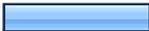


1. What do you think about allowing Family Lot Splits?

		Response Percent	Response Count
Like		62.6%	468
Don't Like		10.4%	78
It depends		25.8%	193
No Opinion		1.2%	9
Comments			307
answered question			748
skipped question			6

2. What do you think about creating incentives for Large Lot Subdivisions?

		Response Percent	Response Count
Like		51.5%	369
Don't Like		21.9%	157
It depends		23.3%	167
No Opinion		3.2%	23
Comments			237
answered question			716
skipped question			38

3. What do you think about creating incentives for cluster developments?

		Response Percent	Response Count
Like		64.9%	462
Don't Like		16.4%	117
It depends		16.9%	120
No Opinion		1.8%	13
	Comments		247
	answered question		712
	skipped question		42

4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

		Response Percent	Response Count
Like		66.4%	457
Don't Like		18.9%	130
It depends		12.5%	86
No Opinion		2.2%	15
	Comments		175
	answered question		688
	skipped question		66

5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

		Response Percent	Response Count
Yes		32.3%	215
No		37.5%	250
Maybe		20.0%	133
Don't Know		10.2%	68
	Comments		150
answered question			666
skipped question			88

6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

		Response Percent	Response Count
Yes		33.1%	216
No		40.2%	262
Maybe		17.3%	113
Don't Know		9.4%	61
	Comments		119
answered question			652
skipped question			102

7. What do you think about creating more community character protection guidelines?

		Response Percent	Response Count
Like		59.7%	395
Don't Like		24.9%	165
It depends		14.4%	95
No Opinion		1.1%	7

Comments 205

answered question 662

skipped question 92

8. What do you think about actively seeking to vacate non-viable subdivisions?

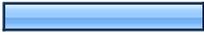
		Response Percent	Response Count
Like		70.5%	468
Don't Like		8.4%	56
It depends		18.2%	121
No Opinion		2.9%	19

Comments 183

answered question 664

skipped question 90

9. What do you think about creating a Transfer of Development Rights (TDR) program?

		Response Percent	Response Count
Like		39.3%	261
Don't Like		29.8%	198
It depends		27.4%	182
No Opinion		3.5%	23

Comments 221

answered question 664

skipped question 90

10. What do you think about zone changes?

		Response Percent	Response Count
Like		35.6%	231
Don't Like		28.8%	187
It depends		30.8%	200
No Opinion		4.8%	31

Comments 276

answered question 649

skipped question 105

11. What other ideas do you have for preserving or enhancing the rural character and heritage of Teton Valley?

	Response Count
	402
answered question	402
skipped question	352

12. Contact information (optional)

		Response Percent	Response Count
Name:		94.9%	372
City/Town:		95.2%	373
Email Address:		81.9%	321
Phone Number:		68.9%	270
	answered question		392
	skipped question		362

Page 2, Q1. What do you think about allowing Family Lot Splits?

1	Good for families, but can be abused.	Apr 6, 2012 3:51 PM
2	I do have a concern about how many lots splits you can put on 1 piece of property though.	Apr 6, 2012 3:42 PM
3	Could create a hodgepodge of small lots	Apr 6, 2012 3:14 PM
4	I like the concept, if there were acreage requirements associated with the split. Otherwise, it would defeat the purpose of preserving rural character.	Apr 6, 2012 2:37 PM
5	A one tiime split does nothing to promote multi- generational farming. It placates the present generation, but hamstring the next. Furthermore, a generation is this valley is less than 20 years, I don't understand how this does anything to promote future planning.	Apr 6, 2012 10:32 AM
6	Family splits would we ok as long as it would fit the needs of the family or farm.	Apr 6, 2012 9:43 AM
7	A person should be able to give a portion of their land to anyone they choose, not just immediate family. Our founding fathers did not intend for government to regulate our land use as our federal, state and county governments now do. James Madison said "Government is instituted to protect property. . . . This being the end of government, that alone is a just government which impartially secures to every man whatever is his own. . . . That is not a just government, nor is property secure under it, where arbitrary restrictions [i.e., restrictive zoning requirements], exemptions, and monopolies deny to part of its citizens that free use of their [own] faculties" (As quoted by David Barton in Resolution Acknowledging the Inalienable Rights of Private Property from The Writings of James Madison, Vol VI page 102.)	Apr 6, 2012 9:28 AM
8	Don't like. Here's why--I've seen them abused, here in my neighborhood--used a s a way for family members to create little subdivisions that go against the spirit of the local zoning. If they were being used as a way to keep families on the land together, like some of my other neighbors, then that is in the spirit of the concept. I don't know how you can enforce the "spirit" of the idea and avoid abuse.	Apr 6, 2012 8:53 AM
9	should be able to split off property for family	Apr 6, 2012 8:30 AM
10	They should be controlled to be consistent with the overall development of the valley.	Apr 6, 2012 7:44 AM
11	What gives you the right to say that I can or cannot give my children a piece of my property? I am capable of making these decisions on my own- I don't need VARD/county commissioners making these decisions. How much ground do you own?	Apr 6, 2012 7:39 AM
12	One split to a child, that is OK. But a long series of splits I am not ok with	Apr 6, 2012 7:39 AM
13	It's a land use tool that may allow a landowner to pass along parcels to family members. It should be defined as such and as long as there are parameters defined for minimum lot size, etc., it could be an appropriate use for planning.	Apr 6, 2012 7:32 AM
14	That might be the only way I will ever get to own property in Teton Valley.	Apr 6, 2012 7:30 AM
15	If you allow too many splits then the resulting farms will have no way for	Apr 6, 2012 7:27 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

	profitability and ultimately every one will leave anyway. Family Lot Spits...OK but some limitations must be enforced.	
16	It's non of your business telling ANYONE what do do with MY Land!!	Apr 6, 2012 7:26 AM
17	Families shouldn't have to get your permission. Why can't I give my children a piece of ground?	Apr 6, 2012 7:21 AM
18	If I want my 7 children to have property, it's up to me- not you!	Apr 6, 2012 7:15 AM
19	I think farmers should be able to give land to their immediate family members. However I would like to preseseve the open space and cluster the homes together.	Apr 6, 2012 7:01 AM
20	Families should be able to do a one time split for family only that fits the plan but not create a subdivision.	Apr 6, 2012 6:55 AM
21	This is just a pretext for making a subdivision. If farmers want to pass a farm onto children, then they can set up a corporation to own the farm and give the corporation's stock as they see fit to their children. That will help keep the farm as a farm. Family lot splits is just another name for "zombie subdivision"!	Apr 5, 2012 5:51 PM
22	I think families should have the opportunity to spilt their land as often as they want for their children and grandchildren. I think we can do a lot to educate land owners on the best way to plan their land when they come to the County to do this, but ultimately it should be left up to land owners to split land off to their children.	Apr 5, 2012 5:28 PM
23	Need limits on selling new lots split off and the number of lots per acerage owned.	Apr 5, 2012 4:34 PM
24	If you want addition lots for your family members in Teton Valley, there are plenty available to purchase	Apr 5, 2012 3:46 PM
25	Heavy incentive to keep lots larger- 20, 40, 60 acres. Keep rules and enforce them. Instead of split, build a house on the property!	Apr 5, 2012 1:43 PM
26	It needs to be detailed as to what is and is not allowed and it needs to be upheld.	Apr 5, 2012 12:33 PM
27	Should be limited in size and number of times they can split	Apr 5, 2012 11:06 AM
28	Provides and unreviewed avenue for evading land use restricitons unless carefully reviewed as to purpose.	Apr 5, 2012 11:00 AM
29	It is alright if it is not abused. How will you prevent abuse?	Apr 5, 2012 10:40 AM
30	Lot splits, if more than one, need to be clustered. Lot splits need to be small (1 ac/lot). Purpose to preserve family farm. But preserve for how long??	Apr 5, 2012 10:22 AM
31	I like the option for family lot splints but do not believe it is always done to preserve the family farm. I heard voiced the opinion that the children just want an acre of land so they can build a house. The children do not want a lot of acreage to care for. The challenge is to write ordinances that accommodate potential family lot splits of a desired size and zoning for a standard subdivision. Perhaps	Apr 5, 2012 10:22 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

	limiting the family lots splits to 2-3 splits rather than just one time would be a compromise.	
32	You can't just split your land into a thousand little pieces.	Apr 5, 2012 9:20 AM
33	You can't take the land owners rights away. They can do with there land as they wish. Its their's and not the counties,VARD's,or anyone elses to dictate their rights.	Apr 5, 2012 7:33 AM
34	As long as it is immediate family members.	Apr 5, 2012 7:31 AM
35	Good, as long as they are enforced and not abused as a method to divide parcels of land.	Apr 4, 2012 10:01 PM
36	The splits should be in larger acreages. A term limit on farming the open space could also be added	Apr 4, 2012 7:42 PM
37	Is this only for direct family members with the intent to keep the farm family farming? If the first lot split is 5 acres on the family farm, can that family then split the 5 acres into 5 lots for the grandchildren's homes. Can these lots be Immediatly sold? Are all these lots created by the split to remain in the extend family unit until, let's say, the farm is sold? I like family lot splits but the devil is in the details...	Apr 4, 2012 6:59 PM
38	Ther has to be some restrictions on selling these lots.	Apr 4, 2012 4:26 PM
39	A property owner should be able to sell or give property to family members without going through the subdivision process.	Apr 4, 2012 3:44 PM
40	We had a time for one time lot splits. I'm ok with a lot split but it should be limited to immediate family members, up to x number of splits	Apr 4, 2012 3:27 PM
41	Need to clarify how many one can do and keep it compliant with zoning and other ordinances. NOT indefinite splits. Define who is family.	Apr 4, 2012 12:28 PM
42	This seems like a really important issue for the large property owners, and seems like an area to compromise. There should still be restrictions, but make it easier with families.	Apr 4, 2012 12:19 PM
43	Does not guarantee values that make our valley viable will be preserved.	Apr 4, 2012 12:13 PM
44	As long as it goes to a family member	Apr 4, 2012 12:06 PM
45	I like the idea but care needs to be taken re minimum lot size and "how many" to prohibit de facto subdivisions as well as "tiny parcels" in the middle of large tracts.	Apr 4, 2012 9:18 AM
46	They must be real and resticted to prevent abuse.	Apr 4, 2012 9:15 AM
47	Family PUD's would allow parents the felxibility to pass lands of various sizes to their children. See out note board for more info.	Apr 4, 2012 9:10 AM
48	I agree with giving families options to make this easier. I also support capping the slpits at some level - what that level is need to be determined.	Apr 4, 2012 9:05 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

49	I'm not sure what this means. Can I split my 1/2 acre in town? Why do those with larger lots have more say or power with their property than I have?	Apr 4, 2012 8:56 AM
50	This could be a good idea to be able to give some property to our children if we want to without subdividing or it being a penalty against us.	Apr 4, 2012 8:47 AM
51	Family's have a right to split their property however they want.	Apr 4, 2012 8:41 AM
52	Want family lot splits.	Apr 4, 2012 8:33 AM
53	Our family has been in the valley for 4 generations. We'd like our children to be able to live here too - NOT in a subdivision but here on the home place where they love.	Apr 4, 2012 8:24 AM
54	I like the idea of being able to give out kids a lot without going thru the subdivision process	Apr 4, 2012 8:16 AM
55	If you own land you should be able to give some to your children if you want to,	Apr 4, 2012 7:32 AM
56	This process is not needed. Make existing zoning requirements easier for a farmer to build addition homes on his land for his kids. What happens if you have a good year and want to build anew home, do you have to demolish the exciting house before building a second residence on that land home? What if you don't want to demolish the old house at all? (put your kids in it)	Apr 3, 2012 3:59 PM
57	I think it makes sense, but sufficient detail needs to be included in the ordinance to prevent abuse (e.g., only available to immediate family members, must be held for x number of years before it can be sold on the open market, etc.)	Apr 3, 2012 2:43 PM
58	Have affected property owners requested this action? Have they been surveyed relative to their opinions? Is this proposal supposed to offset other proposals which might not be popular?	Apr 3, 2012 12:32 PM
59	I think that it's good when families can remain on family land. However, there should be tools in place, such as a requirement that the beneficiary retain ownership for a minimum amount of time, perhaps 5 years, to help ensure legitimacy. Too often, land has been split by or for developers. As to quantity? Dunno. Maybe 1 per 50 acres? Not just any landowner should be able to avail themselves to the splitting potential, nor should a split be allowed that would result in a lower number of acres than the planned density of the area. Both these weaknesses exist currently and we became aware of them when a partnership owning a nearby parcel split it a few years ago. We felt strongly that the split, which resulted in two 10 acre parcels, degraded the A-20 area in which we live. Fortunately, a conservation buyer came along and bought most of the land surrounding us, including those two parcels.	Apr 3, 2012 11:59 AM
60	It is very important for families to do this to allow for family farms to continue. It is very hard for children to come home and to continue to farm when they can't afford to purchase a piece of property to build on. When the parents want to retire or can't do it on their own anymore. They need this help and sometimes is the only way to preserve the farm. Or they sell it and move to a better climate.	Apr 3, 2012 10:43 AM
61	If the intent is to keep farming families on the land then its a good thing. It should	Apr 3, 2012 8:56 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

be related/tied to agriculture and immediate family. The rest of the property needs to be in active agriculture (livestock or crop production) not a conservation or reserve program.

