

To: The Board of County Commissioners

Teton County Idaho

From: Elizabeth White

1825 Diamond T Trail, Victor ID 83455

Subject: Proposed Provisional Use Permit and Variance for Stake House on 7000 South and Highway 33

Rec'd US Mail
03-08-2012
BOCC

I am opposed to approval of the PUC and Variance for the Stake House. The zoning and height limitations were established in response to public demand. They should not be modified or changed without serious consideration of the impact on all residents of the county. The scale of the building is not appropriate to the area which is zoned for agriculture or residential use. Other buildings near the site are houses or small farm buildings. The proposed building would be a serious degradation of the concept of the nearby Scenic Byway.

This large building should be located within a town area. would seem far more economical and logical for the church in Victor to be expanded to accommodate the increase in worshippers.

For 19 years I have owned property near 7000 South. I am concerned about the traffic congestion, noise and pollution which such an institution will bring to a quiet neighborhood. The construction phase will be especially dangerous for children and adults utilizing the bike path.

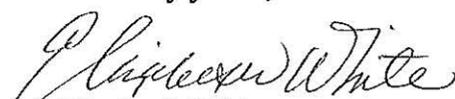
If the PUC is approved, the construction should meet the following conditions:

The facility should serve the community as a whole by making space available for meetings of other organizations as well as serving as an emergency shelter.

Exterior lighting should be minimized and extinguished at 10 pm.

The parking lot should be paved with spaced cement tiles so that grass can grow between the tiles in summer and rain and snowmelt can percolate into the ground.

Sincerely yours,


Elizabeth White

March 7, 2012

From: Kate Dahlberg
Sent: Tuesday, March 06, 2012 8:16 PM
To: Angie Rutherford
Subject: LDS Church Plans

Dear all:

As someone who is new to Teton Valley, who recently purchased a home near the proposed new LDS Church site, I can guarantee that moving forward with these plans will be the nail in the coffin for Teton Valley. Well, in my mind. This monstrosity of oozing wealth, light pollution and sea of concrete will likely limit new non-Mormon residents like me from entering the area. If I saw Teton Valley as it may look with this new mega-church a year ago when I was looking to purchase a home, I would have never considered living in this area. If this church is built in the proposed location, this will be the end of Teton Valley's road towards being a desirable place for diverse newcomers with wealth looking to either settle or vacation here. Rather, it will be another Rexburg, stamped as another Mormon community without tolerance for others. I grew up in the most diverse neighborhood of metro Chicago, with a temple on one corner, a Greek Orthodox Church on the other and down the street a Baptist Church. I do not have a lot of tolerance for one-stop religious shopping, so to speak. I'm certainly not proposing we line 33 with every religious institution possible, I'm just saying that maybe we shouldn't advertise ANY religion from 100 miles away with over-done architecture and massive lighting with a completely rural backdrop. The steeple proposed will be a huge non-welcome sign for people like me: no non-Mormons allowed! It's just as iconic as the golden arches. And, with no new people like me, who make it a point to purchase nearly all of my goods in Teton Valley, works in Teton Valley, support the local establishments of Teton Valley, and has city dwellers constantly visiting and dumping their money into the economy, you will likely see a decline in economic growth, diversity and positive change in this Valley. I'm just so disappointed that we're potentially taking this road. I thought that I was forever going to live in an area that is diverse, up-and-coming, beautiful, community-driven and respectful of nature. If I'm right, and we're transitioning into being another tight-knit Mormon mecca with "no other religions allowed," then I'm not so sure I'll stay for the long run. In fact, that's probably the underlying motivation for this whole thing anyway.

Kate Dahlberg

From: Lindsay Amon
Sent: Thursday, March 08, 2012 10:31 PM
To: Angie Rutherford; Curt Moore; Kathy Rinaldi; Kelly Park; Bob Benedict; Dawn Felchle
Cc: Angie Rutherford; kspitzer
Subject: Pro-LDS but anti-location of proposed Stake Center at 7000 South

Dear Commissioners,

I am writing as a resident of Victor, and supporter of the LDS faith and community, to voice my strong opposition to the proposed Stake Center location on 7000 South. Our family has LDS members in our household, my business partner is LDS, and I am a faithful person who regularly attends Episcopal church services. I am supportive of a new place of worship in our community but am dismayed by the proposed location given the size and scale of the proposed structure. The arguments against the location are well documented at this point - the project is simply not in keeping with the Teton County Master Plan's necessary and worthy goal of preserving rural open space. If we as a community allow our open spaces to become sprinkled with large commercial structures, it's simply a matter of time before Highway 33 becomes a sprawling "strip" with patches of farm between larger big box structures. Sadly, it's often true that middle-class communities outside of wealthy towns are less able to defend themselves against the commercial desires of a strong developer or organization. The commission exists for just this reason, to be a defender of the character, appeal, and beauty of our valley and Victor for existing and future home owners and businesses.

In sum;

- 1) Yes, our community can and should support new places of worship.
- 2) There is no rational argument why the Stake Center must be placed in a location that endangers and detracts from the community that supports it.
- 3) The Center's location is at odds with the goals and vision of both the Victor and Teton Valley Master Plans in that it destroys the scenic rural open space in this stretch of valley. How?
 - There is no way that 18 parking lights will not have a significant and negative impact in terms of light pollution.
 - The size of the structure - asphalt, building, spire, will dwarf everything else in the vicinity and destroy the local flavor of the neighborhood.
 - No one will ever want to live near this structure which of course implies that future local development will be commercial in nature, further destroying the character of the valley.
- 4) The size, lighting, parking, and traffic that accompany this building project make it much better suited to be placed near to an existing town center so that these towns can grow and prosper. How much more desirable will it be for everyone if Victor and Driggs' downtowns grow vs. allowing Route 33 to become a strip?
- 5) The good people who have built their lives along 7000 South will see their views, property values, and neighborhood suffer dramatically if this project move forward. 7000 South is currently home to a patchwork of homesteaders (and Moose!) who have invested much if not all they own into a community that they believed would always be rural. The imposition of this structure will destroy that character for residents of this street, as well as anyone who currently enjoys the Teton view across this valley floor.

Given that there are today and will be other alternate, viable options for the Stake Center to be built in much less intrusive and destructive locations, I implore you to deny the proposed Conditional Use Permit for the LDS Stake Center.

Lindsay Wilcox

From: James Wilcox
Sent: Thursday, March 08, 2012 11:00 PM
To: Angie Rutherford
Subject: Opposition

Dear Administrator,

I am writing as a resident of Victor, and supporter of the LDS faith and community, to voice my strong opposition to the proposed Stake Center location on 7000 South. Our family has LDS members in our household, my business partner is LDS, and I am a faithful person who regularly attends Episcopal church services. I am supportive of a new place of worship in our community but am dismayed by the proposed location given the size and scale of the proposed structure. The arguments against the location are well documented at this point - the project is simply not in keeping with the Teton County Master Plan's necessary and worthy goal of preserving rural open space. If we as a community allow our open spaces to become sprinkled with large commercial structures, it's simply a matter of time before Highway 33 becomes a sprawling "strip" with patches of farm between larger big box structures. Sadly, it's often true that middle-class communities outside of wealthy towns are less able to defend themselves against the commercial desires of a strong developer or organization. The commission exists for just this reason, to be a defender of the character, appeal, and beauty of our valley and Victor for existing and future home owners and businesses.

