

PUBLIC COMMENT
Packsaddle Road Abandonment
IN FAVOR OF



August 10, 2015

Teton County Town Hall Meeting
SCENIC PARKWAY COMMENT SHEET

Please provide written comment regarding the proposed Scenic Parkway Project.

Name: Mike + Christina Assante
e-mail: cassante5@gmail.com, mjassante@gmail.com
Phone: 208.270.0347

COMMENT: WE ARE PROPRONENTS FOR THE ROAD
ACCESS IS PROVIDED TO OUR PROPERTY. THE
ROAD APPEARS WELL-BUILT AND WOULD BE
A SIGNIFICANT IMPROVEMENT FOR THE COUNTY.
WE DO WANT TO SEE THE EXISTING COUNTY ROAD
BE VACATED FOR SAFETY, AND TO LIMIT ROAD
TRAFFIC TO ONE DESIGNATED ARTERY.



August 10, 2015

Teton County Town Hall Meeting
SCENIC PARKWAY COMMENT SHEET

Please provide written comment regarding the proposed Scenic Parkway Project.

Name: Corwyn Scott

e-mail: _____

Phone: (208) 932-0208

COMMENT: If the county accepts the
decided parking lot from Mr. Harton,
the county must take the proper
measures to protect Jeff Capeland's
right of quiet enjoyment (i.e. trash
cans, fencing, signage, patrol by LEO's
etc.). If this can be accomplished, the
new road will be of great benefit to
The Teton Valley.



August 10, 2015

Teton County Town Hall Meeting

SCENIC PARKWAY COMMENT SHEET

Please provide written comment regarding the proposed Scenic Parkway Project.

709-0345

Name: *Kellie Hansen (Bainbridge)

e-mail: *Glade Hansen 317.7582

Phone: 458-4140

COMMENT: We are all for
nawing the Road, ReBuild.
(we Support this) Earl
Bainbridge Trust ground, has
had, Damage from SnowMachin
Riding on it & would love to
See a New Parking lot
Build & New Road.



August 10, 2015

Teton County Town Hall Meeting
SCENIC PARKWAY COMMENT SHEET

Please provide written comment regarding the proposed Scenic Parkway Project.

Name: Shawn Hill
e-mail: shawn@tetonvalleyadvocates.org
Phone: 307-413-4514

COMMENT: Thank you for holding this meeting. If the county finds that the road does not burden it financially, the vacation should be considered. However, the county needs to ensure that future zoning is APPROPRIATE for this remote location. There seems to be much concern about what could happen w/20-acre zoning. That concern could be eliminated with lower density



August 10, 2015

Teton County Town Hall Meeting

SCENIC PARKWAY COMMENT SHEET

Please provide written comment regarding the proposed Scenic Parkway Project.

Name: DOUGLAS PAUL RADACH

e-mail: _____

Phone: 208-716-7752

COMMENT: WE ARE WORKING VERY HARD ON THIS PROJECT. WE ARE GOING ON WITH THE ROAD ETC. I WORK FOR MR. HORTON AND KNOW HIM VERY WELL, HE IS HONEST AND TRUSTWORTHY, I AM PROUD TO BE PART OF THIS PROJECT. I AM A VALLEY RESIDENT FOR 44 YEARS NOW.

THANK YOU,

May 27, 2016

Teton County
Board of County Commissioners
150 Courthouse Drive, Room 107
Driggs, Idaho 83442

RE: Proposed partial vacation and realignment of portions of Packsaddle Road

Dear Board of County Commissioners;

Thank you for giving us the opportunity to comment on the above referenced proposal. Packsaddle Road presently crosses the NE corner of our property. As currently outlined, this proposal would have no effect on the existing location where Packsaddle road crosses our property.

However, we believe this proposal will result in significant a number of advantages to the affected property owners as well as to the residents and visitors to Teton County as follows:

The existing access from 4000 North is extremely dangerous. We believe it is not a matter of if, but rather when a serious vehicular accident transpires upon this steep incline -- especially in light of the high rates of speed we have observed individuals engaging in as they descend down this portion of the road.

It is also our belief that allowing public access to the newly constructed private road will attract an entirely new group of users: individuals who are presently detoured by the condition of the existing road. Many residents and tourists, especially the elderly and disabled, are entirely dissuaded from utilizing the existing road due to the very steep grade. If the new road is adopted by the County, these elderly and disabled individuals will no longer have to fear traversing "Kay's Wall" and will finally have an opportunity to safely explore the tremendous scenery and gain access to public lands.

We also believe that the presence of this spectacular scenic byway may well entice tourists to linger a bit longer in the area. Longer visits translate into more funds expended at local businesses with a corresponding increase in sales tax revenue generated for the County. Eventually this increase in dollars from tourism could result in the growth of local employment opportunities for our fellow residents of the valley.