62	I believe that easing restrictions to allow families to live close together on family owned land would be wonderful. Local government not allowing parents to split a piece of ground for their own children seems heartless and un-american to me.	Apr 3, 2012 8:27 AM
63	Family must be defined to include children, grandchildren, siblings, nieces and nephews.	Apr 3, 2012 6:28 AM
64	But only if the Land being Split is large enough to meet basic Subdividing Standards - And that All County and State Codes regarding Septic & Sewer are enforced as the 'next of kin' build on this Family Split	Apr 2, 2012 8:12 PM
65	I love this concept. This creates more flexibility for the landowner. The One-Time Lot Split has always seemed very restrictive and extremely assumptive that the landowner wants to develop his property rather than just pass down a piece of property to his/her children.	Apr 2, 2012 4:23 PM
66	The main issue is how many splits would be allowed. In the past this process has been abused. How long would a family member have to hold the lot until it could be sold? I think that a "by right" lot creation process would be a better solution.	Apr 2, 2012 3:25 PM
67	It depends on the number of splits and it the times it can be done. It seems that it could be abused without clarification	Apr 2, 2012 3:24 PM
68	A person should be able to split their land and sell it to whoever they want, not just an immediate family member. They worked for it, paid for it, they own it - why should the county tell them who they can sell it to?	Apr 2, 2012 10:50 AM
69	Families should be able to split smaller parcels off of larger parcels for family members.	Apr 2, 2012 10:11 AM
70	It was difficult to move back home to help my parents. I am part of a large family and the one time split has hurt members of my family	Apr 2, 2012 9:58 AM
71	I think allowing family lot splits is an important concession to the rural landowners who are super concerned about property rights. However, I do think loopholes (i.e. passing land to distant relatives) need to be closed, or this could derail the goals of the comp plan.	Apr 2, 2012 8:20 AM
72	"land splits" are a taking away of our property and property rights, they destroy property values. Get out of our lives, you don't have the right to force us into your argument.	Apr 2, 2012 7:53 AM
73	Parents should be able to give their children whatever amount of land they want and not be dictated by the government, as to what size, what use, or what they can or cannot build on their property.	Apr 2, 2012 7:06 AM
74	After a person splits for family then what? More restrictions?	Apr 2, 2012 5:52 AM
75	families are land rich but money poor and cant afford the huge fees for a	Apr 2, 2012 5:27 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

	subdivision.	
76	Allow lots to be split without restrictions for family.	Apr 2, 2012 4:22 AM
77	Allowing families to do what they need to with their properties is the American way.	Apr 1, 2012 9:31 PM
78	Families have the right to give their property to their children and if they own the property, they should be able to split it up the way they want. They own it. People who do not own property should not dictate what I can do with my property	Apr 1, 2012 9:04 PM
79	It is something this valley needs. Its the only way to keep the family home, and helping on the farm etc.	Apr 1, 2012 8:16 PM
80	Reasonable for family splits only...after all the family is the owner	Apr 1, 2012 7:46 PM
81	As long as it STAYS in the immediate family.	Apr 1, 2012 4:53 PM
82	Wouldn't want subdivisions in otherwise rural areas.	Apr 1, 2012 4:11 PM
83	There would have to be limitations so families do not abuse it to simply bypass the subdivision laws. There may need to be time restrictions on how often it could be done and limits on how long the family member must retain ownership of the land before selling it.	Apr 1, 2012 4:06 PM
84	Depends on the details of subsequent transfers	Apr 1, 2012 9:45 AM
85	Children that plan on living on the farm land should be allowed to have lots split for that purpose. It is hard to know if they are just trying to get a good deal though. What if they want to sell within a couple of years?	Mar 31, 2012 10:12 PM
86	I can't support this without the details of size, number of splits & frequency. This is too vague & is open to abuse.	Mar 31, 2012 6:25 PM
87	I like it as long as it doesn't put restrictions on how it can be split (as far as size and location) and it doesn't take away the farmers rights to sell if wanted.	Mar 31, 2012 12:14 PM
88	seems reasonable for immediate family members of land.-but do we really need more possible subdivision land could we qualify that with a 100 yr moratorium on new subdivisions?	Mar 31, 2012 12:01 PM
89	Restrictions would be very important as to how many, size, use, etc	Mar 31, 2012 9:43 AM
90	It is easily conceivable that a large family lot split would resemble a subdivision. The devil is in the details on this issue.	Mar 31, 2012 8:01 AM
91	No government agency should have the power to prevent anyone from letting family members buy/build on land they own.	Mar 30, 2012 4:20 PM
92	I agree with it if there were limitations that discouraged or made it unacceptable to create a development (every 15-20, one lot split).	Mar 30, 2012 2:35 PM
93	Let the homeowner alone decide what they want to do with their property.	Mar 30, 2012 1:10 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

Government, stay out of it!!!

94	A family of 6 children would mean 6 lots thus a subdivision any way you look at it and I am against this as it voids all other tools to keep the rural nature. More than one split and the restrictions must kick in. In truth most farms are barely making it anyway and to add more mouths to feed is failure! If a farmer wants more splits the truth is he just wants OUT! Any farmer will tell you that most valley land is a poor producer in the first place. When a poker player is dealt a bad hand he folds!!!	Mar 30, 2012 9:23 AM
95	If it made approval process easier to accomodate families, fine. But if it takes away the right to develop one's property in its current zoning classification, I would be opposed to it.	Mar 30, 2012 7:51 AM
96	The devil is in the details here. It could be an open loop hole to create many lots -- or it could be managed reasonably to allow a one-time split with a minimum size lot created. I would be in favor of very limited and carefully monitored family lot splits.	Mar 29, 2012 4:46 PM
97	the rights of a land owner is his given by purchase or inheritance and protected by the past blood spilt for it. to barter way somthing that is already his is fulish.	Mar 29, 2012 4:21 PM
98	property rights belong to the property owner	Mar 29, 2012 2:25 PM
99	Family lot splits are OK . . . but I think the rule for allowing more sub-divisions should be addressed. We already have a glut of sub-divisions. We need to protect wildlife corridors.	Mar 29, 2012 12:50 PM
100	Generalize--not just for family members. Allow additional dwelling units via family leases. Subject to constraints: frequency (per 5 yrs?), location (adjacent, as family cluster), size (max of 5? acres and does not reduce parent size below zoning min.)	Mar 29, 2012 11:51 AM
101	Need to consider each of the succeeding generations to come without having to subdivide.	Mar 29, 2012 10:51 AM
102	I don't think the buyer of the property should change the rules for what is an appropriate land use / development. There should be, in addition to the 'one time split' a short plat / small subdivision process that allows the same thing, but doesn't limit a landowner to sell only to family. Also, if the zoning allows more dwellings on the property, those can be built to house family, or anyone else for that matter, without splitting the parcel.	Mar 29, 2012 8:04 AM
103	I like the idea of streamlining the process and allowing a family to provide a lot for more than one child or family member. However, I am concerned about it being misused to acheive traditional subdivisions. I assume if a traditional subdivision is intended, it will have it's own process to go through for approval. My point is I am comfortable with streamlining, with allowing more than one split, if it refers true subdivision requests to a different process, consistent with any other subdivision development plan in the valley.	Mar 29, 2012 5:54 AM
104	I need more education. Sounds good.	Mar 28, 2012 10:49 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

105	That's how we got in this mess in the first place.	Mar 28, 2012 9:58 PM
106	This is just an excuse to put in an underfunded development. How many family splits been asked for since last plan?	Mar 28, 2012 7:51 PM
107	IF and only IF it is really for a family member and is a one time split.	Mar 28, 2012 4:12 PM
108	Adequate safeguards must be included to make sure the intent of the family split is maintained. The family lot split was abused quite extensively in Teton County, WY to subvert the subdivision process.	Mar 28, 2012 3:03 PM
109	Necessary to facilitate family members to continue farming and preserve our ag heritage.	Mar 28, 2012 2:39 PM
110	Only if the family owes the property and they are able to sell it for development	Mar 28, 2012 2:18 PM
111	goal should be to give family the right to give kids and grandkids and greatgrandkids (unlimited) a spot to build. Should not be a set acreage or size. Must take president over wildlife corridors.	Mar 28, 2012 1:52 PM
112	size is very important. 5-10 acre minimums might be best for water, septic and valuations to the sellers	Mar 28, 2012 1:28 PM
113	So long as they are rigged to defeat the system	Mar 28, 2012 12:59 PM
114	It depends -- will the recipient of the lots just simply sell them? What about infrastructure? Will landowners be responsible for putting in a road, access, and fire protection? Most homeowners cannot afford that. I think even if Teton County allowed lot splits, it would not be an option if owners had to put in necessary infrastructure. Would also like to see a mechanism where the recipient could not sell a parcel for 7 years.	Mar 28, 2012 12:13 PM
115	The land belongs to the family. What the land owner decides to do with it is his decision.	Mar 28, 2012 10:48 AM
116	Agree with the idea as long as it's used to create a lot that would stay within the family - maybe for a given period of time?? This should not allow for the creation of a regular subdivision or lots for speculation. That should be a completely separate process.	Mar 28, 2012 10:39 AM
117	yes, with provisions in place to prevent abuse.	Mar 28, 2012 9:52 AM
118	I am in favor of this overall but I feel like the protection of the value of my property is in the details. Specifically, I feel a lot split that is consistent with the zoning may be appropriate.	Mar 28, 2012 9:18 AM
119	But agree that need to have carefully drafted regulations to help avoid just a roundabout way to create a new non-family subdivision.	Mar 28, 2012 9:12 AM
120	It is a useful tool, but i can imagine it being abused if the ordinance language isn't specific. To accomplish that the intent will need to be crystal clear as crafted in the Comp Plan.	Mar 28, 2012 8:10 AM
121	It is a family heritage and to keep farming in the community this would be an	Mar 28, 2012 7:32 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

	incentive to stay.	
122	in favor if it does not lead via loophole in the zoning to further plats and overdevelopment	Mar 28, 2012 7:10 AM
123	It depends on how many acres to start with and how many splits requested	Mar 28, 2012 6:26 AM
124	If a family member of a farm wants to build allow them too. Don't split the farm land'	Mar 27, 2012 9:20 PM
125	Let people who own land sell or split it how they want. Why should should any group of people get to tell another how, why, or when they can sell or split their own property?? Its absurd!	Mar 27, 2012 8:19 PM
126	If splitting off a lot causes restrictions to be placed on the rest of the farm I am not for it. I am aware of some of the problems that have been caused by allowing a split but I think it could be a way to keep the whole farm from being subdivided. I don't want to subdivide, I want to farm, but I don't want to be forced into farming as the only option.	Mar 27, 2012 8:01 PM
127	The splits need to stay in the family. Some will lot split and then allow the splits to be sold outside the family.	Mar 27, 2012 7:56 PM
128	I think it is a great idea. Would be nice to just have the land split be big enough for one home. That way ground could stay productive in agriculture. instead of having one home sit on 20 acres of weeds.	Mar 27, 2012 7:29 PM
129	no question families have the right to give what ever to family members	Mar 27, 2012 7:26 PM
130	lot splits have really ruined the valley. how many lot splits now? Thousands. Way too many. How many have homes on them? far to few. Think first folks. why split more? for a selfish few?	Mar 27, 2012 6:49 PM
131	Yet with limits and reguation.	Mar 27, 2012 6:44 PM
132	I think that a land could be split more than once, especially if it is immediate family. Not sure how small we should be able to go, but maybe 5 acres if there are certain requirements met, but not complete infrastructure complete.	Mar 27, 2012 6:22 PM
133	I like it if you could split it more than once. With more than one offspring you need to be able have other splits.	Mar 27, 2012 6:06 PM
134	i like the idea of passing on to families and allowing them to keep living on and farming their land - as long as it's being used as that and not under the radar subdividing	Mar 27, 2012 5:43 PM
135	It would be a good ordanance IF you can figure out how to prevent agresive people from using it to create de-facto subdivisions without restrictions. This kind of ordanance has been tried in Jackson and Teton Valley before with bad results. Adding a resale time delay, or putting non-family development restrictions on the parcels might keep their use to legitimate family use.	Mar 27, 2012 5:35 PM
136	how many, how soon can they be resold, who is eligible, can you split off lots below the zoning level	Mar 27, 2012 4:46 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