Why not simply propose the center within the town centers of Driggs or Victor?

Kind regards,
James Wilcox

From: Rush Jenkins
Sent: Friday, March 09, 2012 6:49 AM
To: Kathy Rinaldi; Kelly Park; Bob Benedict
Cc: Angie Rutherford; Curt Moore; kspitzer; Dawn Felchle
Subject: LDS Stake Center CUP

Dear Commissioners,

Please see the attached letter regarding the upcoming hearing for the LDS Stake Center CUP.

Thank you for your time and consideration.

Respectfully,

Rush Jenkins
Principal
WRJ Design Associates, LTD

CUP for the LDS STAKE CENTER AT ROAD 7000 SOUTH

Dear County Commissioners,

I am a resident of Victor, a local businessman/business owner and a member of the P&Z committee in Victor. I have great concern for the proposed CUP for the LDS Stake Center on 7000 South. There are numerous reasons why this building should not be approved for its currently proposed location, which I have listed below.

1. The Teton County Master Plan for zoning and building does not allow a commercial building of this size to be built within the proposed area. The area is zoned for 2.5acre home sites and not commercial or large box type buildings. Additionally, the site is across the street from Victor City Limits and although it falls within the planning of Teton County, it greatly impacts the City of Victor and is not consistent with Victor's Comprehensive Master Plan. Approval of this CUP is contrary to the City of Victor's Master Plan, Policy No. 3, which states: "Encourage development design that optimizes topography and promotes conservation of open spaces."
2. The County Master Plan has height restrictions on commercial and residential buildings of 30'. The overall height of the Stake Center is proposed to be 70'. Additionally, The City of Victor's Comprehensive Plan, Policy No. 12 states: "Require buildings, whether residential, commercial, office or institutional, to be compatible in terms of scale." The approval of this CUP does not adhere to these standards or guidelines within the Planning of Teton County or the City of Victor.
3. There will be excessive traffic to and from the building affecting all service roads. The roads significantly affected will be Road 7000 and 6000, as well as Highway 33. A traffic study was completed, but is not comprehensive or thorough. A comprehensive traffic study needs to be done by an objective 3rd party company to more thoroughly and correctly analyze the impact to those roads, the community and local residents.
4. An alternate building site for the Stake Center should be further explored within the city boundaries of Victor or Driggs. Building the project within one of the towns would add to the density of these townships, and would be consistent with the Comprehensive Development Plans of the County and Cities. Approval of this CUP as it stands will encourage urban sprawl along the visual corridor.

5. Approving a building of this size to be built within the visual corridor would open the flood gates and set a precedent for this sort of structure to be built again and again by other churches, corporations and other organizations creating BIG BOX structures along our visual corridors and open spaces. This would inherently destroy the natural beauty of the visual corridor. The approval of this CUP is entirely contrary to the Master Plan of Teton County and to Victor's Comprehensive Plan, goals and policies. Victor's Comprehensive Plan, Policy No. 4 states: "Encourage beautification along transportation corridors entering and exiting the City of Victor to provide a positive first impression."

6. The location of the building precludes any pedestrian walking, biking or encouragement to interact with city businesses and activity, reducing the activity and vibe one wants to see within a small mountain town. All large commercial development, community churches and buildings should be encouraged to be built within city limits to encourage the growth and sustainability of the town/city, specifically the City of Victor due to the proposed location of the Stake Center. As it is, the proposed site location is isolated, and doesn't promote interaction with local businesses or the overall community. It is site and group specific.

7. The dark sky ordinance would be adversely affected, especially for residents near the building despite the church's willingness to reduce the # of parking lights from 26 to 18.

8. The mountain views, scenic corridors and pedestrian pathways and bikeways have not been given enough consideration and analysis, and will be greatly impacted in a multitude of negative ways.

9. If the building is approved, one can almost guarantee that a large baseball or sports field will then be built next to the site with additional lighting. Unfortunately, this building, parking lots and future playing fields are use specific to the user, and not to other residents of the community.

10. This building encourages further subdivision development and urban sprawl which is contrary to the Master Planning of Teton County and the Comprehensive Plan of the City of Victor. Based on ubiquitous examples throughout Idaho and Utah, it can be practically guaranteed that once the Stake Center building goes up, track house development will follow around it, further marring and destroying the vistas and beauty of the valley and scenic corridor which is entirely contrary to County and City planning guidelines. This is prevalent in Utah, Idaho, California and Arizona where large box buildings built outside of city centers have contributed to massive urban sprawl and loss of city centers and towns.

Conclusion: The proposed 6 acre Stake Center Project with its large 3-acre parking lot and lighting is a huge concern. Instead of the beautiful open field views, valley citizens would see an enormous expanse of asphalt surrounding a huge 28,000 sq. ft. building with a towering steeple reaching 70' in height. The Teton County Master Plan and Victor City Comprehensive Plan have been created to help the valley become a hub of outdoor activity for tourists and residents alike. A development of this type in the proposed location would conflict with that initiative, and begin to destroy what we all love and treasure about the valley: the beautiful open vistas. This type of development should be discouraged and developers should be encouraged to design buildings that are in keeping with the County and City codes for planning and development. Otherwise, our valley will become another typical example of U.S. suburban communities that have suburban sprawls, big box developments, strip malls and track housing.

Thank you for your time and consideration.

Sincerely,
Rush Jenkins

From: AJ Linnell

Sent: Friday, March 09, 2012 6:59 AM

To: Angie Rutherford; Curt Moore; Kathy Rinaldi; Kelly Park; Bob Benedict; Dawn Felchle; Angie Rutherford; kspitzer

Subject: LDS Stake

Hello-

I am writing to voice my strong opposition to the LDS Stake Center at its proposed location. As a resident of Victor, and a Victor P&Z commissioner, I see this structure in this location as a detriment to the south end of our valley.

The County Comp Plan clearly does not allow for a building of this size or use in our rural area, and with good reason. With a roof height over the 30' maximum and a steeple well above that, the proposed Stake will **severely diminish** the scenic value of the rural area around Victor, thus potentially affecting our economic future.

The Stake should be located within the city limits of Victor or Driggs, within the cities' dense development, in order to preserve our rural areas as specified by our County Code. In its current proposed location it serves to promote urban sprawl within our county, rather than close interaction with our city communities. In my opinion, Driggs (being the county seat) would provide the best location.

Sincerely,

AJ Linnell
Victor

From: John Block

Sent: Friday, March 09, 2012 12:12 PM

To: John Block

Subject: Development at 7000S

Dear Commissioner:

I am writing about my concern for the huge complex (church?) being proposed for the rural area at 7000S.