After owning our property for over 15 years, we have observed that the most frequent users of the existing road are typically large four-wheel drive vehicles. The operators of these vehicles regularly drive off-road creating unsightly ruts. They litter our property with beer containers and cardboard beer cartons. Both our cabin and generator shed have been broken into and left filled with beer containers and reeking of human urine. Last year a large kitchen range was dumped upon our property off the side of the road.

Previously, there was a large steel fish hanging above our Eastern gate. The fish was fabricated from 0.25" thick steel. We took it down a few years ago because it was literally riddled with bullet holes from high-powered rifles. It is also not uncommon to discover fire-rings appurtenant to our property.

It is our belief that if the County assumes responsibility for the new road, more people will be likely to build homes in this area. With additional responsible residents living in the vicinity, it is probable that the amount of malicious and destructive behavior would significantly decrease.

We were attracted to this area because of its unparalleled beauty and abundant wildlife. When we build our permanent residence, we will make many improvements to the land that will encourage the growth of local bird and small animal populations via habitat enhancement. Given the size of the proposed estates along the new road, we would anticipate the new owners of these properties would have similar aspirations. We have also spent thousands of dollars in an attempt to control invasive weed species (i.e. Canadian Thistle). We would envision the new property owners will also engage in similar weed control programs. Like us, this would be at their own expense – not the taxpayer's.

Our belief in preserving the land has been demonstrated by more than words alone. Not only did we expend significant funds to initially purchase our property; just like our neighbors to the West, we too sacrificed a great deal of future financial opportunity by placing a conservation easement upon our property through the Teton Valley Land Trust. This easement permanently restricts us to constructing only one residence upon our property. I believe our neighbors have permanently limited their total buildable home sites to only five or six locations upon their entire 400 acres.

Some have raised concerns that this proposed development may have a deleterious effect upon wildlife populations. Although I cannot speak to the possible effects upon every type of animal, I can tell you that the herd of deer that lived in my backyard in New Hampshire thrived in a suburban area which was quite literally surrounded by hundreds of homes. Also, a friend who presently lives in an upscale housing development in Driggs (and his housing development is much more densely populated than that which is proposed for the new Packsaddle Road), has to tiptoe all Summer around a bull moose who likes to nap on his front porch. Finally, we are temporarily living in Rexburg (adjacent to the University) and regularly have to chase the local deer away before they empty our bird feeder. Given these examples, it does not appear that having a few homes constructed in the Packsaddle area would have a negative effect on the local Cervidae population.

Some have also raised objections to this proposal due to the County being responsible for maintenance of the new road. First, given the high standards to which the new road was constructed, other than occasional snow plowing, there will likely be little maintenance required of it for the next 15-20 years. Second, we believe that whatever maintenance is required will be offset by the substantial monies the County will annually receive from incremental gasoline tax revenue. And third, significant property tax revenue will be generated from the luxury housing that would most likely be built upon estates of this size and value.

It is also probable that individuals who could afford to purchase these estates would be more mature in years and thus unlikely to have children young enough to enroll in the County's school system. Hence in all likelihood, the County would realize substantial incremental property tax revenue for very little corresponding increase in annual operating expenditures.

Thank you for your kind consideration in this matter.

C. Scott



Response to Teton County, Idaho solicitation for comments regarding the vacation and realignment of portions of the Packsaddle Road (W 4000 N) and Hoopes Road.

Jeff and Cheryl Copeland
4444 Packsaddle Road
Tetonia, ID 83452

We appreciate the opportunity to respond and would provide the following comments:

Our property is adjacent to the Horton property with our access coming directly off the Packsaddle Road. As such, we are somewhat biased in our support of a new road as it will provide us with much improved, year-around access. Our biases aside, the north end bench area of the Big Hole Mountains is primarily private property. Jess Horton has decided to add a new roadway to provide better access for prospective land buyers. The road is going in with or without county approval so the only real question is whether or not the county will accept control of the new road and abandon the current right of way.

Over the 24 years we have owned our property, I have discussed the road situation multiple times with county officials. In that time, we have never heard anyone suggest that the Packsaddle Road beyond Kay's is a good road and should remain in its current condition. Everyone recognizes that Kay's hill is a dangerously steep hill, and would be difficult, if not impossible, to improve in its current location. While we recognize that abandoning Kay's hill will result in the loss of a popular winter sledding area, we have witnessed several serious sledding accidents on the hill. Given the litigious tendencies of our public at large, I certainly would not want to be the owner of the hill when someone gets seriously injured, or dies, in a sledding accident. The entire Packsaddle Road, from this point, is largely viewed by many users as the "Wild West" where travelers can drive anywhere (hunters in the fall and "mudders" in the spring), shoot anything (road signs, buildings, tractors, and Jim Douglass's cows), and toss garbage at will. I have to agree with Jess Horton that an improved road would go a long way toward encouraging better behavior of both summer and winter users. Simply allowing Jess Horton to add his new road while keeping the existing roadway makes no sense and would only result in confusion and more bad behavior. The snowmobiler, mountain bikers, and sledders will have a dedicated trail beside the new road creating a safer, more user friendly place to recreate.