137	Families should be able to split us land to family membes. My parents own acreage, but will be unable to pass it to four children as the zoning laws currently stand.	Mar 27, 2012 4:26 PM
138	If the splits do not affect open spaces. That is, in areas that are already densely developed, or in areas with trees, so that the visual impact is minimized.	Mar 27, 2012 4:16 PM
139	Sounds to me like opening a can of worms that won't go away. You have family lot splits, then one family memeber decides to sell their lot and then the next and pretty soon you dont have family lots at all, just a bunch of small lots with non family memeber owning them. You can't restrict someones right to sell a lot without a lot of legal issues arising from it. Sounds like a good idea up front but not sure about the concept in the long run.	Mar 27, 2012 4:14 PM
140	This would have to be written in a way that wouldn't allow just one more way to allow cookie cutter subdivisions to arise almost anywhere in the valley.	Mar 27, 2012 4:01 PM
141	Fantastic. Why shouldn't someone in America be able to sell off a building site to family? This is an American right!!	Mar 27, 2012 3:43 PM
142	Fine if it doesn't just result in subdivision by another name	Mar 27, 2012 2:54 PM
143	By allowing family lot splits, you are more likely to maintain a rural setting. By not allowing this you will encourage selling to developers rather than keeping the property in the family. "If I can't split between my kids I'll sell to the highest bidder"	Mar 27, 2012 2:16 PM
144	Make it very easy.	Mar 27, 2012 2:15 PM
145	THIS IS ANOTHER TACTIC IN TAKING THE RIGHTS AWAY FROM THE FARMER. ON THE FRONT IT MAY SEEM OK, BUT WHEN ENFORCED IT REALLY TAKE RIGHTS AWAY AND THAT IS CALLED STEELING. FARMERS CAN ALL READY PASS THE PROPERTY TO THEIR CHILDREN, SO WAY DO WE NEED THIS???? WE DON'T!!!!	Mar 27, 2012 2:14 PM
146	There should be very little ordinaces on this, however they should not be able to split off and make large developments	Mar 27, 2012 2:12 PM
147	As long as there is a deed restriction that restricts the transfer of title to only immediate family.	Mar 27, 2012 2:03 PM
148	According to size of immediate family. No smaller than 1 acre would they can hook up to septic.	Mar 27, 2012 1:57 PM
149	I think people should be able to give a piece of their land to their children. However, I think the rules here have to be written clearly as folks in other counties have misused the family exemption. I think it should be immediate family members with a minimum size parameter.	Mar 27, 2012 1:48 PM
150	depends on whether the size of the lot fits the zoning I guess.	Mar 27, 2012 1:45 PM
151	It allows for some flexibility. Would be good to build in as much as possible.	Mar 27, 2012 1:42 PM
152	In concept a good idea- implementation and fairness and control impossible.	Mar 27, 2012 1:40 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

	Fremont Co is a disaster!!	
153	I think families should be able to leave there family members a legacy, but it should not be a loophole to bypass the subdivision process and create unneeded subdivisions.	Mar 27, 2012 1:32 PM
154	Don't really like this, but maybe it is a tool. Short plat would solve this. Less regulation, preserve values. Current zoning to be grandfathered.	Mar 27, 2012 1:12 PM
155	My Grandfather homesteaded on our farm in 1889. Our family as well as myself, grew up on this farm; we would like the privilege of passing it on to those who love it.	Mar 27, 2012 1:06 PM
156	limitation on overall density of the 'family compound' would be difficult	Mar 27, 2012 1:01 PM
157	To try and mandate the size a family has to devide to creates terrible problems. There are too many variables. The family knows and needs and their land and conditions required. To put a blanket size is irresponsible. Their are families with one to twelve children. One size cannot fit all.	Mar 27, 2012 12:42 PM
158	The concept is good, but I wonder if it would really only be utilized for the intended purpose. Then, farther down the road, since the lot has already been subdivided, doesn't that allow for individual sales?	Mar 27, 2012 12:41 PM
159	Would there be a length of time before a family member could sell?	Mar 27, 2012 12:35 PM
160	Good, within limits. There need to be limits to the # of splits and the minimun size parcel allowed to be split.	Mar 27, 2012 11:55 AM
161	This could be turned a million ways. Who is "immediate family," a family lot split for each of their x number of children and grandchildren, for descendants who are working the land, or just want a place to live? I'm in support of helping keep the pastoral setting and agricultural history of our vallley alive, but it also seems like it is the families who want their kids to be able to stay on the land are the same ones who want the ability to sell it to the highest bidder. If family lot splits go in, then the county should have a lien in place that specifies that it only be sold to family members or those who are actively working on the farm, or that the remainder of the land is placed under conservation easement to guarantee that the entire farm doesn't get parceled out in the name of "keeping the family farm."	Mar 27, 2012 11:39 AM
162	one time, minimum 5 acres, fully recorded, limit as to number. Fremont Co. really messed this up	Mar 27, 2012 11:27 AM
163	There must be adequate safegaurds to ensure that there is a reasonable minimum lot size and that the procedure is not used for unintended purposes	Mar 27, 2012 11:26 AM
164	Someone who has a lot of land in the valley, has been there for quite some time, and I feel has the right to do with it what they want.	Mar 27, 2012 11:22 AM
165	as long as it doesn't lead to more subdivisions.	Mar 27, 2012 11:05 AM
166	Please don't split family lots especially if it goes from generations to generations. We don't need people other than family members building on a farm.	Mar 27, 2012 11:02 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

167	Details of size, how many, and how often would have to be defined before this survey question can be validly answered by the public.	Mar 27, 2012 11:02 AM
168	This seems to get around the due process that is in place to mitigate problems	Mar 27, 2012 10:51 AM
169	If we can't have family splits then might as well take all inheritance left for people to be taken away in the county.	Mar 27, 2012 10:50 AM
170	As long as it is immediate family such as child, grandchild, sibling, great grandchild, parent, niece nephew I think this is great.	Mar 27, 2012 10:28 AM
171	The size of the property is the key in whether this is a valid option or not. A minimum number of acres should be imposed to keep the rural nature of the valley healthy.	Mar 27, 2012 10:20 AM
172	The same rule should apply to all splits. Subdivide is subdivide. The one time split is already a huge bone to the family farm. Look at other states. More than one is out of line with common sense.	Mar 27, 2012 10:04 AM
173	"Immediate family" can decide to develop eventually...	Mar 27, 2012 10:00 AM
174	At this point keeping open space is much more important than creating subdivisions. We have an overabundance of housing right now.	Mar 27, 2012 9:49 AM
175	How long would family members need to hold onto it, or would there be a deed restriction that prevented it's sale until that family member passed on?	Mar 27, 2012 9:28 AM
176	It will be abused.	Mar 27, 2012 7:26 AM
177	It should be allowed and give people who own property the right to give land to their own families.	Mar 27, 2012 6:42 AM
178	This ought to be a property owners right	Mar 27, 2012 6:28 AM
179	No one has the right to tell you how you can sell your land. To do so without compensation is a taking. Taking without compensation is against the law.	Mar 27, 2012 4:51 AM
180	The splits need to be with immediate family lines that trace back to the original landholder.	Mar 27, 2012 2:30 AM
181	You should be able to do whatever you want on your property.	Mar 26, 2012 10:10 PM
182	Land is sometimes the only inheritance we can give to our children and grandchildren, please don't restrict us or say we can't.	Mar 26, 2012 8:46 PM
183	strict limitation to real family members should be enforced.	Mar 26, 2012 8:33 PM
184	Language needs to include multi-generational posterity.	Mar 26, 2012 8:29 PM
185	you should be able to split for family as many times as you need. 8-12 kids whatever.	Mar 26, 2012 8:09 PM
186	It should not be anyone but my own choice on how I split my property within my own family and it shouldn't matter if it is a 1st, 2nd or 3rd cousin, uncle, nephew	Mar 26, 2012 7:40 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

	or niece. It was and is my families land and not someones to dictate how it is used or split. Interfering with farmers property rights because people think it is a "scenic corridor" and it should be preserved is no bodies business beside that of the owner	
187	current zoning is sufficient.	Mar 26, 2012 7:33 PM
188	Family lot splits get too complex. Current zoning of A2.5 and A.20 are sufficient for family lot splits.	Mar 26, 2012 7:03 PM
189	Would not want this to be abused and the overall goal needs to protect the overall plan for the valley	Mar 26, 2012 6:54 PM
190	Like, if its at the discretion of the land owners or individual families, not the county. It needs to fit the families need, not some special interest groups.	Mar 26, 2012 6:47 PM
191	However, what would prevent the family members from selling off their lots and therefore making a subdivision	Mar 26, 2012 6:46 PM
192	families should have the ability to divide their land for children or grandchildren in a streamlined way--i'd like to see the language of the document to determine whether I like or dislike	Mar 26, 2012 5:51 PM
193	Give the next generation an opportunity to have a parcel of land (20 acres +/-) without costing them thousands of dollars in fees.	Mar 26, 2012 5:13 PM
194	I think this tool can be really great as long as it stays true to the intention of preserving family farms and preventing the abuses of this sort of tool that have been seen in other communities.	Mar 26, 2012 5:04 PM
195	What is considered a family	Mar 26, 2012 4:53 PM
196	Government should not be involved in stating the size or number of family splits that can be done. It should be directly related to the number of individuals (parents/children) in the family.	Mar 26, 2012 4:48 PM
197	It depends on how it is done. If the split involves a large acreage division, it presents any number of issues (there should be something in the regs. to insure that the prior nature of the land use must stay the same). Otherwise multiple splits may have the positive of retaining family members to work the land.	Mar 26, 2012 4:13 PM
198	Specifications on who qualifies as "family"	Mar 26, 2012 4:09 PM
199	I don't think there should be special treatment for family buying parcels of land -- it should be straightforward and easy for *anyone*.	Mar 26, 2012 4:05 PM
200	depends on size of split - off depends on location on the property. You don't want to end up with it looking like another large acerage subdivision	Mar 26, 2012 3:54 PM
201	However, the ultimate ordinance needs to be written to apply to immediate family ONLY, and it is important that the end product still be in accordance within the applicable zoning regulation for the parcel.	Mar 26, 2012 3:30 PM
202	It is our right to allow our children to have place in this Valley!	Mar 26, 2012 3:27 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

203	Most landowners would love to pass their property onto their children. Why would keeping land in the family be any different than passing on other keepsakes to our children?	Mar 26, 2012 3:16 PM
204	Since these farmers and ranchers are the people that have been stewards of the land, let's try to help these families out.. I believe you would find most of these families agree with keeping the rural 'feel' of the valley without infringing upon their property rights.	Mar 26, 2012 2:36 PM
205	I like the existing ordinance. Family lot splits have been abused in the past.	Mar 26, 2012 2:27 PM
206	How many family lot splits can occur before there is no farm left? I would like to see farming to continue in Valley.	Mar 26, 2012 2:24 PM
207	Giving the farmer all the options available to help preserve and protect the family rights.	Mar 26, 2012 2:24 PM
208	Dont' want to see a subdivision arise out of a lot split. It has already happened.	Mar 26, 2012 2:05 PM
209	I don't like the 'one time split' portion of the family lot split option. Many families have multiple children/ dependents/ heirs, and would be forced into subdividing rather than a simple split.	Mar 26, 2012 2:05 PM
210	no restrictions should be put on the land splits, if we choose to give or sell to family it should be allowed without penalties for what isn't divided	Mar 26, 2012 2:01 PM
211	I view the family lot splits as a fundamental right of the landowner.	Mar 26, 2012 1:49 PM
212	We would have not started a sub division if we could have given our 3 children a lot. We gave one to our daughter for a home, our 2 boys wanted one but we had to have a subdivision on our ranch for them to have a lot for a home.	Mar 26, 2012 1:46 PM
213	I have concern that this will be used in order to create a defacto subdivision and will be used to skirt regulations such as requiring infrastructure and a retainer to make sure the infrastructure will be put in.	Mar 26, 2012 1:45 PM
214	There needs some regulation so it does not get out of control.	Mar 26, 2012 1:35 PM
215	This tool has been abused and would need to be closely regulated. And what happens when that "family member" decides to move away and sell the lot? This is the sort of abuse that has happened in other communities. Couldn't some "accessory dwelling" allowances be made for families that don't want to all live together in the same house but avoids splitting the land up?	Mar 26, 2012 1:35 PM
216	Family lot splits should be allowed and made more easy to do. However, there needs to be some sort of oversight to prevent abuse.	Mar 26, 2012 1:33 PM
217	Why are there stringent restrictions on the remaining parcel? Doesn't the decrease in the number of farming families tell you that agriculture is no longer a viable source of living for most families? How can you guarantee children of farmers will pursue the same endeavor?	Mar 26, 2012 1:29 PM
218	This is only right and fair.	Mar 26, 2012 1:15 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