The size, (20,000 sq ft) height, (70 ft.) traffic patterns, 135,000 sq.ft. of impervious surface are completely unsuited to the rural areas of our county. I have read the "Traffic Study" submitted with the application and it states that there was "no consideration to the west side of the valley" The state has requirements for these studies and these were not fulfilled by A&W engineering. No mention of cross valley traffic was made and all the "studies" were made on 7000S, a dead end road! This type of development should be in an urban setting. At the public hearing on Feb 14th. the City of Victor Zoning Administrator described their willingness to accommodate the proposed use within City limits. This is where a development of this magnitude belongs.

It is critical that we retain as much of the rural character of our valley that is possible.

Dr. John D Block

Date: Friday, March 9, 2012

To: The Board of County Commissioners, Teton County, Idaho

From: Scott Moses

1765 Running Horse Trail, Victor, ID 83455

Subject: Blackfoot Farms Conditional Use Permit – LDS Stake Center at 7000S/HWY 33

Let's be clear that if this were not a religious building, it would have not made it past the Planning & Zoning Commission and onto your desks. Casting religion aside, it is certain the project would have been denied because it simply doesn't follow the rules (current zoning and the comprehensive plan). It is clear this project will destroy pure air and pure water, waste rainwater, produce no food, destroy farming soil, waste solar energy, store no solar energy, destroy silence, unable to consume its own waste, need constant maintenance, disregard natural cycles, destroy wildlife habitat, intensify local weather and to many look completely out of place. The only goal this building is providing is human habitat. Why are we even considering building such a project as a conditional use? It is clear to many this building belongs in the cities and not the open countryside. If allowed, more conditional uses will certainly follow.

If there is no way around it and this building is allowed, I ask the following environmentally responsible design principles be implemented:

1. The parking lot needs to be covered with grass/gravel pave (see link below) forgiving the paving the planet impact of asphalt/concrete.
<http://www.grasspave2.com/grasspave2.html?gclid=CKO3s47Q2q4CFQKEhwodrR0hfA>
2. The roof should be blanketed with a native variety of native drought-tolerant plants.

The roof should aspire to the LDS conference center (see pictures below) in downtown Salt Lake City. This stunningly handsome garden roof creates pure air and water, stores rainwater, produces its own food, creates rich soil, uses solar energy, stores solar energy, creates silence, consumes its own wastes, maintains itself, matches nature's cycles, provides wildlife habitat and moderates the local weather.





Photos courtesy of greenroofs.com and American Hydrotech

If this project were approved with the two aforementioned conditions, it may be excusable to most concerned citizens that such a building be built in its incompatible setting. I realize these two conditions are quite expensive, but the cost savings of building a project out in rural Teton County should have some consequences. If these conditions can't be met, then this project is clearly one that belongs in the city.

Sincerely yours,

Scott Moses

Scott Moses, AIA

From: Chuck Kuglen [chuck@hendersongroup.com]
Sent: Friday, March 09, 2012 4:46 PM
To: Chuck Kuglen
Subject: Large Structure - "Stake Center" - at 7000 South (between Victor and Driggs)

Dear commissioners:

Angie, Curt, Kathy, Kelly, Bob:

I am a part-time resident near 6000 South off the highway. I've seen the recent plans for a structure proposed at 7000 South. I'll be brief and not mince words.

- 1) I feel this is a no-brainer decision in terms of not allowing/approving this structure.
- 2) The area around 7000 South, even a separate area suggested nearby at 6000 South, should NOT hold any structure of this size. It would be a mess and, in the current planning, these side roads are not intended to become highways.
- 3) Several of us feel that something like this should be in the town of Victor itself (or Driggs for that matter). The infrastructure in either of those towns will support it more easily. And not ruin this valley. We've recently paid for many improvements in Victor and Driggs. It seems obvious that we should not tax areas at 6000 or 7000 -- that simply cannot handle this traffic, dust, noise, etc. Utilize the "centers" as they are supposed to be utilized.

I appreciate your thoughts on this matter. I'll be in town attending the March 15th meetings to oppose this site. It makes no sense at all.

Best Regards,

Chuck Kuglen

From: Rachael Hutchins
Sent: Friday, March 09, 2012 12:29 PM
To: Angie Rutherford; Curt Moore; Kathy Rinaldi; Kelly Park; Bob Benedict; Dawn Felchle; Angie Rutherford; Kathy Spitzer
Subject: Disapproval of the Stake Center Project

To Whom It May Concern:

My husband and I would like to express our disapproval for the current plans for the development of the Stake Center. Below is our reasoning why:

The proposed 6 acre Stake Center Project with its large 3-acre parking lot and lighting is a huge concern. Instead of the beautiful open field views, valley citizens would see an enormous expanse of asphalt surrounding a huge 28,000 sq. ft. building with a towering steeple reaching 70' in height. The Teton County Master Plan and Victor City Comprehensive Plan have been created to help the valley become a hub of outdoor activity for tourists and residents alike. A development of this type in the proposed location would conflict with that initiative, and begin to destroy what we all love about the valley: the beautiful open vistas. This type of development should be discouraged and developers should be encouraged to design buildings that are in keeping with the County and City codes for planning and development. Otherwise, our valley will become another typical example of U.S. suburban communities that have suburban sprawls, big box developments, strip malls and track housing.

We appreciate your time and consideration in this decision and hope that you will decide against approving the development for this project.

Sincerely,

Rachael and Jay Hutchins

From: Carol Herrmann
Sent: Sunday, March 11, 2012 7:37 PM
To: Dawn Felchle
Subject: Stake Center

Dear Honorable Commissioners: Kathy Rinaldi, Kelly Park, Bob Benedict, Curt Moore, Angie Rutherford,

This email is to address my concerns about the proposed construction of a 28,000 square foot Stake Center at the intersection of Highway 33 and 700 South and my opposition to this construction.

This valley has worked together to define a Master Plan for the future zoning and build out of the county and a structure of this magnitude in the middle of a zoned residential neighborhood does not meet the guidelines of that plan. This building has an overall height that is well above the 30 foot limit and is also contrary to the guidelines that have been set forth in the county Master Plan and the guidelines for the City of Victor.

I do not believe that sufficient consideration has been given to the impact that a construction project this large will have on the residential community. I also do not believe that consideration has been given to finding a suitable location in either the City of Driggs or City of Victor for a building of this size. It would make more sense to locate this project in either city as both have already had areas zoned for larger buildings and commercial development.

This building site is being proposed a mile outside of the Victor City limits which will do nothing to encourage citizens to interact the local businesses. Traffic will increase coming into and out of the surrounding residential communities. Increased traffic will definitely have an impact on those citizens that utilize the bike path for recreation. While I am not opposed to development in the county, I am opposed to development for the sake of development. There are highways and communities across our country that have allowed development to happen without any thought to the consequences on the surrounding community or the blight it creates.