We believe the location of the road as proposed is compatible with landowner access as well as public lands access. It will add some burden to public services (snow plowing and road and parking area maintenance) but likely not significantly more as we are simply replacing a bad road with a good road.

Our primary concerns relate to the management and maintenance of the proposed parking area, which will be located directly adjacent to our north border, should it be developed and accepted by the county. We would encourage the county to adequately sign the parking area to disallow overnight parking, camping and campfires, and shooting, as well as, clearly inform users of private property boundaries. The County should consider a vault toilet (currently some recreationists use Kay's hay shed), dumpster and garbage pick-up. It might also be a good idea to sign both ends of the new road indicating the road is bordered by private property to encourage travelers not travel off the road and adjacent trail.

We believe this road could be a positive addition to Teton County, adding significantly to recreational opportunities as well as the county tax base. The small number of developments proposed by Jess Horton should be relatively compatible with wildlife issues with the support of a strong county comprehensive plan. As such, we totally support Teton County vacating the old and accepting the new road.

Sincerely,

Jeff and Cheryl Copeland

Darryl Johnson

From: Sharon Nethercott <magnum.44@live.com>
Sent: Friday, June 03, 2016 2:14 PM
To: djohnson@co.teton.id
Subject: PACKSADDLE ROAD

Dear Public Works,

We received your letter dated may 3,2016 in regard to the road vacation/abandonment/addition for Packsaddle road (w 4000 N) and Hoopes road.It is our opinion and desire that the vacation/abandonment/addition go through and that the currant road be vacated by the county and relocated.We own property adjacent to the current road and because of public access by our property from this road we have experienced extreme disrespect and vandalism to our property,expecially winter months.Some of the things we deal with include,but are not limited to the following:

- 1- " NO TRESPASSING SIGNS" BEING SHOT,TORN DOWN AND TOTALY IGNORED
- 2- PEOPLE USING THE BATHROOM ON OUR LAND AND LEAVING HUMAN FECES ON OUR PROPERTY ALONG WITH TRASH
- 3- TEARING UP THE GROUND WITH MOTORIZED VEHICLES

We also believe that vacating and relocating this road would be in the countys best interest because the liability would be reduced GREATLY.THE COUNTY HOLDS LIBILITY AS LONG AS IT IS A PUBLIC RIGHT OF WAY. The current road is NOT the safest option for public use as it is steep and rough.However,the relocation would be a lot safer road having a lower grade and can be maintained a lot easier and the road material will not erode away off the road as it does now.

The new location of the road would be just as compatible ,if not more so,as the current road for other uses in the general area because of the lower grade, it would not place undo burden on existing public services and facilities in the vicinity as they will be equally accessible with the new road.

The site is large enough to accommodate the proposed use and other features as required by Teton county code.The relocation road is already built and meets county code.Again, it would be a great asset to Teton County because of the access the new road provides.

Lastly, we believe that the abandonment/ relocation of this road is in compliance with and supports the goals,policies,and objectives of the comprehensive plan.

More people will be able to access these areas more safely while avoiding the temptations to disrespect and destroy private property such as ours.

Again ,it is our hope and desire that the road vacation/abandonment go through and the county adopt the new road,creating a healthier and SAFER environment for all.

Its only a matter of time WHEN (not if) someone is hurt or killed by the currant conditions.

sincerely,
The Bainbridge Family Trust

To whom it may concern;

6.2.2016

Our wonderful valley has many outdoor recreation opportunities, in any season. Kay's hill road is one place that is not safe to use for recreation.

Kay's hill is currently used for a multitude of different activities, but should not be. The grade is much too steep for a road that is used so regularly. It is an accident, or several, waiting to happen. The fact that no serious wrecks or injuries have occurred (yet not reported, anyway) is miraculous and will not continue. Every season this outdated road is used, it becomes more eroded, steeper, and more dangerous.

This problem road should be addressed immediately. Several safe alternatives have been proposed. By choosing the most functional and feasible option, the safety of the community will greatly improve.

Teton Valley is a wonderful place to live, truly one of a kind. One of the things that make it so great is the people here. We all care about one another, whether we've met or not. Move this change forward and keep safety first! We're not talking about a hiking trail - update this public road. Abandon Kay's hill now.