219	Keep splits sizes same. No limit on times split.	Mar 26, 2012 1:12 PM
220	I am in favor of the Family Lot splits but the restrictions on the remaining parcel must not present undo burden for current or future owners or devalue the property for current owner or future generations. PS (I don't thing homestead in the picture above this question is in Teton County - I believe it is in Bonneville County)	Mar 26, 2012 1:09 PM
221	if you can still have your property rights and not lose to a conservation easement then family lot spits would be good.	Mar 26, 2012 1:07 PM
222	THE land owner should be able to split their land of any size to immediate family members.....	Mar 26, 2012 12:48 PM
223	the reg needs to be clear to prevent abuses of intention	Mar 26, 2012 12:48 PM
224	As long as it is clearly defined	Mar 26, 2012 12:41 PM
225	Follow Wyoming's statute	Mar 26, 2012 12:40 PM
226	If you have 3 children, you should be able to give each a portion of the land.	Mar 26, 2012 12:39 PM
227	The community's answer to this question should be completely dependent upon the restrictions placed on this type of division.	Mar 26, 2012 12:34 PM
228	Family Lot Splits shouldn't be abused as a way to create a regular subdivision.	Mar 26, 2012 12:34 PM
229	As long as there are regulations limiting future or futher subdivision beyond family members	Mar 26, 2012 12:31 PM
230	eliminate the one time split	Mar 26, 2012 12:30 PM
231	This will be used as a tool to abuse zoning and develop without accepting the cost of impact to the county.	Mar 26, 2012 12:30 PM
232	How many splits? I don't want to see "compounds"	Mar 26, 2012 12:27 PM
233	no urban sprawl. perhaps the homesites could allow for open space and habitat conservation with some kind of tax break.	Mar 26, 2012 12:06 PM
234	I feel like if it's truly for a family member then it should be allowed, but not to provide for people's retirement to subdivide.	Mar 26, 2012 12:01 PM
235	But it should NOT be abused!	Mar 26, 2012 11:53 AM
236	Will this be tracked in the future, for instance, once a lot is split, can it be sold after a generation to another owner who would then be eligible for splitting again? Does the county have the ability to track this?	Mar 26, 2012 11:51 AM
237	needs to be clear about purpose to prevent abuses	Mar 26, 2012 11:46 AM
238	With clear guidelines	Mar 26, 2012 11:44 AM
239	The tool needs to be clear about preserving family farms and to prevent the	Mar 26, 2012 10:39 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

abuses of this sort of tool that have been seen in other communities (e.g., passing on to 3rd cousins, infinite lot splits, etc. should be prevented).

240	Must be written to avoid endless lot splits by extended families.	Mar 26, 2012 9:52 AM
241	It would depend on what size lots the area would be subdivided into for the family. What would the family need to do if they did decide to make it into a subdivision outside of the family. Would they need to file subdivision paperwork?	Mar 26, 2012 8:52 AM
242	too much room for abuse	Mar 26, 2012 7:09 AM
243	Which clause of the United States Constitution gives any authority to prevent me from giving my land to my children? Why do you ask?	Mar 26, 2012 5:38 AM
244	the rinaldites and varders should not be given control of lands that aren't theirs	Mar 25, 2012 8:46 PM
245	Family should be able to split their land ANY WAY THEY WANT to family members!!!!!!!	Mar 25, 2012 8:29 PM
246	This is something that I think should be allowed, however i have heard that it has been taken advantage of in the past. Therefore, I think a tighter process needs to be in place.	Mar 25, 2012 8:18 PM
247	The devil would be in the details of how with what restrictions, for how long etc	Mar 25, 2012 8:13 PM
248	Another option could be to simply allow additional homes on the lot for family members without splitting the lot.	Mar 25, 2012 7:59 PM
249	family splits are important but rules have to be in place to prevent abuse of the privilage. Family communes yes, Five families paying \$35.00 ayear in property tax with 15 children in school NO!	Mar 25, 2012 6:47 PM
250	The intent of the FLS can easily be abused as we have already seen done here in the valley. It should be controlled like everything else and have limits. Hate to say it because I'm dead set against government intrusion but if folks acted not only in the best interest of themselves but in the best interest of the community as a whole as well, we wouldn't need rules. Seems to me folks who want this process to be easier have subversive ulterior motives. I keep hearing folks complaining about their "Land Rights" and how any development restrictions/ standards whatsoever constitute a taking. What they really want is unlimited ability to do whatever they so wish without any repercussions...that includes development, splitting off and selling, etc.	Mar 25, 2012 6:39 PM
251	Must be included within comp plan,and must give landowners opportunity to give to each child a small parcel. No requirement for a 20 acre min. parcel. One-two acres acceptable.	Mar 25, 2012 6:37 PM
252	But I see too many restrictions that would be attached	Mar 25, 2012 5:42 PM
253	Use existing rules.	Mar 25, 2012 4:21 PM
254	It would depend on the wording and on the impact on the entire piece of land.	Mar 25, 2012 3:26 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

255	Who are you to determine to whom the lot splits are made or for what purpose? That should be no business of County government.	Mar 25, 2012 12:10 PM
256	Like the idea of continued farming in the Valley- especially if it means fewer subdivisions!	Mar 25, 2012 11:41 AM
257	If less than three lots are created that is one thing and it is fine, if the true intent is to create a subdivision (of any size) that is not fine.	Mar 25, 2012 8:58 AM
258	limit to one time and to immediate family members (children)	Mar 25, 2012 8:37 AM
259	What constraints are associated with a family lot split? Could the family member benefiting from the split then sell the lot to a 3rd party?	Mar 25, 2012 8:04 AM
260	I'm in favor of the idea behind the "Family Lot Split" (ie. that immediate family members should be enabled to live on the farm and occupy separate lots. The rules and mechanism for creating the splits should be revised. Clearly, it's a very complicated issue to solve. I would like to see ag families supported in their effort to live and work on the farm, but would not want to see this lead to unintended subdivisions and sprawl.	Mar 24, 2012 8:15 PM
261	Depends on how big the parcel is to begin with and what impact it has on the surrounding land owners and environment	Mar 24, 2012 3:45 PM
262	how many family lots would be allowed	Mar 24, 2012 3:40 PM
263	Family lot splits have been widely abused and disrupt efforts at sustainable planning.	Mar 24, 2012 3:16 PM
264	Leads to unsustainable sized plots.	Mar 24, 2012 3:14 PM
265	Essential to keep family heirs involved in ag in future	Mar 24, 2012 2:23 PM
266	guidelines need to be established as to what denotes a family- how long in the valley, how much land, etc. if a corporation is a person, this exception could easily be exploited.	Mar 24, 2012 2:12 PM
267	We have six children that we have tried to give land to, but because of the P&Z we have spent most of our savings trying to fit into, but have not been able to do so without doing a "whole" sub-division thing.	Mar 24, 2012 12:56 PM
268	Family Lot splits are an important option that should be available to be used for the family farm. They should be able to give their children a lot without subdividing. After all it is their property!	Mar 24, 2012 12:40 PM
269	Families on large tracks of land should be able to provide lots for family, especially long standing families in the valley but there must be guidelines to keep it from being abused. Example. If someone has 100 acres they should be able to lot split but only within 20 acre minimum parcels or cluster grouping to help have less land developed and keep open spaces of farming intact. In this example there would be either 5 parcels max or group cluster within 10 acres while preserving the remaining 90.	Mar 24, 2012 11:40 AM
270	So long as it doesn't undermine the density goals or is used as a means to work	Mar 24, 2012 9:26 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

around existing regulations on land use and planning.

271	If the overarching principles of open space preservation and responsible design are preserved I think a family land split could work. It must be conducted within the bigger picture framework which protects the nature of the valley.	Mar 24, 2012 8:58 AM
272	This is an ugly can of worms that is easily exploited. See what happened with this in Teton County, Wyoming. Don't do it!!!	Mar 24, 2012 8:45 AM
273	no subdivisions	Mar 24, 2012 8:33 AM
274	Depends on the location, impact on surrounding environments, including rivers, streams, wetlands, etc. It would also depend on the number of times the lot were to be split (e.g. 3 versus 15).	Mar 24, 2012 7:01 AM
275	If they can be enforced. Need to look into Jackson situation carefully.	Mar 24, 2012 4:13 AM
276	Lot split needs to be 30 acres or less	Mar 23, 2012 10:49 PM
277	I would support splits that allow the family to have housing for the family members and supporting the farm. I don't support creating subdivisions out side the urban areas scattered across the valley.	Mar 23, 2012 9:14 PM
278	I think there should be guidelines in place for this. Not necessarily prohibit them	Mar 23, 2012 7:35 PM
279	As long as land is kept in the immediate family and farmed!	Mar 23, 2012 6:49 PM
280	I'm in favor of the concept but I'm not sure what's wrong with the current framework. Seems to me tha it's worthwhile to have controls in place if you want to go through a second land split.	Mar 23, 2012 6:10 PM
281	We support the idea but know that family lot splits could easily be abused. They should be VERY limited and very infrequent. Other options should be considered. When farmland gets split up, it is less likely to continue as an operating farm. Family lot splits may not help sustain farming. Perhaps a regulation that allows more family homes on an undivided piece of property would be a better solution. If a family lot split is allowed and occurs, then that lot should not be permitted to be sold again. Passed on via inheritance, but not sold. (50 years?)	Mar 23, 2012 5:31 PM
282	As long as this option is really used to help keep families on their farms and farming, I like it. I am a little concerned about potential loopholes that would enable infinite lots splits in the future. Would like to see clear closing of potential loopholes.	Mar 23, 2012 5:29 PM
283	Don't want it mis-used to create sub-divisions, but I like the concept.	Mar 23, 2012 4:55 PM
284	Need more info on the splits. How many times? Acres? Also, I have heard numerous times about how hard it is to farm in this valley. This from farmers of large farms. If large family farms are split into smaller plots, how do those farmers survive? It is time to take a realistic look at the future of the family farm in Teton County Idaho. Do a scientific study. Use the Extension Service and the experience of longtime farmers in this valley. My concern is that future farms that don't thrive will be turned into subdivisions all around the valley.	Mar 23, 2012 4:45 PM

Page 2, Q1. What do you think about allowing Family Lot Splits?

285	Depends on where it is. Does it provide open space?	Mar 23, 2012 4:32 PM
286	As long as this is used for immediate family and not abused, I support it.	Mar 23, 2012 3:24 PM
287	Fremont county has a similar program called short plats that is being abused. Families are allowed 5 splits but there is no regulation that it has to go to a family member and many 20 and 40 acres parcels are becoming 4 and 8 acre lots regardless of the scenic or habitat qualities of the land and without allowing public comment. If Teton county is going to do this we need to limit it to one or two lots, include some form of public review and limit its use away from scenic and wildlife corridors	Mar 23, 2012 3:10 PM
288	This is an easily abused loop hole in sensible land use planning. Perhaps it would be beneficial that the land owners actually live there to prevent developer abuses.	Mar 23, 2012 2:54 PM
289	One time only to an immediate family member, no second cousins etc.	Mar 23, 2012 2:48 PM
290	needs to be regulated to prevent endless splitting	Mar 23, 2012 2:21 PM
291	The explanation is unclear. I need more information.	Mar 23, 2012 2:06 PM
292	I think this could help make sure that farmers are able to pass some of the value of their land on to their families. I would want to make sure that there were regulations in place to prevent abuse of this allowance.	Mar 23, 2012 1:58 PM
293	close loopholes on number of splits and who is family	Mar 23, 2012 1:43 PM
294	this has been severely abused in the past in Teton Co to create de facto subdivisions. I am in support of making legitimate family splits more streamlined i.e less costly but we need to be careful with details to avoid abuse. We need to have some oversight of lot/building placement when splits occur in the wildlife overlay or other sensitive area.	Mar 23, 2012 1:35 PM
295	I support the following notion: Family Lot Splits would allow parcels to be split off of a larger parcel in order to be passed on to immediate family members such as children or parents. This could help keep families living on the family farm to continue farming. However, do not support subdivisions in the middle of farmland.	Mar 23, 2012 1:32 PM
296	Family lot splits are used as loopholes to subdivide	Mar 23, 2012 12:09 PM
297	There should be a minimum lot size or acreage that could be split. To me "Family" means people who have a common last name or parentage. If the "child" decides to sell his lot to a non-member of the family, it shouldn't be allowed to be split.	Mar 23, 2012 11:48 AM
298	It should be compatible with the surrounding use.	Mar 23, 2012 11:46 AM
299	Of course the family should be allowed to split the land with other family members.	Mar 23, 2012 10:59 AM
300	Streamline the process. Needs to be affordable.	Mar 23, 2012 10:01 AM

Page 2, Q1. What do you think about allowing Family Lot Splits?