This valley is a gateway to 2 national parks and offers unparalleled recreational opportunities to its citizens as well as the many visitors that come each year. These visitors come to see the beautiful vistas, sweeping mountains and open spaces that aren't available where they live. They do not come because they want to see another highway spoiled with out of control, over sized buildings.

I would respectfully encourage the commissioners and planning committee to continue to review other building sites within Driggs or Victor. Either city would make an ideal location for the Stake Center. The cities should be the hub of development and the places that encourage all citizens to come out and meet.

Respectfully,

Carol Herrmann

-----Original Message-----

From: Mark Fisher Photography

Sent: Monday, March 12, 2012 12:03 AM

To: Angie Rutherford; Curt Moore; Kathy Rinaldi; Kelly Park; Bob Benedict; Dawn Felchle; Angie Rutherford; Kathy Spitzer

Subject: letter from Mark Fisher opposing the LDS stake center variance and CUP

Dear Commissioners,

Thank you for your time and for taking this letter into consideration. Please feel free to contact me with any questions.

Sincerely,

Mark Fisher

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Dear Commissioners,

My name is Mark Fisher and I'm an 11-year resident of Teton Valley. I want to start by recognizing and apologizing for not being able to deliver this letter to you earlier. I'm currently on assignment in Alaska and I appreciate you taking this letter into consideration in regards to your decision.

During my tenure here, I fell in love with and married my wife Kristi, I've developed a successful small business, bought a house, and now have my first child on the way. I'm an active been an active member of the community volunteering my time, donating money to local businesses and non-profits, and trying to be an active participant towards developing a viable community, one in which I would like to raise a family, own a house, run a business, and remain for the foreseeable future.

One of the core struggles of our community has surrounded land use. Despite the unfortunate impacts of the housing crisis and its effects on the community, the one upside I have been able to see has been the crisis's ability to allow the community to slow down, re-address how we want to see our valley develop and grow, and come together to develop a "Comprehensive Plan." We've had the chance to talk and plan for the future, not react to the short-term, shortsighted, and narrow interests a developer.

One of the core tenets of the comprehensive plan is to protect the Valley as a "COMMUNITY" from the adverse and self-motivated decisions of individuals or small groups of people. In this case, a minority of the Valley is operating with their interests, and only their interests in mind, without regard for the comprehensive plan and the impacts their proposed development will have on the community as a whole.

I am strongly opposed to the current building site, the buildings design, lighting, and its impacts on the Valley.

My main concerns are as follows:

-The Teton County Master Plan for zoning and building does not allow for a commercial building of this size to be built in this area.

-The proposed building exceeds the height restrictions set by the County Master Plan. The approval of this CUP does not adhere to the standards or guidelines set forth by the planning of Teton County or the City of Victor.

-I'm deeply concerned about the traffic problem that will arise from the number of cars entering or exiting Highway 33. Moreover, a comprehensive, 3rd party study has not been performed to address or mitigate this problem.

-A viable alternative that exists within the downtown, more densely populated areas of Victor or Driggs has not been thoroughly researched. A building of this size is more appropriately built within an existing and denser population.

-The location of this building is entirely contrary to the Teton County master plan, and only furthers the destruction of the limited remaining open space we have, as well as opens the doors for other large structures to be built.

-The dark sky ordinance would be severely impacted, and in its current state, I would see the lights from my house in Fox Creek miles away.

-The building encourages further sprawl in our already sprawling valley, something that we have fought hard to slow, and something that most residents of this valley do not want to see continue.

In addition to the core reasons outlined in this letter that clearly state, on a fundamental level, why this building should not be approved at its current location due to its multiple violations of the comprehensive plan and zoning, I would like to address another issue. My opposition to this building is NOT religiously motivated. Quite the contrary, I'm in support of a new LDS church if that is what is needed. I would be opposed to any large, commercial structure in this corridor, BUT I feel as if this issue is being misdirected by the church and their "right" to supersede local laws, planning, and the comprehensive plan.

Finally, we as the citizens of Teton Valley Idaho have elected you to uphold the standards, laws, and regulations of this county. It is in you that we have put our faith to facilitate, manage, and control the approval or denial of any future buildings and projects that do not align with the comprehensive plan, or are contrary to the values of the majority of people in this valley.

I thank you for your time and your efforts, and I'm strongly opposed to the approval of this project.

Sincerely,

Mark Fisher

From: Mike O'Neill
Sent: Friday, March 09, 2012 1:20 PM
To: Angie Rutherford; Curt Moore
Subject: LDS Stake Center At 7000 South and Hwy 33

March 9, 2012 1:05 P.M.

To Whom it shall Concern:

I am writing this letter to present my comments on the proposed application for an LDS Stake Center at Hwy 33 and 7000 South. Please include these comments for the Planning and Zoning Commission meeting on March 13, and for the Teton County Commission meeting on March 15.

The size of the proposed building and its location are incompatible with the rural character of the surrounding lands and demonstrates that the applicant's design has un-mitigated impacts which would be detrimental to the community values of open lands and the scenic byway.

The applicant has missed an opportunity to demonstrate imaginative design solutions, why propose a seventy foot tall steeple when a thirty foot one is more compatible with the site? Consider the siting and building character of the Catholic Church, near MD Nursery. That building is set back substantially from the highway and is oriented to the mountains.

Please consider the relevant points by Shawn Hill and Matt Eagen, who have done an admirable review of the proposed application.

Sincerely,
Mike O'Neill

From: Tim Brune
Sent: Friday, March 09, 2012 12:07 PM
To: Angie Rutherford
Subject: Emailing: Stake Center

Thank you for your time.

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March 9, 2012

Dear County Commissioners,

I am writing this brief letter in opposition to the construction of the Teton County Stake Center. I would like to make it very clear that I respect everyone's right to worship at any level and that my opposition is in regards to the sheer size, height, partial community usage and location of the proposed construction.

Teton Valley and Victor to myself and family is a place we settled 9 years ago because of its small yet diverse community with people who share the same common values and a passion to preserve and enjoy its scenic beauty. We have seen the construction "boom" as well as its aftermath and have always thought maybe the quieter times are times to review and plan on what might be ahead. Throughout the years many of us have become familiar with zoning and CC&R's within the Valley and have been thankful they are in place for more reasons than I care to mention. Here are a few concerns if there is a variance given.

- 1.) The sheer size of the building will dominate a small town, will no doubt be expanded over time due to the Stake Centers relationship with its neighbors and in no time will be a virtual compound.
- 2.) A 70 ft high steeple will dominate our skyline night and day for no reason. I say no reason because it doesn't serve a tangible purpose, such as communications or air traffic, which I know would not be welcomed in the Valley anyway. The light pollution would be extremely upsetting to anyone who ever looks at the night sky and I assume there would have to be a giant flashing red light for low flying aircraft!
- 3.) Community usage would obviously be restricted, major road repairs and creations would need to be carried to out and the sheer traffic would disrupt all travelers as well as keep our police department and ambulance crew very busy.