Brandi Morgan

Kays Hill

June-2-16

We're writing this letter concerning Kays Hill, were all for the abandonment of the Hill. We (Bainbridge family Trust) would like it to be closed. Winter time the cabin on our property is used as a Bathroom By Skidders & Snowmachiners. Mr Kay also has this problem at his hay shed. Mr. Kay also tells us many a times he's had to go rescue people trying to pull trailers up the Hill. We've had Damage Done to our (property from Snowmachiners & people not being able to pull the Hill For the (no Trespassing sign they are torn Down as fast as we put them up

Mr. Kay said and we agree (is it going to take someone getting killed before something's done about it.) We feel the same way, someone getting killed or a law suit on the County or the Bainbridges

Please get rid of Kays Hill

Glade Hansen

Kellie HANSEN

Ann Hans

Jennifer Hansen

Ray Hansen

Kiffin Young

Brendon HANSEN

Amy Hansen

LETTER OF RESPONSE

FROM THE BAINBRIDGE FAMILY TRUST

RE: Proposed Realignment of Packsaddle Road and Hoopes Road

TO: Darryl Johnson, Teton County Public Works Director
Board of County Commissioners, Teton County

FROM: Trustee of the Earl Bainbridge Family Trust

Thank you for your letter dated November 16, 2015, soliciting responses from proximity property owners to the proposed realignment of the Packsaddle and Hoopes County Roads.

The Bainbridge Family Trust has many concerns with the existing County Road W 4000 North AKA Kay's Wall Road, including, but not limited to, liability for accidents resulting in property damage or bodily harm, and trespass occurring over and across Bainbridge land by unauthorized public.

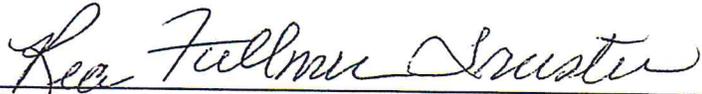
The Bainbridge Family Trust is in favor of the proposed realignment, subject to the following provisions and as further referenced on the attached aerial map accompanying this Letter of Response.

- 1) The existing steep portion of W 4000 N AKA Kay's Wall County Road, shown on the attached map with black arrow and labeled "County Road To Be Vacated," running across the northern boundary of Bainbridge Property **be vacated**, the land under which reverting back to the Bainbridge Family Trust. Said portion of Kay's Wall Road to be vacated shall begin where the proposed Horton Scenic Parkway Road intersects and runs north, at or about the NE corner of Bainbridge land, to a point where the proposed realigned road intersects with said County Road, at or about the NW corner of Bainbridge land.
- 2) The proposed realigned road from Kay's land to the cul-de-sac terminating just west of Bainbridge land, adjacent to Felger and Assante land, be a 60-foot wide County Road and Utility Right-of-Way from Kay's land through Bainbridge to Felger and Assante cul-de-sac.
- 3) The portion of the County Road extending NW from said cul-de-sac accessing Felger and Assante lands to the intersection of the existing County Road and the proposed realigned road **be vacated** and reverted back to the ownership of the lands which it crosses.
- 4) The portion of existing County Road which runs due south from the aforesaid intersection referenced in Provision 3 above, remain open as a County Road to the National Forest boundary accessing Packsaddle Creek Canyon and beyond.

Continued on following page.

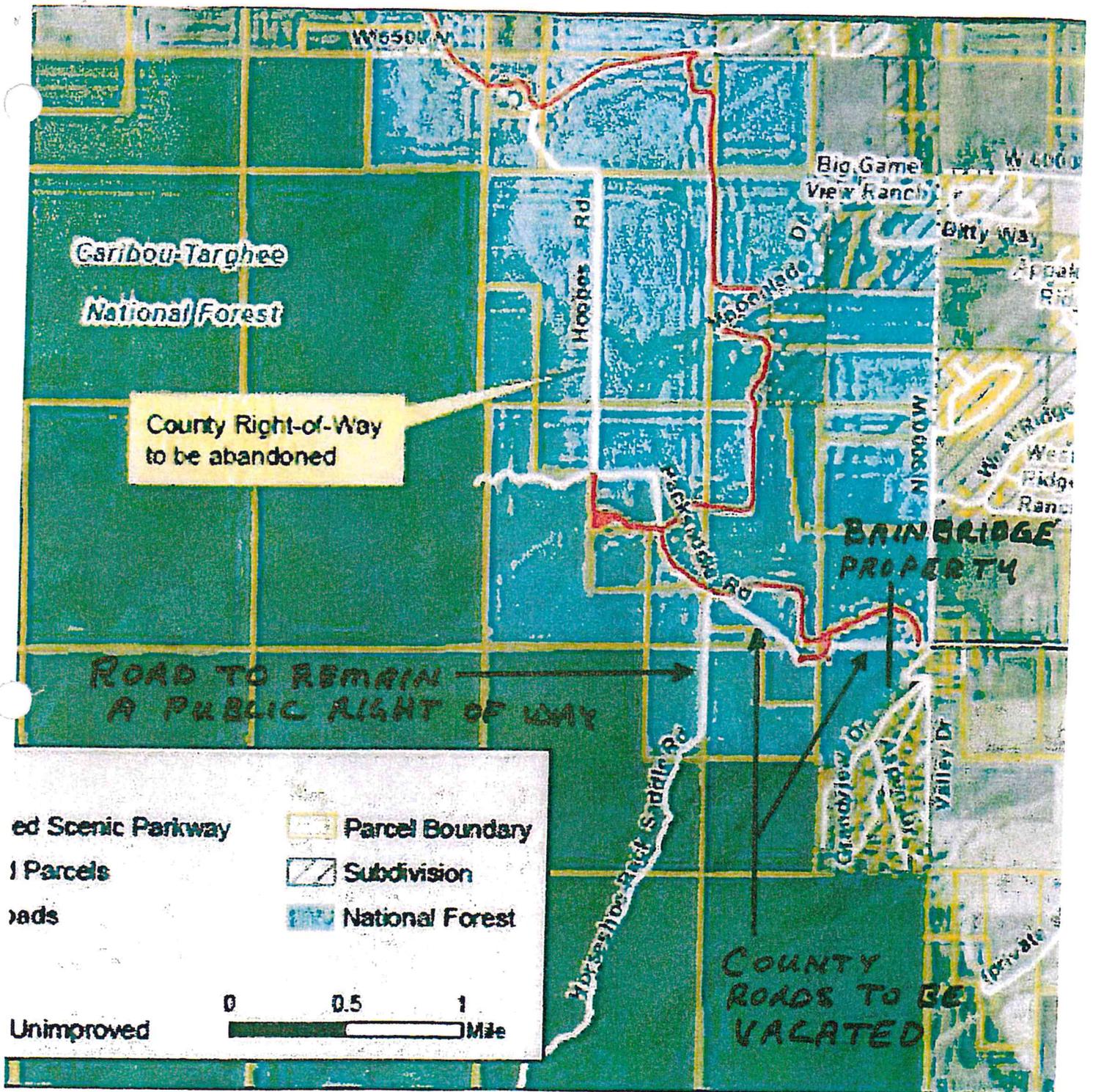
5) The aforementioned 4 items shall be effectuated and documented in the record simultaneously.