301	But you can't split land off for your cousins, cousins' kids, nieces/nephews, etc. That would be beyond the whole point. I think allowing for a FAMILY PUD would give the flexibility in lot size and setbacks, and allow farmers to master plan their own farms.	Mar 23, 2012 8:44 AM
302	On a limited number of splits.	Mar 23, 2012 8:32 AM
303	It's a fair tool, with limitations on how many splits can take place so that it cannot be abused. See the process in Teton County, WY for guidance on how to strike that balance appropriate.	Mar 23, 2012 8:32 AM
304	This can be a great tool, but it's ripe for abuse. I totally 100% disagree with the farmers who want every generation to be able to split, split, split.	Mar 23, 2012 8:15 AM
305	This is a good idea, provided there are adequate safeguards to prevent abuse. Perhaps a deed restriction or something similar to keep landowners from using the process as an easy way to subdivide and sell.	Mar 23, 2012 7:46 AM
306	Seems like a good solution, especially if there is some flexibility. Large splits are great for farming and/or enjoying a large piece of land as a descendant. But some people will want to just give a small piece of acreage to his/her children for a house. So maybe the restrictions flux slightly with the number of times you can split AND/OR the size of the lots. One kid may have small acreage with a house while they other may choose to farm. And guidelines could be conditional. If a families want to "cluster" houses they could maybe split more times or if the lots are quite large they could split more times.	Mar 23, 2012 3:31 AM
307	if limits put on number of splits and minimum years that the beneficiary owns the parcel	Mar 22, 2012 10:14 PM

Page 3, Q2. What do you think about creating incentives for Large Lot Subdivisions?

1	How big?	Apr 6, 2012 3:42 PM
2	Better to keep it as farm land, but also preferable not to split down to small lots.	Apr 6, 2012 3:16 PM
3	Most small family farms are not in a position to take advantage of this kind of 'break off 80 acres to keep farming'. 80 acres sold off will be purchased and taken through the proposed longer process and divided. Corporate farms will be able to farm 80 acres, this won't effect their ability to 'keep farming' either. This discussion does not SOLVE anything and appears circular.	Apr 6, 2012 11:12 AM
4	What will keep the incentive from becoming a regulation down the road? What is protecting private property owners rights from over regulation?	Apr 6, 2012 9:35 AM
5	the problem now is too many small subdivisions and it breaks up natural environment and is terrible for animal corridors	Apr 6, 2012 8:32 AM
6	Ideally this would preserve larger parcels from future development and enhance overall land values by minimizing the opportunity to flood the market with additional small parcels that drive down relative worth by creating too much supply.	Apr 6, 2012 7:43 AM
7	It depends. I am not a fan of 5 acre subdivision plots. I think houses should be concentrated or on 20 acres, there are enough mid size plots in the valley	Apr 6, 2012 7:41 AM
8	What are you talking about when you say incentives? Are you paying us money to let you run our property?	Apr 6, 2012 7:40 AM
9	It depends on how much ground you own. I don't own ground, so I don't have a right to make decisions for some one who does.	Apr 6, 2012 7:31 AM
10	I'm worried about creating more subdivisions even if they are 'large lots'. There are so many subdivisions that will take years to build out, surely this would make the timeframe even longer.	Apr 6, 2012 7:31 AM
11	What do you MEAN by incentives?? EXPLAIN!	Apr 6, 2012 7:26 AM
12	What do you mean by incentives?	Apr 6, 2012 7:22 AM
13	Incentives is a scary word- it's not your ground/subdivision- not your business!	Apr 6, 2012 7:15 AM
14	It depends on the incentives.	Apr 6, 2012 5:33 AM
15	This is just a scheme to create a subdivision without the usual controls. We need to cluster new homesites and not spread them around the county. Spreading homesites here and there is more expensive to the county to service than are clustered homes. The county should not be taking step to increase the cost of servicing homesites to benefit the few at the expense of the large majority of non-farming taxpayers who already pay over 95% of the property taxes in Teton County.	Apr 5, 2012 5:58 PM
16	In theory this sounds like an ok idea as it allows for divisions to occur. However, I see this as a step towards only allowing large lot splits which I am opposed to.	Apr 5, 2012 5:31 PM
17	In theory this makes sense, but it still needs to go through an appropriate	Apr 5, 2012 3:54 PM

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	approval process that addresses all the same things that any subdivision would.	
18	WE HAVE ENOUGH for 70+ years. Limit new ones until some are null & void or sold into!	Apr 5, 2012 1:43 PM
19	We don't need anymore subdivisions and won't in the near future, like 20 years. Why encourage development at all right now?	Apr 5, 2012 12:35 PM
20	the question is not worded very well. I don't understand how having 80 lots is necessarily better than 20 lots.	Apr 5, 2012 12:17 PM
21	Like if large lots are prevented from going to weeds, like farming, ranching. Must have restrictions preventing large lot from going fallow.	Apr 5, 2012 11:09 AM
22	I would htink that 60 acres would be the minimum.	Apr 5, 2012 11:02 AM
23	I like this idea because it would allow buyers who desire larger acreage but also desire the covenants and restrictions available in a subdivision.	Apr 5, 2012 10:37 AM
24	I strongly support large lot subdivisions, but am not sure what is meant by "incentives". Can't they just be zoned for large lots?	Apr 5, 2012 10:06 AM
25	A large lot subdivision speaks for itself in that those who wish to maintain and own larger acreages understand their own motivation. The present 20 acre lot size is an adequate regulator of overall size in that the buyer/owner can purchase the number of lots which suits him and his needs, and the rule is already instituted.	Apr 5, 2012 9:22 AM
26	Only a very limited minority can afford 60 acres. Thats another didtatorship making every one subservient to the kings.	Apr 5, 2012 7:35 AM
27	Would the acres lay fallow or would they be farmed?	Apr 5, 2012 3:57 AM
28	Would these "large" lots have an ag tax break, would the owner be required to farm or lease his land to a farmer or rancher? If not, what about weed control if lot is not maintained? Since only the rich would be able to afford 40, 80, or 100 acres, would they be able to use the Family Farm Lot Split even though they do not farm the land and create a de facto subdivision? Generally I would like the true farmer or rancher to provide land for his family and thus keep the land for generations in ranching or farming.	Apr 4, 2012 7:12 PM
29	A property owner should be able to divide into large or small lots as long as they number doesn't go above current zoning.	Apr 4, 2012 3:44 PM
30	We need to down zone in rural areas and promote infill development in town. If this means increased density in rural areas outside city limits, I'm opposed.	Apr 4, 2012 12:29 PM
31	Large non-ag lots seem to just end up in weed fields.	Apr 4, 2012 12:20 PM
32	If it can be tied into community infrastructure and assessed based on its distance and burden to county.	Apr 4, 2012 12:14 PM
33	As long as they are close to cities and services.	Apr 4, 2012 12:07 PM

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34	Large meaning larger than 20 acres per lot. Also, all development should initiate around downtown cores and then grow outward - NOT - the other way around.	Apr 4, 2012 9:19 AM
35	Make it a sensible size requirement like 40, 60 or 100 acres.	Apr 4, 2012 9:11 AM
36	another tool that I feel can be effective. If instituted, I would support a split no smaller than 20 acres.	Apr 4, 2012 9:06 AM
37	If it is really large - like 50 acres.	Apr 4, 2012 8:57 AM
38	This is another option to take away property rights.	Apr 4, 2012 8:47 AM
39	People should be able to split their property like they want. Large or small lots.	Apr 4, 2012 8:41 AM
40	Give consideration to letting farmers sell or build in the corner where the water sprinkling circle doesn't get. Farmers need to have a say in what amount they sell - There is too much control now!	Apr 4, 2012 8:25 AM
41	i think a land owner should be able to sell the amount of acres he want to - without being told how much he can sell!	Apr 4, 2012 8:17 AM
42	Are the land owners here to provide the open space for everyone? Are they here to provide the beauty of the land for everyone? The land owner should be able to have the freedom to do with the land, that they worked so hard to get, what they would like or need to do financially	Apr 4, 2012 7:35 AM
43	Why is this needed? If the existing zoning requires 20 acres minimum the farmer can sell anything more and there shouldn't be a problem. He should not have to subdivide to meet this requirement.	Apr 3, 2012 4:01 PM
44	I think it is a good way to preserve rural character and help to concentrate smaller lots in the towns, where they belong. This will need to be implemented hand-in-hand with a family lot split ordinance, because I see that as a common scenario on local farms (e.g., a farmer wants to split off 5 acres for each of his 3 children)	Apr 3, 2012 2:47 PM
45	Have affected property owners requested this action? Have they been surveyed relative to their opinions? Is this proposal intended to offset other proposals which might not be so popular?	Apr 3, 2012 12:32 PM
46	Large lot subdivision incentives are a good idea and is one that fell on deaf ears when I suggested them to commissioners 10 years ago. Depending on size, there should be a tax advantage included, similar to ag exemption, as a perk.	Apr 3, 2012 11:59 AM
47	I thought that the county was responsible for the health, safety and welfare of the residents of the county. Why do we have to regulate and micro-manage every aspect of others land that have something we are ourselves do not. This is not a public threat.	Apr 3, 2012 10:43 AM
48	I think its ok to have 40 acres split off for various reasons. The initial split should be for agriculture for at least 1 -2 growing seasons. Then the parcel could be subdivided by the new owner. The original split shouldn't be for a change in use. That should come at some time later. This would help slow fast tracking and flipping subdivisions w/o a well laid plan or financial commitment.	Apr 3, 2012 9:09 AM

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49	There needs to be clearly defined zones for this kind of code. There are many people who could afford to buy a 5 to 10 acre lot closer to town than but could not afford a 20 acre parcel out in the "country". You have to understand the market for large parcels these days or you could end up with a nice piece of property that no one can afford and wouldn't be interested in if they could because of location. I don't know what these zones look like throughout the county so more information is needed. I am not, however, in favor of large lots (10+) if it is not used for agricultural use.	Apr 2, 2012 4:31 PM
50	Again this depends on what incentives there might be. The important idea here is not to give so many incentive bonuses that the underlying goal is lost. Just look at our PUD ordinance to see what can happen.	Apr 2, 2012 3:27 PM
51	I do believe that it would preserve the rural character of the valley. It would also raise property values.	Apr 2, 2012 3:26 PM
52	we have so many subdivisions that have just a couple of houses on them. In effect the first houses have a subdivision to themselves	Apr 2, 2012 10:00 AM
53	If the land is taken care of and doesn't become a weed patch.	Apr 2, 2012 9:28 AM
54	I think large lot subdivisions could be effective in preserving open space. However, I do think there is potential for non-farmers to end up with big chunks of land and then just not maintain them. Noxious weeds are a big problem in this valley, and large areas of previously disturbed soil that are not being actively maintained just make the problem worse. That said, I would be in favor of large lot subdivisions as a way to preserve open space and give farmers a means to raise cash without fully subdividing.	Apr 2, 2012 8:20 AM
55	A trick to make the peasants conform to their demands. We don't have to help them decide how to rob us.	Apr 2, 2012 7:55 AM
56	Farmers and other large land owners had been selling parcels to subsidize their income for years. Well at least until the county got involved and passed zoning to control what a person can and can not do with their land.	Apr 2, 2012 7:16 AM
57	We have so many subdivision right now with many lots unsold, why do we need more subdivisions?	Apr 2, 2012 5:55 AM
58	20 acres would be nice	Apr 2, 2012 5:28 AM
59	Again. It's the families property and they should have the ultimate say.	Apr 1, 2012 9:33 PM
60	I think you should be able to maximize the use of the land as dictated by the market.	Apr 1, 2012 9:07 PM
61	Would fear this eventually leads to lots of large lot subdivision which would create expensive lot prices and possibly raise property values higher than necessary.	Apr 1, 2012 5:01 PM
62	I suspect the regulations on the lot split off would be so rigid it could never be split again.	Apr 1, 2012 4:41 PM
63	The areas between population centers ought to remain open spaces with large	Apr 1, 2012 10:10 AM