We have building codes and zoning in this community and in almost all towns and cities across the country for these reasons exactly. This proposed plan and variance is extremely intrusive, excessive, and unnecessary. Please uphold the building restrictions and vote against this proposed monstrosity.

Respectfully,

Tim Brune
Victor, ID

From: Julie Whitlock
Sent: Monday, March 12, 2012 8:39 PM
To: Dawn Felchle
Subject: Proposed Teton County Stake Center

Dear Commissioners:

My husband are not opposed to a Teton County Stake Center but we are opposed to the current choice of location. This is a zoned rural area and needs to remain that way. We are aware of two available sites

that more than meet the stated needs for the Stake Center and would put the Stake Center in a location much similar to what they are proposing for their structure. We also understand that there are at least two more possible locations but we do not know where they are located. Once that rural area is destroyed it cannot be returned to what it was. We also understand that Driggs, Teton and Victor have received a grant for a study on urban planning and this will be getting underway soon. We need to wait and see what this study shows.

Recently I was traveling from Driggs to Victor and the highway was closed due to an accident. We had to get on the frontage road at 6000S and continue to Victor. As I crossed 7000S I thought about what a mess that intersection would be with cars from a two acre parking lot. It was a mess with just the few cars that were traveling at that time. Since 7000S does not go through traffic is going to most likely travel 6000S and that road is currently not ready for additional traffic and usage.

As to the spire, for four years I served on the Design Review Committee for Teton Springs. This was during the building boom so there was a lot of activity. We were absolutely adamant that architects/builders could not exceed the thirty foot height limit set by Teton County. Our architect would even go to the site to explain from what point to measure the thirty feet height. We explained that we were not going to accept anything over the thirty foot limit and they stood to lose their performance money by trying to get away with exceeding that height. Now we are being asked to approve a structure more than double what we were adhering to maintain.

We attend PCJH in Jackson and we held our services and programs in the elementary schools for a number of years and when it came time to build we followed the guidelines for Jackson and for the area. It can be done in a way that is a win-win situation for everyone. The church did not try to push their ideas but worked with members of the community and the surrounding subdivision so that everyone was happy.

There is no reason to rush to approve this variance. Doing so will certainly open Pandora's box. Let's keep some open land while we can.

Sincerely,

Julie Whitlock
Joe Whitlock

From: Reed Griffith

Sent: Tuesday, March 13, 2012 11:08 AM

To: Angie Rutherford; Curt Moore; Kathy Rinaldi; Kelly Park; Bob Benedict

Subject: LDS STAKE CENTER

I am writing this letter to voice my opposition to the proposed LDS Stake Center. The current proposal ignores many of the restrictions of the Teton County Master Plan: Height restrictions, size restrictions, dark sky restrictions, negative impacts on local traffic, contributing to urban sprawl and generally ignoring the purpose and intent of the Master Plan. Preserving the beauty of Teton Valley can only be achieved by not giving exceptions to everyone who wants them. Once you lose the vistas, the dark sky, the open spaces and general character of the Valley, you won't be able to get it back.

I am surprised that the LDS Stake Center totally ignored the County Master Plan in putting together their proposal. Why is that???

If you refer to Idaho Statutes Title 67, Chapter 65, it states, "A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan."

Reed Griffith

March 13, 2012

In re: Proposed Teton County LDS Stake Center on 7000 South

Dear County Commissioners:

We are property owners in Teton Springs and would like to offer a few comments as you consider a CUP for the LDS church proposal on 7000 South. We have two primary concerns: the location for the building and the height of the steeple. We recognize your obligations to balance development with the preservation of the natural scenic vistas and agricultural open spaces. We believe that it is not too late to apply the principles of smart growth and to emphasize the abundance of landscapes over the built environment. As the regional master plan for growth management is developed we know you will keep in mind the necessity for ecosystem stewardship.

Obviously, members of the church have a right to build a facility to meet their needs, but it should be in a location that is zoned for a building of substantial size. If this proposal were for an automobile dealership or a national chain store, the entire community would rise up in opposition. The proposed church is not in the right location for easy access by users. It would encourage sprawl, and presents a visual obstruction which emphasizes the edifice rather than the surrounding beauty.

Recently, in Idaho Falls, we drove past a Budweiser storage facility that was seven stories high, the same height as the steeple of the proposed church north of Victor. It totally dominated the skyline. To be effective as a house of worship, neither structural grandeur nor architectural dominance is necessary. We cannot believe that God makes judgments on the sincerity of prayer based on how far into the sky a church protrudes.

We would hope that as we develop the character defining features of our Valley we will emphasize our common values of appreciating our open spaces and agricultural heritage, and we would cluster our structures in neighborhoods for convenience, access and connectivity, wildlife habitat and riparian maintenance, and quality public services.

Thank you for your service.

Janna Rankin & Art Frakt

From: Axelrod, David
Sent: Tuesday, March 13, 2012 2:58 PM
To: d hensel; Kathy Spitzer; Curt Moore
Subject: "Staff" proposed new height ordinance

Dear P&Z members and counsel,

I live within sight of the Blackfoot applicant's request for permission to build a non-complying structure at 7000S.

I have reviewed the staff-proposed request to amend the Teton County zoning code to substantially

eliminate height restrictions for selected non-complying uses. I urge the P&Z members to conclude that such a legislative change in response to an individual application is both unnecessary to deal with the Blackfoot application and would be a mistake.

Presently, the county has two different but complementary tools for regulating what has already been determined to be non-complying uses in the areas designated for agricultural use. 1. the non-complying use must be individually approved (through a CUP) such that it is found to be both in a beneficial location and the specific use (including the scale, specific traffic needs/demands, and the like) can be addressed on a case by case basis. 2. if the use is associated with an unusual structure that is non-complying, the county may elect in its discretion to allow (through a variance) or to not allow the unusual structure/characteristic, also on a case by case basis.

Height restrictions are one very important structural characteristic for which control on a case by case basis is important to intelligent planning. Height has visual impacts well beyond the individual use of a property, particularly where scenic and rural views are an established public good. Currently, height restrictions apply to all proposed uses other than traditional agricultural structures that are part of and consistent with the rural character of the County outside the urban boundaries of Victor, Driggs, Teton. A proposal that County-wide would exempt three broad classes of currently non-complying structures (cell towers, commercial wind turbines, religious/private community centers) will have two negative impacts.

Most importantly, it will bless these height-associated uses as acceptable throughout the zone where the new ordinance would waive that requirement. It would expressly eliminate the ability of our elected representatives to approve on a case-by-case basis the impact that such an unusual use would have in the actual setting where it is proposed, because a variance would no longer be required. Equally important, it would substantially undercut the representatives' discretion to determine, under the County's obligation to determine whether a conditionally acceptable use (whether a cell tower or other special-structure approved use) is or is not appropriate in its particular proposed location, because the County will have already granted a blanket waiver to height restrictions associated with such uses. A private community center today, a cell tower tomorrow, twenty commercial wind turbines next week.