I, the undersigned Rea Fullmer, Trustee for the Bainbridge Family Trust, am currently housebound with ailments and cannot attend public meetings. I have authorized my representative Mark Rockefeller to draft this Letter of Response and hereby authorize Mark to attend the BOCC Meeting on December 14, 2015 to present this Response and to speak on behalf of the Bainbridge Family Trust at that time.



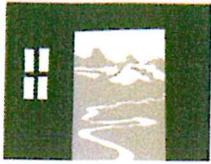
Rea Fullmer, Trustee to the Bainbridge Family Trust

12/11/15
Date



Horton Scenic Parkway Notification

BAINBRIDGE FAMILY TRUST CONDITIONAL APPROVAL LETTER ATTACHMENT MAP



Valley Advocates for Responsible Development

December 9, 2015

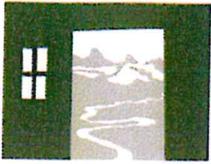
Teton County Board of Commissioners
150 Courthouse Drive
Driggs, ID 83422

Re: Teton County Scenic Byway Road Vacation Request

Dear Commissioners:

Thank you for the opportunity to provide comment on the proposed road vacation request for Packsaddle Road, otherwise known as the proposed Teton County Scenic Byway. We offer the following points for your consideration:

1. **Future uses.** The petitioner has described a vision of approximately 10 large (100-1100 acre) lots for the approximate 4500-acre site located along the proposed road. This is an acceptable development outcome for this property given the Comp Plan's recommendation for low-density development that promotes agriculture and conservation. In order to facilitate this outcome, we recommend that Teton County require the consolidation and reconfiguration of the parcels owned by Ag Rim, LLC and Grandview Ranch, LP to reflect the plans of the petitioner. This will help allay public concern over future development and align the title work associated any new county road right-of-way.
2. **Zone the area appropriately.** Teton County is currently in the midst of drafting a new land use code, which will regulate the amount, type, and location of future development. Given the Comp Plan's goals for rural and natural resource preservation in this area, the existing 20-acre zoning is too dense and could result in the creation of over 200 lots. Many members of the public have well-founded concerns about this road vacation request being a precursor to development, and such concerns have permeated community dialogue. Appropriate zoning will allow Teton County separate this road alignment issue from planning & zoning matters.
3. **This is a significant improvement to the existing road.** We believe proposed road will address erosion impacts, trespassing incidents, and provide the public with a well-defined access to USFS lands.
4. **Teton County should adopt site disturbance requirements.** Several property owners have complained about the road construction and its impacts to their properties. This underscores the need for the county to require grading and erosion control permits, and it may be worth requiring a Conditional Use Permit for grading of this scale so that property owners are notified and afforded opportunities to provide comment.



Valley Advocates for Responsible Development

5. **Wildlife impacts.** This request should be reviewed by IDFG or a qualified professional to identify potential wildlife impacts, and any measure to mitigate such impacts should be required where possible.

In general, we support the road vacation request if the issues stated above are addressed adequately. We look forward to the county's efforts to adopt a land use code that promotes the vision set forth by the Teton Scenic Byway proposal.

