

Mickey Smotherman

Mar 6, 2022, 12:09
PM (4 days ago)

to Lynn

Dear Lynn,

The CT Condominium ("CT Condos") Board of Directors has been reviewing all of the documents provided to us in response to my public records request, and we have found several items of concern of which we were previously unaware:

1. Drawing 014 Water Plan shows water piping connecting to a water main that lies under Hanley Ave; another connection to a water main on Mill Creek; another connection to a water main on Slough Creek, and installation of a fire hydrant next to Slough Creek. All of these connections, as well as the fire hydrant, lie on, or cross over, CT Condos property. Paine Development has neither requested, nor been granted, easements at any of these locations.
2. We have noted multiple plans or drawings which depict the paved access from the parking lot on the southern border of the Six Range project to Hanley Avenue. Please note that CT Condos objects to this access, because the request for an easement to cross CT Condos' property has been denied, so each of these drawings and/or plans needs to be corrected to delete that paved feature.
3. On the Construction Management site plan, a "stabilized construction access" is shown between the Paine property and Hanley Avenue at the same location where CT Condos has denied Paine's request for an easement to cross our property. We also object to Paine Development using this same access point for construction traffic, which will not only be a nuisance but will also likely damage the pavement on CT Condos' private street.
4. For the same reasons, we object to any construction traffic on Hanley Avenue between Ravalli & Babcock. The construction traffic can easily access the site either from Babcock or Ferguson, where the Paine design

shows multiple curb cuts. It is obvious that the reason Paine wants to use Hanley for construction access is to facilitate a staging area on the western end of the site, which will likely also cause a mess to be left on the Ct Condos property which lies to the west of the Paine property.

5. On the Six Range Paving Plan are shown what appear to be 5 paved or concrete walking paths connecting to the paved trail on CT Condos' property. Easements for these 5 paths have neither been requested by, nor granted to, Paine Development.

6. While we may have already commented on this, we want to make sure we are on record as objecting to the demolition of the portion of Slough Creek Drive to the EAST of S Hanley Ave which is on CT Condos property (which is shown on one or more of the Six Range drawings).

In general, we object to any and all instances - whether we have identified them or not - in which Paine Development indicates on its plans that it will build upon, or otherwise damage, CT Condos property. We assume that the staff at the Planning Department reviewing this Application will identify - and require correction of - all such instances.

We are continuing to review all the project documents provided to us, and may well have other comments, or objections, to present to the Planning Department, both before and after any public comment period opens. We will continue to advise you of any concerns that have not been adequately addressed by Paine Development in its submittals to the City.

Mickey Smotherman, on behalf of the CT Condominium Board of Directors