Second, much of the basis for the staff's proposal appears aimed at giving a blanket authorization to private religious community organizations. Simply look at the examples of the classes of structures that the staff proposes to substantially exempt from all practical height restrictions. Making content-based classifications for land use decisions is a slippery and dangerous slope. Every applicant will become a private or religious association (okay, that is some exaggeration but only some) and the county and land use staff will be put in a position of making judgments that are not their specialty.

A legislative change is unnecessary to address properly the Blackfoot application and should not be adopted, particularly in this hurried context in which impacts are seldom going to be well thought out. Whether the Blackfoot applicants' proposal is a proper use and whether height restrictions should be waived when it is located in a rural area as distinguished from an established urban zone can both be properly addressed under the current CUP-variance rules that are intended to give our representatives needed discretion to control exceptions but only when and where appropriate and only in the content of concrete and well-considered proposals from the applicant. The staff's recommendation for a legislative fix would substantially undercut current land use controls that apply equally and uniformly to all uses regardless of content.

If you read this far, thank you. I don't have email addresses for others so please share as you feel appropriate. David Axelrod

From: Bob Benedict
Sent: Tuesday, March 13, 2012 3:22 PM
To: Dawn Felchle
Subject: FW: LDS church/steeple

For planning staff records.
Bob

From: David Fischel
Sent: Monday, March 12, 2012 8:21 PM
To: Kathy Rinaldi; Kelly Park; Bob Benedict
Subject: LDS church/steeple

Greetings to each of you dedicated county commissioners. I am attaching a document with some thoughts for your consideration.
Thank you, Melanie Fischel

~~

To: Teton County Commissioners
From: Melanie Fischel
11405 N 1000 W
Tetonia, ID 83424
Re: LDS church location and steeple

I would like to share a few thoughts as you consider the request for the location of the church:

- The site chosen does not seem inappropriate considering the acreage needed
 - Turn lanes for the increased traffic may be needed at that intersection with Highway 33
 - Ours is a unique community in a beautiful natural setting so some compromises on the part of the church would seem reasonable
 - I presume that the parking lot is intended to be heavily lit. It would seem reasonable to request that every exterior light on the buildings and on posts in the parking lot have cans around the lights which direct the light to the ground where it is needed. Lights without these deflectors disperse light unnecessarily and do not improve safety
 - The height of the steeple seems excessive to me but if it is approved it should at least NOT be lit at night
 - A comment was made that the steeple was important to worship. I am a Christian who cherishes the view of the night sky as an affirmation of God's creation, so it is just as important to my "worship" to be able to witness that
 - We've had our place here in the valley since 1978. We were drawn here by the natural beauty and the character of the valley. Let's try to preserve some of that.
-

From: Sean Moulton
Sent: Wednesday, March 14, 2012 11:44 AM
To: Dawn Felchle; Curt Moore; Angie Rutherford
Subject: Fwd: BOCC Letter

Please include with the Commissioners' packets if possible. If not possible, we will just include the comments in our remarks at the hearing.

Thank you,

Sean

See next page for Moulton Law Office Letter

The rest of this page has been intentionally left blank.

Rec'd By Hand
03-14-2012
12:00 pm -DT

March 13, 2012

Board of County Commissioners
150 Courthouse Drive
Driggs, ID 83422

Re: Blackfoot Farms CUP

Dear Commissioners:

As you are aware, Moulton Law Office represents Blackfoot Farms and has been assisting this client in its efforts to obtain a conditional use permit (CUP) for a proposed church building. After reviewing the public comments, it is apparent that a significant misunderstanding exists concerning the purpose of the comprehensive plan and the effect of the City of Victor area of impact. Though the staff report addresses these two items quit well, please allow me to bolster the staff's points with additional legal authority.

A comprehensive plan, as its name implies, is a comprehensive articulation of goals for future growth for a county. Idaho Code Section 67-6508 instructs: "The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component."

As opposed to zoning ordinances, the Idaho Supreme Court has described the purpose of the comprehensive plan as follows:

[The Local Land Use Planning Act] indicates that a comprehensive plan and a zoning ordinance are distinct concepts serving different purposes. A comprehensive plan reflects the "desirable goals and objectives, or desirable future situations" for the land within a jurisdiction. I.C. § 67-6508. This Court has held that a comprehensive plan does not operate as legally controlling zoning law, but rather serves to guide and advise the governmental agencies responsible for making zoning decisions. The Board may, therefore, refer to the comprehensive plan as a general guide in instances involving zoning decisions such as revising or adopting a zoning ordinance. A zoning ordinance, by contrast, reflects the permitted uses allowed for various parcels within the jurisdiction.

Urrutia v. Blaine County, 134 Idaho 353, 357-58, 2 P.3d 738, 742-43 (2000)
(underscores added for emphasis).

60 East Wallace
Post Office Box 631
Driggs, Idaho 83422
Telephone 208.354.2345
Facsimile 208.354.2346

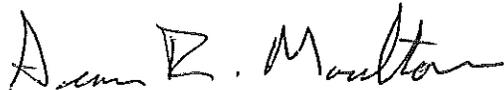


Based upon the *Urrutia* case, it is clear that this Board should use the comprehensive plan to guide the establishment of zoning ordinances, and then use zoning ordinance to determine the granting of permits, and not the other way around.

The staff report also addresses the fact that this property is also in the area of city impact. The Local Land Use Planning Act has provided that cities can establish an "area of city impact" beyond its' corporate boundaries as a planning mechanism. Idaho Code § 67-6526. Implicit with the concept of an area of city impact is that the area is designated as the location where a city anticipates growth and extending city services. For this reason, the expectation is that land in the area of city impact will likely be urban, as opposed to open space and rural, and in fact, the City of Victor has extended water and sewer services along the highway nearby the proposed church building.

Your anticipated careful consideration of the cited legal authority is appreciated. I believe you will find that it bolsters the staff report quite well.

Best regards,

A handwritten signature in black ink that reads "Sean R. Moulton". The signature is written in a cursive style with a large, stylized initial "S".

Sean R. Moulton
Attorney at Law

SRM:aw

cc: Lance A. Dunkley (*Via e-mail*)

Richard Berg
5410 Rancheros Loop
Tetonia, ID 83452

March 6, 2012

Respectfully submitted to the Teton County Board of County Commissioners:

I appreciate the opportunity to voice my concerns over the construction of a large house of worship in an Agricultural zoning district. The lighting, traffic, and visual impact are not compatible with the Comprehensive Plan that guides development in Teton County.