Respectfully,

Shawn W. Hill
Executive Director

Cc: Darryl Johnson, County Engineer
Kathy Spitzer, County Prosecutor
Jason Boal, County Planning Administrator

Michael J. Assante

December 7, 2015

Teton County, Public Works Department
150 Courthouse Drive, Room 107
Driggs, Idaho 83422

To Whom It May Concern:

As a property owner, I appreciate the opportunity to provide comments as requested on the proposed realignment of Packsaddle Road and Hoopes Road. I would like the staff and Board of County Commissioners to understand that the uncertainty to date has delayed our plans to build on our property. My family supports the proposal to realign Packsaddle road to the new road and abandon the current easement and dangerous section referred to as 'Kay's Wall'. Two roads now surround our small piece of property and it has become clear to us that the new road developed by Ag Rim LLC & Grandview Ranch LLC is far safer and superior in its structural integrity. We support the current proposal, which requires vacating the existing county road, but we need to have a workable solution to access our property.

Realigning the road and vacating the existing easement best serve the long-term benefit to the county and residents/property owners. The safety concerns with the existing road are significant and have been realized by us as we travel to and from our property and spending time there. We would like to see this benefit realized, but also need to find a reasonable way to access our property and have access for the Felgers from the new road with out needing to remove more trees or divide smaller pieces of property. The affected property owners are working with the applicants to develop a workable solution.

I would ask the County to continue with the process with the goal of an expedient decision as our plans are on hold until this issue is resolved.

Thank you and please contact me if any questions. I can be contacted at:

Michael Assante
270 Targhee Towne Rd
Alta, Wyoming 83414
208-270-0347
mjassante@gmail.com

Michael J. Assante

Date:

Re: Realignment of Packsaddle and Hoopes Roads

The Facts as we see them are:

1. Jesse Horton will complete a realigned road built to County standards.
2. Horton will also build short connecting roads to allow access to the all land owners served by the existing road.
3. Since the new alignment will meet the state requirements for improved roads, the county will receive around \$4000 per mile from the state gas tax funds
4. The cost to maintain the new road for maintenance, assuming the road is graded every other month during the spring, summer and fall, will be much less than \$4000/mile.

If these facts are correct, this is a big plus for the county and all the adjacent land holders.

Additionally, the issues that still need to be considered are:

1. Snow mobile access and routes
2. Retaining the current sledding hill and/or finding and getting permission for a new sled hill
3. Making a decision as to whether the county will clear the road in the winter.

If you have an questions or want to talk to me/us, our contact number is 208-251-2979. Thanks.

Pete and Mary Lou Oslund
7449 W 4000 N
Tetonia, ID

Teton County, Public Works Department
150 Courthouse Drive, Room 107
Driggs, Idaho 83422

December 4, 2015

Re: Copeland comments concerning Horton Scenic Parkway

To Board of Teton County Commissioners:

We appreciate the opportunity to submit comments on the proposed Packsaddle/Hoopes Road realignment.

As property owners living adjacent to the realignment, we are in full support of the proposal to realign both Packsaddle Road and Hoopes Road and encourage Teton County to adopt the proposal. The realignment will replace a road that is dangerous in many places with a new road built to county standards at no cost to the county.

In the event that Teton County decides to accept the proposal, we would like to offer some specific comments concerning the proposed public parking area adjacent to our property.

1. A primary problem with the existing road has been the public's seeming inability to distinguish private from public land. We feel this may present opportunities for conflicts in and around the parking area. We would ask that signs be installed advising parking area users that they are surrounded by private land and should act accordingly.
2. Along with the above, signs should clearly state that this is a designated parking area for Packsaddle Lake Road access and is not a campground. Camping, campfires, littering and the discharge of firearms must be prohibited in this parking area.

Improved road access to the Packsaddle forest access site and across the Packsaddle/Milk Creek Bench can only benefit those that currently reside on the bench, or will reside there in the future, as well as the many that use this area as a National Forest Access point. This is particularly so given that 100% of the road development costs will be assumed by private landowners. We therefore encourage the Teton County Board of Commissioners to seriously consider adopting the Horton Scenic Parkway/Packsaddle realignment.

Sincerely,

Jeff and Cheryl Copeland
4444 Packsaddle Road
Tetonia, Idaho 83452
(208) 994-8994

We, David and Jolene Nissen living at 11544W 6500N. Teton Idaho are residence of Teton County. We are in favor of the realignment of the Teton scenic parkway. The building of this road is an extreme improvement to the current county dirt road. This new alignment considerably improves the access to our property. Please forward this to the county commisioners so they have it for the meeting about the realignment

Thanks Jolene and David Nissen

November 25, 2015

Mr. Darryl Johnson PE/PLS
Teton County Public Works Director
Teton County
Public Works Department
150 Courthouse Drive, Room 107
Driggs, Idaho 83422
(208) 354 - 0245 (voice)
(208) 354 - 8410 (fax)
djohnson@co.teton.id.us

Dear Director Johnson:

We are responding to your letter dated November 16, 2015 informing us of the proposed realignment of Packsaddle and Hoppes Roads. We own the 40 acre parcel, with the small cabin, which is located at the junction of Horseshoe-Packsaddle and Packsaddle roads. Our official address is 4238 Packsaddle Road, Teton.

