maximize profit with as many units as possible. They do not have to deal with the ramifications their development will create, the citizens do.

It is up to the citizens and city to keep these things in check. I have lived in this valley most of my life and have seen many changes, mostly good, and I welcome the growth to the city but feel this complex in its current form to be too aggressive in its density.

There are too many units for the number of cars that will be parked there and street parking is not an option both from an aesthetic/safety standpoint and functional for clearing snow in the winter. Where are all the cars going to park? There needs to be at least a 2 onsite parking spots per unit. The developers do not make money on parking spaces but that is the cost of business.

The amount of 3 story buildings all in the same area is unprecedented and not in harmony with the character of the valley.

Has the water usage demands been accounted for with the new buildings? Recently, the development to the east of Albertsons was approved. The city has been approving rapid expansion and has yet to see the impacts on our resources these will create all during poorer and poorer snow years. It is really in our best interest to tax our resources so heavily? When water runs short, who is left dealing with it? The developers and city will not suffer this but the citizens of the city will be left short for it yet we do not gain much by approving such a large project.

I am all for the expansion and the development but feel 51 units is far too dense for our small town. Please see to it that the number of units is reduced, the parking available ON SITE is at least 2 per unit average and have the developer furnish a study saying the resources are sufficient and no negative impacts will be felt by the current residents who live here and are invested in the community.

Thank you for your time.

Sincerely,

Ryan Deal

Jessica Parker

From: gunner gibson <gfrang44@gmail.com>
Sent: Wednesday, October 5, 2022 1:32 PM
To: Robyn Davis
Subject: Proposed Development on Corner of River and Silver Street

It's not about growth to the community, it's about ruining river street in that area. With Work cars and trucks, to other people visiting the 51-unit building. Where is everyone going to park? Down the street in the local neighborhood? There already is no parking on the northern side of River Street. Adding this Complex would make Riverstreet the 2nd highway in Hailey. Problems will happen, more accidents with more cars and especially during the winter with heavy snow, What will the plow do? Where will people move their cars to plow? Oh right, the local neighborhood where people who have lived for 20+ years have been. More accidents and problems for everyone that has already lived in the surrounding areas. River Street parking with the new complexes will be a problem for the future and already is considering how close the road is to the end of peoples tail lights and bumpers. The developer wouldn't know because they are from Ketchum. I drive down that road 10 times a day and it gets worse and worse as the years go by. No thought was put into the location of this proposal and no wonder so many people will want to shut it down. Obviously no thought was put into the safety of children, bike riders, or the elderly considering I see more people walking around that area for nights at Wicked Wednesdays or summer nights at the park or strolling down into town. There are more cars parked next to our houses everyday, moving closer into the neighborhoods. There are literally 10 cars parked right outside of our house because there IS NOW WHERE TO PARK. Don't make Hailey the new Ketchum. I have watched Main Street turn into a literal packed highway, don't make it River Street too. People already speed down river street and avoid stop signs, wait until it turns into accidents.... Trust me, I have lived here for 24 years. I grew up on Northstar. If you don't think this will be a problem for everyone you probably are new here.

I will be spreading the message to every single person I know In the whole valley to make this not happen! What a bad Idea. Thanks!

(Build a parking garage not a person garage)

Thank you, Gunner Gibson
208-721-1657
610 Northstar Dr Hailey, Idaho 83333
born and raised