A brief review of active real-estate listings has shown that ample properties exist within the Urban Growth Boundary of the City of Victor. A shorting listing of the many options include¹:

Property #1: Buffalo Creek Village, \$1,200,000
18.44 Acres Residential Zoning, Churches allowed by right
Access via Highway 31, Adjacent to residential development in The Settlement

Property #2: Victor Cemetery Road, \$320,000
14.20 Acres Residential Zoning, Churches allowed by right
Access via Highway 33 and Cemetery Road

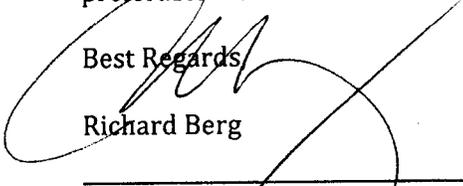
Project #3: County Road 50 W Victor, \$895,000
23 Acres mixed Residential and Commercial, Churches allowed by right
Access via Highway 33

These properties are all accessed via major arterial roads and are contained within the Urban Growth Boundary of the City of Victor. They provide ample space for a Stake Center Building and surrounding property allows for residential growth often associated with construction of a large house of worship.

Protected religious freedoms have been cited by the Applicant; specifically, they claim that denial of a CUP would impose a substantial burden under the Religious Land Use and Institutionalized Persons Act. According to RLUIPA case law "whether alternate sites are suited and for sale in the City must be considered"² in determining if the Applicant faces a substantial burden against their protected right to worship. I respectfully submit that numerous alternatives are suitable and currently available for purchase.

I encourage the Board of County Commissioners to consider the existence of suitable locations that address concerns over lighting, traffic, and community character. A LDS meetinghouse is welcomed in Teton County, but special accommodations should not be made to allow a large structure that is incompatible with ordinances and our Comprehensive Plan when preferable alternative locations abound. I request that the application for a CUP be denied.

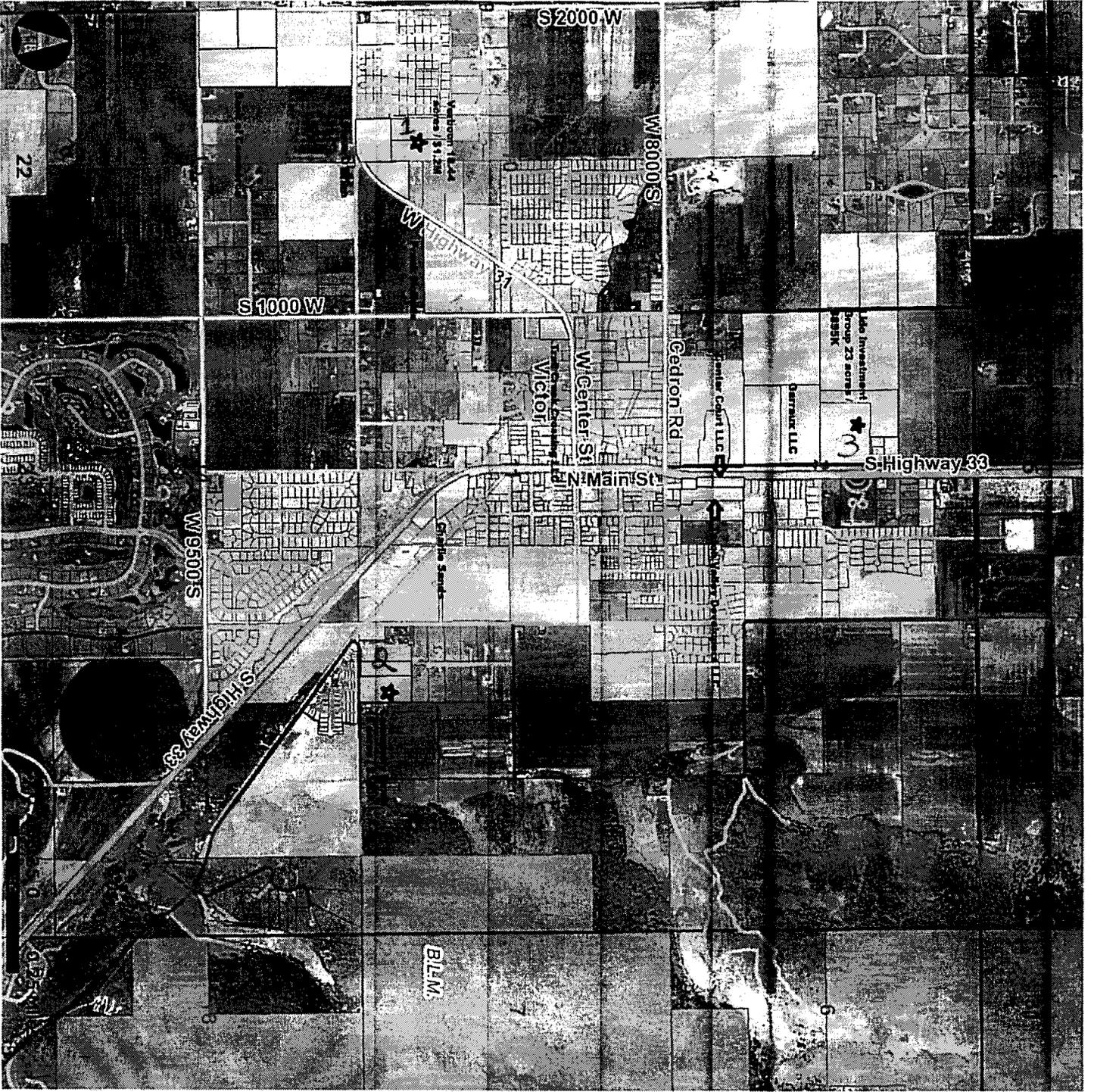
Best Regards,


Richard Berg

¹ See Attached Numbered Map and MLS Listings

² ICFG V. CITY OF SAN LEANDRO (see:

<http://www.ca9.uscourts.gov/datastore/opinions/2011/02/15/09-15163.pdf>)