The existing location of Packsaddle road presently crosses the Northeast corner of our property. Based upon the map you included with the above referenced letter, this portion of Packsaddle road would not be altered. Hence, the proposed realignment of these roads has no effect on the legal access to our property.

That being said, for the following reasons we believe it is best interest of all concerned for Teton County to accept the proposal, adopt the new alignment and assume control of these new roads:

The area in question draws increasing numbers of both tourists and locals every year. Unfortunately, a small minority of these persons have no regard for preserving the beauty of our wonderful valley. They litter with abandon, operate their vehicles at unsafe speeds and present a hazard to both human and wildlife.

When we inspected our property this past spring, we discovered that one of the cabin's windows had been broken in; the interior of the cabin was littered with beer bottles and reeked of human urine. A full-sized steel cooking range/stove had been dumped just over our East fence line. Numerous cardboard beer cartons littered both Packsaddle and Horseshoe-Packsaddle roads. The steel fish which previously hung from above our gate was riddled with bullet holes (we took it down). We have also previously discovered evidence of poaching. It is hoped that these types of illegal activities would greatly diminish if there were persons living in the immediate vicinity.

We believe that the development of the property in question will attract persons who highly value the natural environment and thus will serve as good stewards of the land; having more eyes and ears in the area will likely serve as a deterrent to illegal, dangerous behavior. Because it is not financially feasible for law enforcement personnel to station themselves in the area; we need to encourage the settlement of civilian "rangers" in the area to help protect our natural resources from the predatory abuse of those with no regard for the beauty which surrounds us.

Some idealists will say that zero development is what's best for the wildlife in the area. In some respects this is probably correct. However, that genie is long out of that bottle. People will

continue to be drawn to the Packsaddle lake area in increasing numbers; whether or not the county adopts these new roads. We feel it is far better to channel this traffic to a designated and controlled area than allow the continued haphazard parking which creates dangerous bottlenecks along these exceedingly narrow roads.

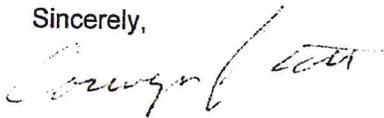
Our plan for our property is to create as friendly a wildlife refuge as our water supply and growing season will allow. We believe that other potential homeowners who are drawn to this area would proceed in a similar manner – in effect providing more resources for local wildlife than presently exists in the natural environment.

Additionally, we believe that the two categories of most likely residents for this new development will skew toward either an older demographic and/or vacation home owners. Neither of the groups is very likely to stress the existing schools with the addition of new pupils. If proper zoning is put in place (i.e. 40 acre minimum tracts per residence), these new residents will probably construct high-value homes that will generate significant property tax dollars to the county without adding much in the way of additional county operating expense. Other than maintaining the new road (a road which appears to have been built with better quality construction techniques and materials); this new development would not appear likely to generate any appreciable increase in county operating expenses for the foreseeable future.

Last, the existing extremely steep hill located just west of the dairy on W 4000 N is an exceedingly dangerous stretch of road. We believe the grade is in excess of 12% (which we believe is outside the acceptable range of county road grade specifications). We have personally witnessed persons traveling on this very steep hill at highly dangerous speeds; both up and down. The existence of this road alone is probably the most convincing argument one could make for all persons who care about their fellow citizens to support adopting the proposed realignment and vacating this "deathtrap" road before someone is seriously injured or killed.

Thank you for your consideration in this important matter.

Sincerely,



Corwyn Scott
20 W 1st S, #21
Rexburg, Idaho 83440
(208) 932 – 0208



United States
Department of
Agriculture

Forest
Service

Caribou-Targhee National Forest
Teton Basin Ranger District

P.O. Box 777
Driggs, ID 83422
208-354-2312

File Code: 1560/5460
Date: December 1, 2015

Teton County Commissioners
150 Courthouse Drive
Driggs, ID. 83422

Dear Commissioners:

Public works Director Darryl Johnson recently provided me information related to a proposal to realign both Packsaddle Road and Hoopes Road on the west side of Teton Valley. This was not a surprise, as this project has been discussed for multiple years. I conducted a quick field review of the routes and associated maps and materials last week. In summary this proposal improves access to the National Forest in the summer and appears to be beneficial to the Forest and Forest visitors. I do have some questions related to winter access to the National Forest and some other observations you may want to consider.

Access:

Some summer visitors and all winter visitors in the Packsaddle area tend to park at the end of the pavement (Kay's Dairy) and begin their OHV or snowmobile ride. With the change in the grades, improved road and parking lot, I could see the summer use moving to the new parking lot as planned. This lot as constructed should be able to park the current use levels. It is difficult to predict future use levels and capacity needs as population or recreational interests increase. I am concerned and confused as to how the winter use will be handled.