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	lots such as 2.5+ acres.	
64	Not sure about the 40 and 80. May be better done with a percentage.	Apr 1, 2012 9:48 AM
65	I like this concept; however, is it realistic for someone to purchase 80 acres of land?	Apr 1, 2012 7:56 AM
66	Regular people cannot afford to buy 80 acre lots, and or 40 acre lots. What if someone that has lived in the valley all their life want to finally get some money from his farm ground? It wouldn't happen unless he subdivided his whole farm.	Mar 31, 2012 10:16 PM
67	Once again, without the details it is too vague & could well be unacceptable in its final form.	Mar 31, 2012 6:28 PM
68	Though it sounds "nice" environmentally, it would severely restrict the value of the farmer's property since there would be less demand (and less money available to buy) large lots.	Mar 31, 2012 12:25 PM
69	Like - if they are large and preserve the rural landscape	Mar 31, 2012 9:44 AM
70	Large lot subdivisions increase sprawl.	Mar 31, 2012 8:03 AM
71	Instead of making large lots, set aside some land only for agriculture and open space. "subdivisions" should be condensed.	Mar 31, 2012 5:50 AM
72	Frankly, my preference would be to cluster the housing into the three county communities and keep large areas of open space for rural agriculture (i.e. following the principles of smart growth). However, I understand the desire of local land owners to be able to "have their cake and eat it too." If the only way to keep the already endangered agricultural industry alive is to allow them to subdivide into large lots and farm around them, then I would reluctantly approve.	Mar 30, 2012 1:53 PM
73	Let land owners decide what to do without government "assistance".	Mar 30, 2012 1:11 PM
74	Sounds great as long as we don't give away control of the whole picture. If done future divides should be still on a large scale. The bottom line is homes on large lots-- 60+ acres.	Mar 30, 2012 9:29 AM
75	If the incentives were financial and fully reimbursed the landowner for the value destroyed by altering the zoning classification, maybe. What is NOT fair is to in effect require landowners to donate their land to public use without compensation .	Mar 30, 2012 7:54 AM
76	on the size of the lots and regulations added. This could still be used to our disadvantage.	Mar 30, 2012 7:44 AM
77	On the size of the lots	Mar 29, 2012 7:29 PM
78	if there is one problem with this if we feel unequal we probably are unequal incentives are not needed when the developer would increase his size if it would pay out regardless of incentives	Mar 29, 2012 4:22 PM
79	Like this option more, as it maintains, view corridors, wildlife corridors and our valley culture.	Mar 29, 2012 12:52 PM

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80	As part of PD which clusters development, while retaining agricultural opportunity.	Mar 29, 2012 11:52 AM
81	The streamlining and reduced requirements should make sense and not leave loopholes; protection of rural character is only one land use objective.	Mar 29, 2012 8:10 AM
82	Probably like	Mar 28, 2012 10:51 PM
83	80 acres can't be farmed economically. If a proposed subdivision on that 80 acres has to follow the PUD regs,; then it may be OK.	Mar 28, 2012 7:56 PM
84	anything to encourage larger lots.	Mar 28, 2012 4:13 PM
85	"reduced requirements" could create problems	Mar 28, 2012 3:40 PM
86	20 acres or larger lots just end up making a mess of weeds. Too small to farm, and too large to mow and take care of.	Mar 28, 2012 1:52 PM
87	Again, depends on the area and neighborhood land usus.	Mar 28, 2012 1:29 PM
88	Like as long as one home is allowed per lot and not divided a PUD method and thus allowing higher density than the underlying zoning.	Mar 28, 2012 12:15 PM
89	One lot would cost lots of money, prohibitive to the average buyer. Large lot subdivisions could be beneficial if a provision is made for part or a lot of the land to still be farmed.	Mar 28, 2012 12:12 PM
90	Incentives for getting what you want can be a useful tool.	Mar 28, 2012 10:51 AM
91	As long as requirements are not reduced so much that the large lot(s) created have inadequate infrastructure, etc. or compromise the overall goals of the land planning regulations.	Mar 28, 2012 10:45 AM
92	Very much need this.	Mar 28, 2012 9:13 AM
93	Large lot subdivisions seems to be encroaching on definitionally being a small farm or large rural acreage for horses, livestock or other agricultural use... I'm not sure what the intent is other than to make it easier for a large farm/ranch to be broken into a number of smaller farms/ranches. I'm not sure that is desirable or realistically attainable.	Mar 28, 2012 8:13 AM
94	When I found out the large split could not be subdivided if the buyer so wished, I was a little concerned because this is too large for 1 house and too small to farm. There is some work that needs to put in this. Take the 1 time lot split off and this would not be necessary.	Mar 28, 2012 7:32 AM
95	Don't like the county telling me what to do with my land	Mar 28, 2012 3:27 AM
96	If that was the case 20 yrs ago most of the people in Teton Valley would not be living here.	Mar 27, 2012 8:20 PM
97	As long as it is in addition to and not instead of the current zoning.	Mar 27, 2012 8:18 PM
98	If it is the will of the property owner then no problem but if it is mandatory set by	Mar 27, 2012 8:02 PM

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	zoning requirements against the will of the property owner then definately NO.	
99	I like the approach to incentives rather than restricting or "punishing" farmers for the land they have kept open up to this point. I don't think that 2 1/2 acres is too small of a lot for out in the country and I think that land owners in that zoning should be able to have that option.	Mar 27, 2012 8:02 PM
100	Promoters of large lot sub-divisions need to provide \$'s to give as incentiives rather than lip serve as how great it will be for the community. Maybe those wanting large lots should just purchase the property then do what they want. If they do not own the land then they should not be allowed an opinion as to how the land is used unless it deals with health or safety.	Mar 27, 2012 8:01 PM
101	It would be nice to stream line large lots that only have a single home. Maybe 20 acres or so.	Mar 27, 2012 7:30 PM
102	land owners should be allowed to choose	Mar 27, 2012 7:29 PM
103	the more you split...the more lowest common demoninator you get. poor planning folks. think first. why should a few selfish folks rule the day?	Mar 27, 2012 6:50 PM
104	with limits and regulation	Mar 27, 2012 6:47 PM
105	What is a large lot to live on? 5?10? 40? 80? Colorrado has done this in places and it eventually leads to gentrification, not preservation of rural character, folks rich enough to buy 40 or 80 acres won't farm it or lease it, they will just fence it off and let it grow weeds! How about small clusters of homes tied to larger parcels which can still be farmed? The farmer gets some income, a few homes are built on nicer lots, surrounded by undeveloped land, the reast of the parcel remins in use.	Mar 27, 2012 5:35 PM
106	As long as the minimum size is 20 acres or larger, I like the idea.	Mar 27, 2012 4:18 PM
107	Once again, not enough information to really decide at this point. Could make sense, possibly.	Mar 27, 2012 4:02 PM
108	AGAIN THIS IS A RESTRICTION. ANY TIME YOU CREAT INCENTIVES, YOU ARE TAKING THE RIGHTS AWAY FROM THE LAND OWNER. WE READ THAT THIS WILL "PRESERVE OUR RURAL LANDSCAPE", BUT AT WHO'S EXPENSE? THE LAND OWNER!!! MOST PEOPLE DO NOT CONTROL THE WEEDS OR GRASS EVEN ON AN ACRE LOT, IT WOULD BE EVEN WORSE ON LARGE LOTS. ARE WE TRIING TO PRESERVE OUR LANDSCAPE OR LOCK UP SOMEONES PROPERTY??? IF THIS PASSES THE PROPERTY OWNER WILL BE "ROBBED" OF HIS PROPERTY BECAUSE HE WILL HAVE "NO" RIGHTS.	Mar 27, 2012 3:49 PM
109	Thistles and weeds will run rampant. Owners don't take care of weeds on 2.5 ac lots, and who would want 80 acres if you don't have farming equipment anyway? Who thought of this idea?	Mar 27, 2012 3:45 PM
110	only if the resulting lots are of a reasonable size for farming.	Mar 27, 2012 2:18 PM
111	As long as doesn't not take away density.	Mar 27, 2012 2:15 PM

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112	I don't want to be limited to anything larger than 20 acres. We don't want A-40 or A-60+.	Mar 27, 2012 2:10 PM
113	Do not like Ag-60. Can't one buyer already purchase 40 or 60 contiguous acres. What does this accomplish?	Mar 27, 2012 1:57 PM
114	Prefer small clustered lots with adjoining large common open space. Just to be clear- if I had to choose between one house on 60 acres vs. 24 2.5 acre lots- I would choose the 1 house. My true preference however, is clustering an in-fill inside neighborhoods.	Mar 27, 2012 1:49 PM
115	Depends on definite parameters that would need to be set.	Mar 27, 2012 1:49 PM
116	Better than small lot subdivisions but I do like clustering better than any subdivision at all. I want open space AND NO BURMS!	Mar 27, 2012 1:45 PM
117	We need to clearly define large lot size	Mar 27, 2012 1:41 PM
118	Large being 10 or more acres.	Mar 27, 2012 1:40 PM
119	Don't really like this one either. Short plat would solve this.	Mar 27, 2012 1:35 PM
120	We feel if an owner of a farm wants to subdivide, they should have that privilege of doing so, provided they are not infringing on other people's rights.	Mar 27, 2012 1:06 PM
121	What would be the intent and purpose? 'Least density'? max profit?	Mar 27, 2012 1:03 PM
122	This would occur naturally as farmers need to sell of small pieces to keep going. Farming here is very marginal- they need freedom to survive.	Mar 27, 2012 12:42 PM
123	Ok within limits - perhaps a cap of these types of lots allowed per 1,000 acres or in a defined rural area	Mar 27, 2012 12:25 PM
124	Are we trying to preserve the rural character or are we trying to keep agriculture alive? Again, it depends on the lot size (hopefully more than 80 acres) and the long term restrictions on the land. So, they separate it into 80 acres parcels, sell off a homesite, claim its a family farm, then break off an additional 4 lots for kids, and suddenly have 5 lots on 80 acres, creating a higher density than the original 1 Ouse per 20 acres? The devil will be in the details with how these will be written.	Mar 27, 2012 11:45 AM
125	Truly depends on location and impact to the surrounding other owners	Mar 27, 2012 11:41 AM
126	I feel it depends on the property and what the land owner wants.	Mar 27, 2012 11:25 AM
127	more details needed	Mar 27, 2012 11:06 AM
128	Again, it depends on how you define "large." This question cannot validly be answered by the public until "large" is defined.	Mar 27, 2012 11:05 AM
129	Depend on how the large land is taken care of and maintained	Mar 27, 2012 10:51 AM
130	If it is fro FARMING ONLY yes, but not for trophy homes or for new subdivisions.	Mar 27, 2012 10:40 AM

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131	I like the option. I would really like to see concrete objective data of communities that used this approach say 10-20 years ago to see what the results were. I am not convinced it is going to make a huge difference, if the large lot that is broken off can not be further used. (Also why are the pictures picked for the survey so ugly? They seem biased. I seem to want to mark Don't Like even though its a great idea just because of them)	Mar 27, 2012 10:31 AM
132	Infrastructure comes to mind. How does an impact fee or other financial consideration of public services be dealt with?	Mar 27, 2012 10:07 AM
133	Large lots can still fragment the landscape, but 2-80 acre parcels on 160 acres are less fragmenting than 8-20 acre parcels	Mar 27, 2012 10:01 AM
134	I like this idea as long as it doesn't work to make land prohibitively expensive.	Mar 27, 2012 9:50 AM
135	Would that large lot be deed restricted, so it could no longer be divided? If so, I like	Mar 27, 2012 9:30 AM
136	Large lots (anything over 1 acre) are unmanagable by most buyers. Simply put, over an acre is too small to farm and too large for a lawn. The large lots are too often left unattended just grow weeds.	Mar 27, 2012 7:50 AM
137	Lots should be split in smaller acres so people will take care of the land better.	Mar 27, 2012 6:44 AM
138	We are okay with incentives to decrease density but we don't want more than 20 acres A-20 restrictions. We also may want to sell off an acre here and there but still maintain the farm ground around it. We would like to see that option available.	Mar 27, 2012 2:33 AM
139	Sounds real vague. May be a problem as in settling an estate or posible other cases.	Mar 26, 2012 9:06 PM
140	It is not fun to live in a subdivision with all the ordinances. That's why we live in the country.	Mar 26, 2012 8:47 PM
141	this could lead to just larger lot zombie subdivisions.	Mar 26, 2012 8:34 PM
142	Do not restrict private/rural land owners. It's their land. If one wants open spaces, move next to public land.	Mar 26, 2012 8:32 PM
143	so we just make it up as we go. just so you can take away property rights.	Mar 26, 2012 8:19 PM
144	I don't like the the Large lot idea (40, 60, 80 acre) because I believe that there are more people out there that would be interested in parcels such as 2.5, 5, 10 acres and in order for our economy to grow in Teton Valley we need people not 79 acres that are now undeveloped and can't cant be. I want to see the economy grow and I believe without more people in our valley there is no such thing as a growing economy in our valley	Mar 26, 2012 7:46 PM
145	current zoning is sufficient. this plan gets overly complex and takes away effort needed to be spent on building and stabilizing economic development.	Mar 26, 2012 7:35 PM
146	current zoning of A2.5 and A20 are sufficient controls of property owners rights	Mar 26, 2012 7:06 PM

