

Blaine County Land Use and Building  
219 1st Ave. South Suite 208  
Hailey, ID 83333  
April 19, 2023

Dear Blaine County Land Use and Building Services:

Thank you for taking the time at the meeting on Thursday, April 13th to hear our concerns about the action item: 126 Alpine Drive Mountain Overlay Site Alteration application by Chris and Marcella Dornin to build a pool in the Mountain Overlay, Avalanche Overlay, and Wildlife Overlay Districts. I am pleased that you are being so thorough and are planning a site visit prior to making your decision. My husband and I would also like to invite you to view the proposed pool site from our property at 206 Cottonwood Drive in order to evaluate the request for this luxury item from our vantage point.

In addition, to our comments about the wildlife, the noise, the land trust land, and the well water pump house, we would like to add some further information that should be factored into this decision. The pool water will occasionally need to be refreshed (thousands of gallons) and depending on the type of filtration system, the filter will need to be back-washed. Where will the chlorinated/salt water end up? If they build a dry well draining the water down the mountainside onto Cottonwood Drive, will the contaminated water get into our wells and groundwater?

Several of the residences on Cottonwood Drive and Lake Creek Drive have groundwater spring-fed ponds that drain into the Big Wood River. Our neighbors to the west, the Berridges, have a pond in their yard which flows into the pond in our backyard, which flows into the pond owned by the Penroses on Lake Creek Drive, which flows under Lake Creek Road to the pond seen on Highway 75. Then the water flows under the highway into the Big Wood. Do we really want salt or chlorinated water flowing into our pristine river? (See attached image showing the ponds and the wetlands)

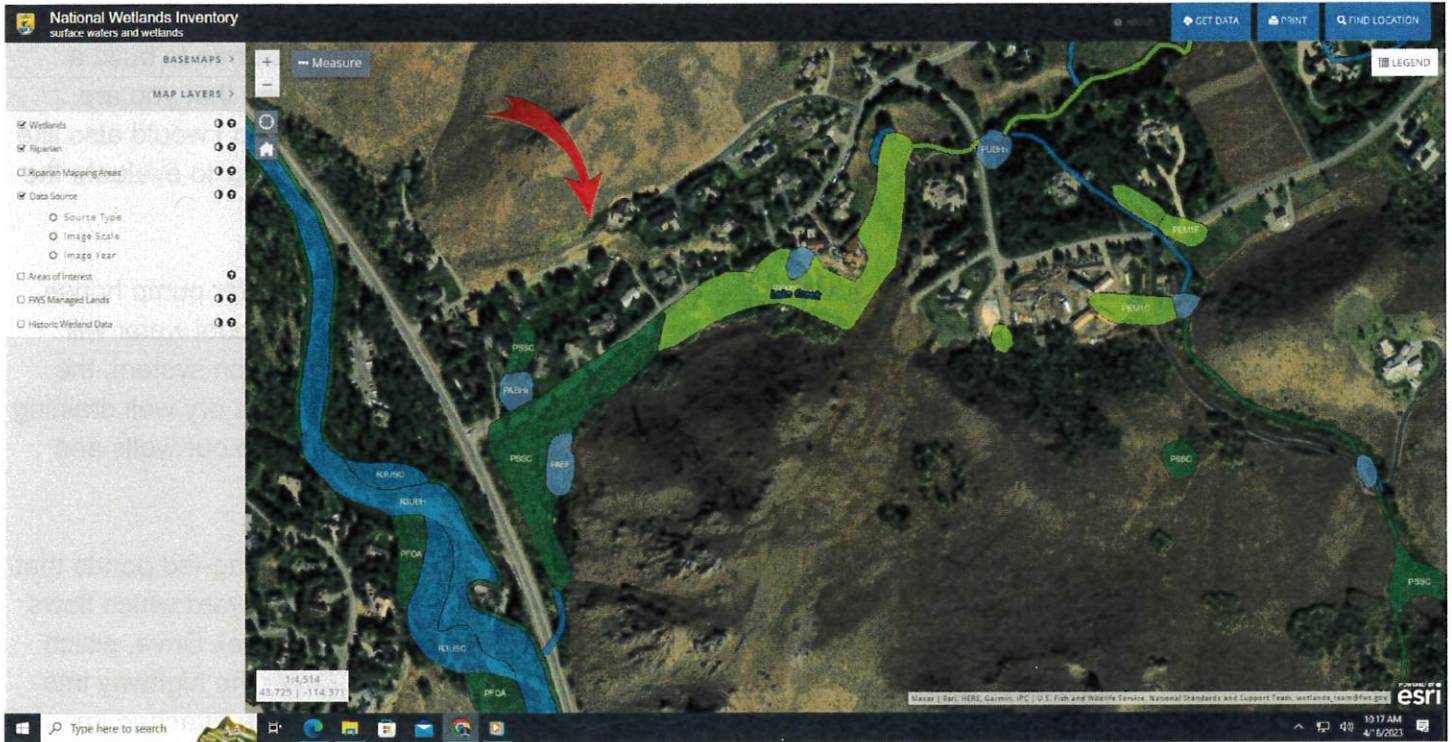
We would also like to address a few of Kurt Eggers's comments about the pool's landscape architecture. Primarily, a row of pine trees on a south-facing sagebrush hill will not blend into the scenic corridor. It will look like someone developed the hillside and is hiding it with trees and rocks. As it is, the leech field that is planted with grass and the accompanying sprinkler system really stands out as an altered landscape feature. Although the deer and elk love it, it is really not part of the natural landscape of the mountain.

Again, thank you for your diligence in this matter. There is a reason we have lived in this house for over 30+ years, and we do not live in Hulen Meadows where a pool like this would not be a problem. We value our mountain landscape and the ordinances that have been enacted to protect our property and our neighborhood from overdevelopment.

Sheila and Anthony Naghsh  
Lot 6 & 8A Cottonwood Drive

Finally, please note that Cottonwood Drive does not have a cul de sac turnaround at the end of the street as shown on the plat map. It is a dead end without a turnaround. Only plow trucks in the winter are allowed to go through the private drive that connects Cottonwood Drive to Lake Creek Drive. I would like to request that P & Z notify the homeowners on Lower Lake Creek Drive of this site alteration application. If allowed, noise and construction will additionally affect those residences.





National Wetlands Inventory image showing Lake Creek Drive and Cottonwood Drive.