Winter Use:

The proposed road could be plowed at some time in the future as development expands in that area. With this potential expansion would the snowmobiles ride on the plowed road, will the easement be widened to allow a parallel groomed snowmobile path (this was implemented in the Canyon Creek Subdivision original authorization) or would the snowmobiles be expected to go to the new parking lot? If the snowmobile truck and trailers are expected to go the new parking lot, is it properly sized for snow removal and parking capacity?

If the new county roads are plowed, and the snowmobile users are expected to park in the new parking lot then several groomed loops are no longer able to link. The groomed trail from Rammell Hollow (FS Rd 381) would remain available, but riders could no longer loop from Horseshoe/Packsaddle (FS road 235) and Grandview (trail 060) (see enclosed maps). I do not envy your struggle to determine how to address this potential issue.



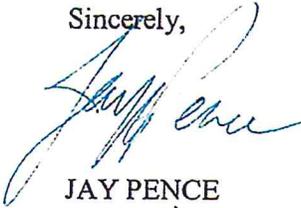
General observations that do not affect Forest Access:

There are numerous older fences that are bisected by the proposed road. Would the county be expected to install cattle-guards?

The new route is on top of a steep bench. The slope below the road contains elk and deer that are grazing on the native vegetation from the exposed slope. The new route may affect their historic security but it could also improve the security next to the forest.

These decisions contain many different variables and issues. I wish I could make your deliberations and ultimate decision easier. If you need any additional information, clarification or have questions please contact me.

Sincerely,

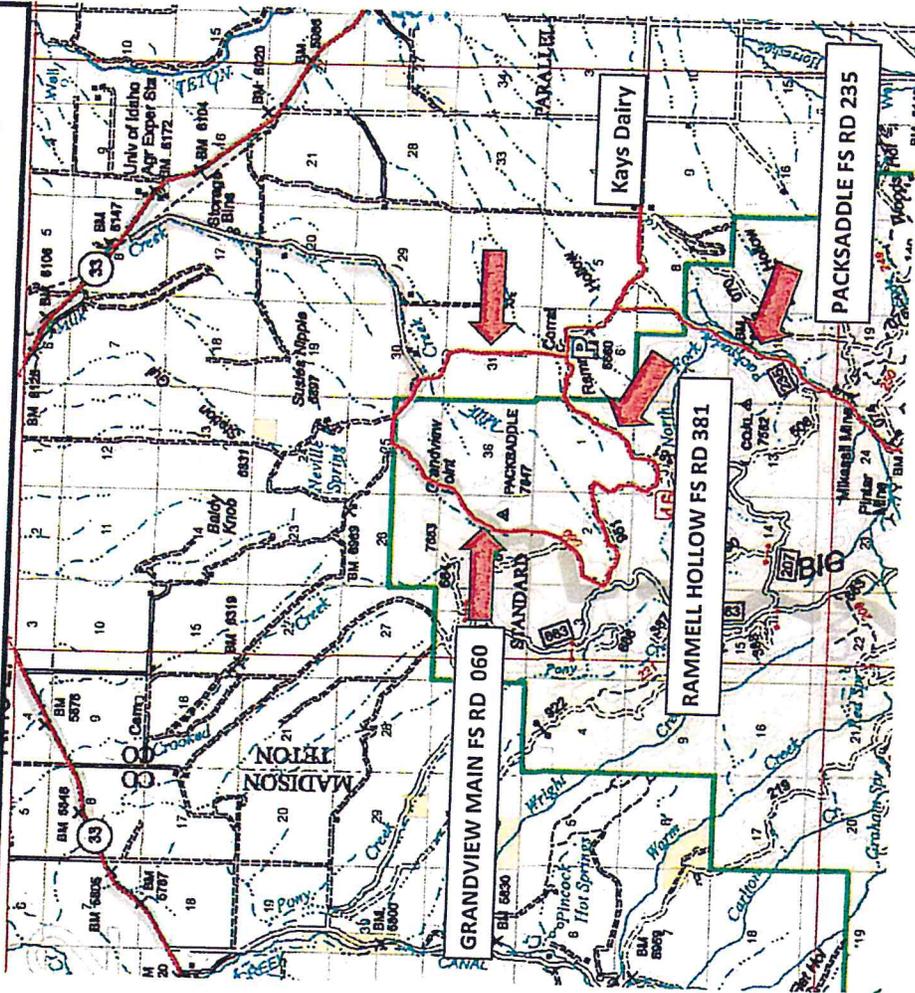
A handwritten signature in blue ink, appearing to read "Jay Pence", written over a circular stamp.

JAY PENCE
District Ranger

Encl.(2 maps)

(map Snowmobile routes of concern)
(map handout of Bighole snowmobile trails)

SNOWMOBILE ROUTES OF CONCERN



EXISTING SNOWMOBILE ROUTE