

## Jen Daugherty

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**From:** Wayne Phelps <wayne@wepfunds.com>  
**Sent:** Wednesday, April 29, 2015 11:57 AM  
**To:** Jen Daugherty  
**Cc:** Madeleine Brown; davidharvey760@yahoo.com; e10ney395@gmail.com; amy.grahek@gmail.com; mvanderhurst@visitmammoth.com; Erika Ritchie (lagunaini@gmail.com)  
**Subject:** Concerns regarding Mountainside Project - Today's meeting!

Dear Planning Commissioners,

My wife and I own a condo (#47) at Courchevel. It's in the most southwestern building at Courchevel, immediately adjacent to the proposed Mountainside Project. We have owned this condo since 2006 and enjoy views of open space, trees and a direct view of Lincoln Mountain at the ski area.

Courchevel Owners' Association presented you a letter dated April 20, 2015 and we fully support the positions it states. We also support correspondence you've received from individual Courchevel homeowners, particularly those from Paul Franceschi and also Sloane and Robert Malecki. Attempting not to be overly redundant, we ask that you consider our additional thoughts.

We understand the owner of Mountainside has the right to develop the property and have read that the developer is in good standing and well thought of in town. That speaks well for the quality of construction and possibly the aesthetics we may one day see next door. However, we don't agree with the proposed variances for height and setbacks.

The Planning Commission will hopefully carefully consider the mass and scale of the Mountainside plan. We've heard comments that other nearby properties, including Snowbird and 1849, exceed allowable heights. While that may be true, those properties are situated such that they are less imposing on Courchevel, other properties and Rainbow Lane and other streets near Canyon Lodge.

Courchevel has a very low density of buildings and an abundance of open space. Courchevel also has ample, onsite overflow parking for vehicles not fitting in our project's garages. Mammoth Mountain has too little public parking as it is and we fear Mountainside has insufficient overflow parking and will add to parking congestion on surrounding public streets. It's the low volume of buildings per square foot which adds to the charm of Courchevel. It appears the Mountainside project, though tastefully designed, will be quite dense and the individual units particularly large (and tall.) Is eliminating allowable setbacks and height limitations really what the town wants to see at the expense of crowding neighboring properties and potentially downgrading the ambiance surrounding Mammoth Mountain's Canyon Lodge? The shadows cast onto Rainbow Lane from the proposed project will likely add to the often-present ice and slush on the street, since it would block the sun for many hours of the day.

The notice of the public hearing we received April 15 (postmarked April 13) gives very little time for evaluation of Mountainside's impact on our property and the community, let alone time to plan to attend the meeting. It's well known that most of the condos neighboring Mountainside are 2<sup>nd</sup> homes, with out-of-town owners needing time to coordinate attending a mid-week meeting.

We will be quite disappointed should our view of Lincoln Mountain be obstructed. Perhaps the Mountainside project is somewhat ambitious in scale and scope for its relatively small lot to be ultimately harmonious with the neighborhood.

Thank you for your consideration,

Wayne and Erika Phelps  
Courchevel #47