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147	preserves rural character and prevents over building	Mar 26, 2012 6:55 PM
148	Incentives, who going to paid for them?	Mar 26, 2012 6:47 PM
149	could be good--seems like the issue here is whether we desire large open spaces or not. the land owner should be able to decide what happens with their land. wherein many feel open spaces are preferred, we could provide the "carrot" of streamlined process to those desiring to do a land split if they provide for more open space. But on the other hand, we can't be too restrictive in our codes to prevent the land owner accomplishing a different design. We can provide incentives but we must not punish the land owner if they desire something different	Mar 26, 2012 6:02 PM
150	Why force the existing farmer to provide all of the open space that government thinks there needs to be in the valley. It appears to be a "taking" of property owned by the farmer.	Mar 26, 2012 4:50 PM
151	I favor it as long as there is something in the code that would limited further subdivision of such lots	Mar 26, 2012 4:16 PM
152	Same as the last question. I think existing subdivision law should be simplified and subdivisions should not be discouraged.	Mar 26, 2012 4:06 PM
153	one home in 20 acres	Mar 26, 2012 4:03 PM
154	Large lots have to be large enough for a farmer to be interested in farming it.	Mar 26, 2012 3:56 PM
155	There should also be an incentive to locate buildings so they do not disrupt farming activities such as irrigation, planting, harvesting, grazing, ect. Try not to waste productive land.	Mar 26, 2012 3:36 PM
156	I think large lot subdivisions are good! But... it is critical that all subdivisions, with large or small lot sizes, are closely examined. So, even with a streamlined process we much have a process which looks closely at the unique impacts associated with each proposal.	Mar 26, 2012 3:30 PM
157	define "incentives" Farmers keeping the Ag tax rate and making money off the land should be enough incentive	Mar 26, 2012 2:42 PM
158	It makes no sense to have 40 to 80 acre 'lots'. There is no current market for such and I don't see that market being created down the road. Costs of purchasing 40-80 acres 'lots' would price most people out of the market. 40-80 acres is a HUGE lot of land. There are numerous 40 and 80 acre parces available not. Subdividing that that size makes no sense.	Mar 26, 2012 2:40 PM
159	Who's gonna take care of these large parcels? Weeds, Weeds, Weeds	Mar 26, 2012 2:30 PM
160	The bigger the better. Of course the end outcome of such zoniing depends a great deal on the overall configuration of those lots. Attention should be given to existing resources such as stream corridors and wildlife habitats when laying out lots of any size.	Mar 26, 2012 2:29 PM
161	Only appropriate if gaurentee is there to keep it in agriculture. Conservation easements, open space guarentee , a tool for keeping farm in family. I don't	Mar 26, 2012 2:29 PM

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	know how to spell guarentee!	
162	who wants larger lots? To what advantage is that? More weeds, and unused property, for who? what are the incentives and for who's advantage?	Mar 26, 2012 2:04 PM
163	I like the idea of large lot subdivisions as an option not as only option. It depends on the land under consideration.	Mar 26, 2012 1:58 PM
164	I like carrots better than sticks	Mar 26, 2012 1:46 PM
165	Again, I think this is something that could be abused. I prefer to push for changing the zoning of the rural properties according to the zoning map that was created earlier in the comp plan process that required larger lots in areas further from development centers such as the cities. Making it "easier" isn't the answer. Anyone who wants to divide their property should have to go through the same process. What if someone wanted to split off 80 acres in an environmentally sensitive area through a "streamlined" process. Would that mean that no impact studies would be required?	Mar 26, 2012 1:43 PM
166	What happens down the road can they break it up? If they can't what is the difference will they have property rights? Property rights are the most important issue we can not lose our rights ever.	Mar 26, 2012 1:40 PM
167	40 acres seems more reasonable than 60 acres.	Mar 26, 2012 1:34 PM
168	This is such a V.A.R.D. smoke screen. Who can afford lots of this size? What about maintenance issues. Absolutely not. Having smaller lot sizes are minimum sizes; developers have the option of creating these larger lots. However the reverse certainly isn't true. A smoke screen to create open space for non-land owners.	Mar 26, 2012 1:32 PM
169	It depends on whether the infrastructure for handling utilities is in place and can bear the load. I am not much in favor of creating subdivisions with septic tanks and leach fields all over the place near water wells.	Mar 26, 2012 1:23 PM
170	Max lot size of 20 acres	Mar 26, 2012 1:23 PM
171	The government is treading thin ice here trying to steer development through favoring a group that prefers more open space and restricting those who may be in fiscal need of selling property. Any restriction will de-value and hurt the land owner on a micro scale. If the brush stroke is too broad it may injure all land owners in devaluing the all the properties. Some will argue that Large Lot Subs will create scarcity but that is only in a real estate market that is thriving to a scale that we have never seen before (close in the early 2000s) but the demand would need to be extremely high for Large Lot Subdivision provision to drive up property values.	Mar 26, 2012 1:16 PM
172	if you have a way to farm and take care of the open space within the subdivision	Mar 26, 2012 1:07 PM
173	50 acre minimum size	Mar 26, 2012 12:48 PM
174	Need more information and better understanding	Mar 26, 2012 12:45 PM
175	yes. Helps preserve rural character, but gives land owners ability to sell	Mar 26, 2012 12:43 PM

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176	We did have a large lot provision in the code that gave incentives and exemptions from wildlife overlays, etc. Such a provision should be reinserted.	Mar 26, 2012 12:41 PM
177	It just makes sense as long as there are still reasonable restrictions or requirements for wildlife passage, tree clearing (if applicable), fire, access, etc.	Mar 26, 2012 12:37 PM
178	"Streamlined approval process" sounds like code for, "we'll make your approval easier if you believe in the same zoning policies as we do." That's pretty much shameful.	Mar 26, 2012 12:37 PM
179	I like this provided it's an incentive and not a mandate. In general I think that's a smart way to handle additional restrictions - incentives landowners to use them rather than force them to use them.	Mar 26, 2012 12:33 PM
180	I do like large lots in subdivisions, although I do not believe anything over 20 acres should be considered a subdivision. So long as it is zoned A20.	Mar 26, 2012 12:30 PM
181	How many people are actually still farming here? Seriously.	Mar 26, 2012 12:29 PM
182	Would lean towards larger parcels.	Mar 26, 2012 12:24 PM
183	large would need to be greater than 40 acres	Mar 26, 2012 12:11 PM
184	I support whatever it takes for the farmers of the valley to continue their livelihood. We have alot to thank them for already.	Mar 26, 2012 12:07 PM
185	Would prefer open space requirements rather than 40 acre lots. However, 40 or 20 acre lots would permit ag uses within subdivisions.	Mar 26, 2012 11:47 AM
186	Great idea to preserve our rural heritage and reduced density of housing outside city limits.	Mar 26, 2012 10:43 AM
187	minimum 160 acres	Mar 26, 2012 9:53 AM
188	only if they are assessed based on the strain they put on county infrastructure for being in the middle of nowhere and not tied to any existing infrastructure.	Mar 26, 2012 7:09 AM
189	Whomsoever controls my property, controls my life! The right to life is a inviolate gift to each living person.	Mar 26, 2012 5:38 AM
190	Incentives yes required no	Mar 25, 2012 9:27 PM
191	you want to live in town and recreate on lands owned by others; lands that the agriculture industry has preserved without government intervention	Mar 25, 2012 8:48 PM
192	I like this as an option, but I am afraid it will become the standard and do away with smaller lot divisions which I am COMPLETELY against!	Mar 25, 2012 8:30 PM
193	How would farmers farm around a piece in the midst of a farm? What would be the impact to the home owner or parcel owner of the farming?	Mar 25, 2012 8:17 PM
194	What? an 80 acre lot? That's a farm not a lot. If you own 160 acres and you want to sell 4 lots at 40 acresd each that is fine. If you want to subdivide one 40 acre piece into 2.5 acre lots that is a different subject entirely. Holding subdivisions at	Mar 25, 2012 6:54 PM

Page 3, Q2. What do you think about creating incentives for Large Lot Subdivisions?

	the agriculture tax rate is just another form of tax evasion. Watch my property value go up while someone else pays for the infrastructure improvemnets.	
195	once again, any type of split without some type of control will likely result in abuse through loopholes. if the loopholes cannot be closed, we will still end up with a fully built and developed valley....it may just take longer.	Mar 25, 2012 6:43 PM
196	Of course, we don't know what questions are coming up next in the survey, so this question could be biased, or it could be reasonable....it all depends.	Mar 25, 2012 6:38 PM
197	This is like voting before the names are on the ballot. How can I know if it is a good idea with out the particulars?	Mar 25, 2012 5:44 PM
198	If I get this right, you propose to lay a conservation or open space levy on us and use the money you collect to purchase easements that suit your ideas of "public benefit." And you say there is "overwhelming sentiment" for this???? Prove it with a public vote.	Mar 25, 2012 12:16 PM
199	"Large" would need be an absolute minimum of 20 acres.	Mar 25, 2012 9:11 AM
200	If the homes are appropriately bermed, landscaped, and or located on the lot so that they don't "stick out."	Mar 24, 2012 8:23 PM
201	If the lots were truly LARGE in acreage	Mar 24, 2012 3:41 PM
202	Lots should be at least 40 acres.	Mar 24, 2012 3:15 PM
203	This should be an option, but I do not agree that this should be imposed or required by County. We should not down zone.	Mar 24, 2012 2:25 PM
204	sounds good in theory, but what are the guidelines. how long must one hold the 'large' lot before subdividing it (if ever).	Mar 24, 2012 2:16 PM
205	I learned at the Victor Meeting that large lot sales like this mean that whoever buys the ground will not be able to split the land at all. This really narrows down any buyers. I think there are very few people that would be able to afford a large parcel like this and then it would have to remain just one parcel after that. It may be an option but a very slim one at that. Then someone still needs to take care of that ground to keep it looking good and weed free.	Mar 24, 2012 12:45 PM
206	I think this is a good idea but it depends on the size of the acreage. Having large lots like 60 plus acres preserves open vistas and land but if not done correctly it can be difficult to farm the remaining land in a fragmented way. Cluster housing would be best with smaller lots and vast open spaces.	Mar 24, 2012 11:54 AM
207	The goal of this is very commendable!	Mar 24, 2012 9:28 AM
208	I think state law has an exemption above 35 acres for parcels to be created without subdivision, like Wyoming. There should be incentives for clustering and preservation of functional large acreages that can be actually irrigated and farmed. Mere parcelling of large rectangles does nothing to preserve functional ag, only open space.	Mar 24, 2012 9:03 AM
209	Within the framework of preserving the rural character and critical habitat I would	Mar 24, 2012 9:00 AM

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support this.