COUNTY RD 50 W Victor, ID 83455		08-456 Building Site Active \$895,000	
	<p style="font-size: small;">Provided as a courtesy of Jennifer Honney Dawes Jackson Hole Real Estate Associates, LLC 455 (B) W Broadway PO Box 4897 Jackson, WY 83001 Office Phone - (307) 733-6060 Mobile - (307) 413-1635 jennhonney@jhrea.com</p>	 <p style="font-size: x-small; text-align: center;">©2009 Teton Board of REALTORS</p>	
Acres: 23	Lot Size:	Horses Allowed: Yes	
# Horses Allowed:			
Common Name:	Area: 16 - Victor Area	Subdivision: None	
Lot #:	Zoning: Mixed Use	Flood Zone:	
Flood Class:	Owner: Lido Equity Group-Teton, LLC	PIDN: RPB3N45E024207 A	
Plat #:	Ann. HOA Fee \$: 0	Assessed Value:	
Section:	Township:	Range:	
Other Assess.:	Taxes: 6,658.08	Tax Year: 2007	
Possession: At Closing			
In-House Listing #: 3.09371			
<p>Legal Description: See attached document</p> <p>Public Remarks: Priced significantly below recent appraisal and a buy in today's market conditions. Preliminary development approvals have been received on this 23 acre parcel to build 276 residential units and nearly 140,000 square feet of commercial space. Great opportunity to move forward with a residential and commercial mixed project that is located within walking distance of Victor. Additional acreage available.</p> <p>Private Remarks: This property is priced well below recent appraisal. Price will require lender approval. Opportunity to land bank for later development or resell at this price. Seller will work with buyer to make this happen.</p> <p>Directions: North of Victor on County Road 50W for 1/3 mile to property.</p>			
Sale Status: Potential Short Sale: Yes;	Sewer: Public	View: Mountain View; Valley View	
REO/Lender Owned: No	Property Features: Electric to Property; Flat; On Paved Road; Phone to Property; Year Round Access	Financing: Cash	
Water: Private			
Agent Owned: N	Listing Type: Exclusive Right to Sell	Bonus: N	
Min Comm:	Buyer Agent: Y	Buyer Agent % or \$: 3	
Sub Agent: N	Sub Agent % or \$: 0	Non Agent: Y	
Non Agent % or \$: 3	Customer Agent: Y	Customer Agnt % or \$: 3	
Dual Variable: N	Showing Inst.: Call Ed Liebzeit at 307-739-8010 or 307-413-1618 to see the property.		
Closing Company:	Closing Agent:	Seller Concessions:	
Effective Date: 01/24/2008	Agent Days On Market: 1497	Listing Price: 895,000	
Orig. List Price: 7,000,000	Status Change Date: 10/06/2011		
LA: Ed Liebzeit; (307)739-8010; ed.liebzeit@jhsir.com		LO: Jackson Hole Sotheby's International Realty; info@JHSIR.com	

Information is deemed to be reliable, but is not guaranteed. © 2012 MLS and FBS.
 Prepared by Jennifer Honney Dawes on Wednesday, February 29, 2012 4:06 PM
 The information on this sheet has been made available by the MLS and may not be the listing of the provider.

150 & 210 VICTOR CEMETARY RD Victor, ID 83455		12-251 Building Site Active \$320,000	
 <p style="margin-left: 10px;"> <i>Provided as a courtesy of</i> Jennifer Honney Dawes Jackson Hole Real Estate Associates, LLC 455 (B) W Broadway PO Box 4897 Jackson, WY 83001 Office Phone - (307) 733-6060 Mobile - (307) 413-1635 jennhonney@jhrea.com </p>			
Acres: 14.20	Lot Size:	Horses Allowed: Yes	# Horses Allowed:
Common Name:	Area: 16 - Victor Area	Subdivision: None	Lot #:
Flood Class:	Zoning: Single Family	Flood Zone:	Flood Class:
Plat #:	Owner: Community Bank	PIDN: RPB01910000R0	Plat #:
Section:	Ann. HOA Fee \$: 0	Assessed Value:	Section:
Other Assess.:	Township:	Range:	Other Assess.:
Possession: At Closing	Taxes: 1,672	Tax Year: 2011	Possession:
In-House Listing #:			
Legal Description: Lot 1 (5.0 acres) and Remaining Parcel 9.2 acres, Rocking SS Mini-Subdivision, Teton County, ID Public Remarks: 14.2 acres within Victor city limits zoned R-1, which allow for residential development of lots as small as 16000 sq ft, as well as many other development/commercial uses. Adjacent to Mountainside Village and close to the national forest, Teton Pass, and downtown Victor. Private Remarks: Directions:			
<u>Sale Status:</u> Potential Short Sale: No <u>Water:</u> None	<u>Sewer:</u> None <u>Property Features:</u> Adjacent Open Space; Cable to Property; Electric to Property; Flat; No CC&R's; Not in Subdivision; On Paved Road; Phone to Property; Year Round Access	<u>View:</u> Mountain View <u>Financing:</u> Cash	
Agent Owned: N	Listing Type: Exclusive Right to Sell	Bonus:	
Min Comm:	Buyer Agent: Y	Buyer Agent % or \$: 3	
Sub Agent: N	Sub Agent % or \$: 0	Non Agent: Y	
Non Agent % or \$: 3	Customer Agent: Y	Customer Agnt % 3 or \$:	
Dual Variable: Y	Showing Inst.: grab plat and go		
Closing Company:		Seller Concessions:	
Effective Date: 02/08/2012	Agent Days On Market: 21	Listing Price: 320,000	
Orig. List Price: 320,000	Status Change Date: 02/13/2012		
LA: William Fay; (208)354-2439; bill@tetonvalleyrealty.com		LO: Teton Valley Realty; info@tetonvalleyrealty.com	

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 Prepared by Jennifer Honney Dawes on Wednesday, February 29, 2012 4:06 PM
 The information on this sheet has been made available by the MLS and may not be the listing of the provider.

BUFFALO CREEK VILLAGE Victor, ID 83455		11-2415 Building Site Active \$1,200,000	
	Provided as a courtesy of Jennifer Honney Dawes Jackson Hole Real Estate Associates, LLC 455 (B) W Broadway PO Box 4897 Jackson, WY 83001 Office Phone - (307) 733-6060 Mobile - (307) 413-1635 jennhonney@jhrea.com		
Acres: 18.44	Lot Size:	Horses Allowed:	
# Horses Allowed:			
Common Name:	Area:	16 - Victor Area	Subdivision: None
Lot #:	Zoning:	Single Family	Flood Zone:
Flood Class:	Owner:	Verboon	PIDN: RPB3N45E10600
Plat #:	Ann. HOA Fee \$:	0	Assessed Value:
Section:	Township:		Range:
Other Assess.:	Taxes:	1,913.92	Tax Year: 2007
Possession: At Closing			
In-House Listing #:			
Legal Description: Please see attached documents			
Public Remarks: Platting nearly complete for Buffalo Creek Village. Development consists of 18.44 acres with approvals for 23 townhouse lots (2 units each) and 8 single family lots. Accessed through and adjacent to The Settlement in Victor. Entrance will be behind the soccer field. Townhouse plans and engineering estimates attached			
Private Remarks:			
Directions:			
Sale Status: Potential Short Sale: No; REO/Lender Owned: No Water: None	Sewer: None Property Features: Adjacent Open Space; Flat; Year Round Access	View: Grand Teton View; Mountain View; Valley View Financing: Cash	
Agent Owned: N Min Comm:	Listing Type: Exclusive Right to Sell Buyer Agent: Y	Bonus: Buyer Agent % or \$: 3	
Sub Agent: N Non Agent % or \$: 3	Sub Agent % or \$: 0 Customer Agent: Y	Non Agent: Y Customer Agnt % or \$: 3	
Dual Variable: N	Showing Inst.: Call Lora 208.317.5652		
Closing Company:		Closing Agent:	Seller Concessions:
Effective Date: 09/06/2011	Agent Days On Market: 176	Listing Price: 1,200,000	
Orig. List Price: 1,200,000	Status Change Date: 09/09/2011		
LA: Lora Davis; (208)317-5652; lora@silver-peaks.com		LO: Silver Peaks Realty; lora@silver-peaks.com	

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