210	I am in favor of keeping dwellings and their impacts as centralized as possible as opposed to spreading dwellings and their impacts out over every 40 or 80 acres. Spreading out requires additional sewer, electric, garbage, road cutting and all other concerns related to habitation of previously uninhabited lands.	Mar 24, 2012 7:03 AM
211	if it is two large of a parcel then it doesn't do the farmer any good	Mar 23, 2012 10:52 PM
212	I prefer the idea of clustering homes and having common open space	Mar 23, 2012 7:36 PM
213	As long as they are kept at 40 or 80 acres, no smaller.	Mar 23, 2012 6:50 PM
214	Speeded up approval process for 80 acres or larger. NOTHING smaller deserves an incentive of any kind. We do not believe this would help the land remain as productive agricultural land, so do not think it is a solution.	Mar 23, 2012 5:34 PM
215	It needs to create both viable agr. use, and not cut up more wild habitat.	Mar 23, 2012 4:56 PM
216	An interesting compromise that benefits farmers, homeowners, and wildlife.	Mar 23, 2012 4:48 PM
217	residential lots should be clustered. Large lots would increase costs of infrastructure and county services. Specific areas of large properties should be determined to be developable or not, in order to minimize the cost to the county and impacts to the wildlife.	Mar 23, 2012 3:31 PM
218	This is great for preserving the rural character of the valley and will help keep habitat open.	Mar 23, 2012 3:25 PM
219	This may drive development away from our towns to larger parcels. I can see canyon creek having 32 100 acre lots. Which would still be a huge cost for the county. I like the larger size lots and believe they should be recognized, but still reviewed by the public and ranked on their protection of scenic and wildlife values	Mar 23, 2012 3:13 PM
220	could be part of a healthy mix and somewhat duplicates what small historic farmsteads made the landscape look like.	Mar 23, 2012 2:57 PM
221	larger lots are better but should not be allowed without the process still allowing for proper evaluation (ie the process should not be too streamlined)	Mar 23, 2012 2:23 PM
222	I don't think people would break off a piece if they need the money or need to reduce the size of their farm. I think they would just break it up and sell to the highest bidder- but it's just speculation on my part. Also, wouldn't this result in a 'dense' or denser small neighborhood next to a rolling farm? That doesn't seem rural character. Strange idea.	Mar 23, 2012 2:10 PM
223	In a rural community like Teton Valley, I think this makes a lot of sense. It could help preserve the agricultural heritage of the area, while protecting open space and allowing for some additional freedom for large landowners.	Mar 23, 2012 2:00 PM
224	Research on wildlife shows that density i.e. lot size is not always the driving factor in habitat function. Lot placement is equally important. i am in favor of large lots if they are say at least 2-4X the base zoning density AND the county	Mar 23, 2012 1:38 PM

Page 3, Q2. What do you think about creating incentives for Large Lot Subdivisions?

	has standards for building placement particularly in the wildlife or wetlands overlay or other sensitive areas.	
225	I support this notion: The lots would need to be large enough to help reach the goal of preserving rural character and larger than what the underlying zoning would allow.	Mar 23, 2012 1:33 PM
226	Why create incentives for any subdivisions, and zoning should be appropriate for rural areas so that only large lot subdivisions are allowed anyway	Mar 23, 2012 12:11 PM
227	It is a good idea to offer incentives for larger lot subdivisions. The process and requirements are currently too involved and expensive for large lot subdivisions to make financial sense. While I think this is a good idea, I do not support a 60 acre minimum lot size. That will do nothing to help our struggling economy.	Mar 23, 2012 11:49 AM
228	Could be treated as a PUD with a maximum houses allowed. Development fees could be less for the larger lots - say 10 + acres.	Mar 23, 2012 11:48 AM
229	Wont work. Too costly. No market. Need a farmer to maintain.	Mar 23, 2012 10:04 AM
230	Very few people can afford or want 80 acre lots. If they do, they rarely can take care of it. You can't assume any farmer would want to keep taking care of land that they no longer own. Maybe they are selling the land so they won't have to keep losing money farming.	Mar 23, 2012 10:02 AM
231	The bigger the better.	Mar 23, 2012 8:44 AM
232	It seems like a sufficient incentive for a large lot subdivision is to simply allow them to happen with a streamlined process. No need for additional financial incentives for someone trying to make money by subdividing. If the plan can't survive without additional financial incentives, the developer shouldn't do it.	Mar 23, 2012 8:35 AM
233	Must be 20 acres or larger.	Mar 23, 2012 8:33 AM
234	Would further subdivisions be allowed?	Mar 23, 2012 8:16 AM
235	I like this provided it is for zoning that is already greater than A20. I dont think this should be applicable to lots smaller than 40 acres	Mar 23, 2012 7:49 AM
236	This is great. The other night made it seem like folks would need a slightly smaller size. So 40 might be better than 80 or 30 might be better than 60.	Mar 23, 2012 3:35 AM
237	parcels must be LARGE, 80 acres +	Mar 22, 2012 10:14 PM

Page 4, Q3. What do you think about creating incentives for cluster developments?

1	If clustering is to preserve natural features, that would be OK. I don't like the idea of just house, after house, after house.	Apr 6, 2012 3:52 PM
2	I do like the concept of clustering, but I don't like the idea of clustering in wetlands or other scenic areas where you shouldn't encourage lots of housing.	Apr 6, 2012 3:43 PM
3	Cluster developments should be in areas that already have clustered development, rather than in pristine areas or farming areas.	Apr 6, 2012 3:17 PM
4	It's a good idea to preserve open space, and it looks appropriate for neighborhood near Creekside Meadows (shown in pic). But subdivisions such as Chilly Water that put 13 homes on .5-acre lots in a 2.5 zoning does not fit with the surrounding area.	Apr 6, 2012 12:34 PM
5	It sounds good on paper. I've seen it happen in our surrounding areas that the farm operation is eventually shut down due to unhappy neighbors.	Apr 6, 2012 11:14 AM
6	When people move to a community like Teton Valley, they generally are not looking for city life - people living right on top of each other. They want to see the mountains not what their neighbor is eating for dinner. I believe some research has been done into communities where cluster development is practiced, and I know the idea is to keep as much open space in the valley as possible. However, will we really be creating communities where a majority of people who move to this valley will want to live? I would suggest no. And again what is going to keep the incentive from becoming a regulation?	Apr 6, 2012 9:50 AM
7	Cluster developments do not fit the needs or wants of everybody.	Apr 6, 2012 9:44 AM
8	absolutely necessary	Apr 6, 2012 8:33 AM
9	This makes sense because it would allow for efficient, cost effective infrastructure while allowing for appropriate future use of the surrounding open land, whether for farming or wildlife passage.	Apr 6, 2012 7:46 AM
10	although I feel like the best would be to cluster around the towns or around existing clusters.	Apr 6, 2012 7:41 AM
11	Don't know what you mean by incentives? Could it be communism? Could it be socialism? Could it be a free lunch at Tonys? When you ask a stupid question, at least give us a clue of what you mean by incentives!	Apr 6, 2012 7:40 AM
12	It's depends on what your incentives are about. What does that mean?	Apr 6, 2012 7:32 AM
13	Let's work on developing the existing subdivisions.	Apr 6, 2012 7:31 AM
14	AGAIN, What are your incentives?	Apr 6, 2012 7:26 AM
15	I don't like any of this- what do you mean by incentives- who are you to put houses in clusters? I am not giving you any open spaces for your pleasure. It's my ground!	Apr 6, 2012 7:22 AM
16	incentives- there's that word again! What do you mean?	Apr 6, 2012 7:16 AM
17	depends on how close the houses are and maintenance of grounds.	Apr 6, 2012 7:11 AM

Page 4, Q3. What do you think about creating incentives for cluster developments?

18	Clustering is the way to go. It costs the county less to service lots in a cluster than lots spread across the county with little rhyme or reason.	Apr 5, 2012 6:00 PM
19	I think that clustering makes sense in many circumstances, but I don't think it is always the solution. It depends on the desired product.	Apr 5, 2012 5:32 PM
20	This is a great way to preserve rural character and sensitive natural resources.	Apr 5, 2012 3:55 PM
21	Do not pub "clusters" too close to each other. But clusters are a great idea. And people living in them seem to like it.	Apr 5, 2012 1:44 PM
22	Better	Apr 5, 2012 12:36 PM
23	Who would own and maintain the open space? The current subdivisions that have open space have major issues with weed control. What happens if it is no longer viable to farm (cost, death of farmer) then who is in charge of the land. There needs to be a process to change it from open space to a different zoning in the future.	Apr 5, 2012 12:20 PM
24	Density of clustered housing: The more rural the area (further from county services), the less density allowed. Housing should be compatible w/ landscape (eg, no houses on top of hills). Weeds: open space in clustered housing subdiv often goes fallow....weeds. How to prevent this? Impact fees or bonds put into an escow acct needed perhaps so open space can be taken care of. Somehow need to deal w/ all the open areas going fallow!!!!!!!	Apr 5, 2012 11:09 AM
25	I like clustering but a method of maintaining the open areas must also be part of the ordinances.	Apr 5, 2012 11:09 AM
26	As experience under the prior ordinance showed, such programs can be successful if implemented with good judgment; they can also be a vehicle for evading minimum lot sizes without offsetting benefits.	Apr 5, 2012 11:04 AM
27	It is important to dedicate open space for natural habitant and agricultural production but at the same time do we need more small developments.	Apr 5, 2012 10:44 AM
28	Clustering is great, but density needs to be low if the development is further out. Also, I am not sure why we need to create incentives - just make it a zoning law.	Apr 5, 2012 10:08 AM
29	Cluster developments have their place and benefits. They should not be given preferential status on the basis of philosophy or aesthetics alone, and most certainly on the backs of larger landowners whose lifelong plans hang in the balance. Clustered housing and farming for example, do not mix well at present due to the necessarily messy and noisy nature of farming, and the nature of children and dogs. Clustered housing exists everywhere in the form of towns and cities, and one can choose to live in one for the benefits derived in doing so.	Apr 5, 2012 9:34 AM
30	Another didtatorship	Apr 5, 2012 7:36 AM
31	This might be a good way to keep open space and ground in agriculture while letting property owner maintain his development rights. 2.5 acres is a large lot.	Apr 4, 2012 3:45 PM
32	if the open space is taken care of. Often times it becomes a weed patch that no one cares for.	Apr 4, 2012 1:10 PM

Page 4, Q3. What do you think about creating incentives for cluster developments?

33	This definitely makes sense and is a great tool for sustainable development.	Apr 4, 2012 12:30 PM
34	Not everyone wants to own a big lot. Having lots that are manageable ensure that they just don't turn into thistle fields.	Apr 4, 2012 12:20 PM
35	only way- we are on a path to be just another grim sprawling western place.	Apr 4, 2012 12:15 PM
36	High density needs to be in city impact areas only.	Apr 4, 2012 12:07 PM
37	BUT, again, development needs to grow from the downtown cores outward NOT from rural grounds.	Apr 4, 2012 9:19 AM
38	This would be appropriate in certain areas of the county.	Apr 4, 2012 9:11 AM
39	This is another option that seems to give large landowners good options.	Apr 4, 2012 9:06 AM
40	If it is close to a town. I don't think there should be growth or development away from the cities.	Apr 4, 2012 8:57 AM
41	This would be an option that could be worked on.	Apr 4, 2012 8:48 AM
42	People should be able to split their property like they want to.	Apr 4, 2012 8:42 AM
43	People don't come here to live in clusters.	Apr 4, 2012 8:33 AM
44	Clusters of houses look like a city - not a rural character. I think they need to be close to towns if at all.	Apr 4, 2012 8:26 AM
45	I think clustered houses look terrible. Neighbors are too close.	Apr 4, 2012 8:18 AM
46	I not really a cluster type person, wouldn't want my house clustered in with several others!	Apr 4, 2012 7:36 AM
47	This is a good idea, but unnecessary. If the farmer is allowed to construct additional dwellings for his children on one corner of his property, cluster developments will be achieved..	Apr 3, 2012 4:04 PM
48	It is a good idea, especially in the transitional areas on the outskirts of the towns. It provides for a smooth transition between rural lots and dense development in the towns. The biggest bang-for-the-buck would be realized if designated open space in multiple adjacent subdivisions could be aligned to provide a contiguous area of open space. If the open space can be concentrated along known wildlife movement/migration corridors, it would be especially valuable in terms of minimizing wildlife stress and providing safe passage.	Apr 3, 2012 2:53 PM
49	Cluster developments are always a good idea, with many benefits, not least of which are infrastructural efficiencies. Consider Skyline Ranch, next to the highway on the way to Jackson. The open land you pass is lovely and the homes there have always retained excellent resale value without a blight of McMansions.	Apr 3, 2012 11:59 AM
50	I do not like clustering, but if some else wants to do this that is fine. I don't like the looks of some of the subdivisions that are clustered so close that it looks shoddy. Some subdivisons like this are great...some are terrible, and don't even	Apr 3, 2012 10:43 AM

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have enough road width to keep the snow out of the road.

51	I like the concept but I wouldn't want to live there. I want the 1-2 acre lot. I like my space which is part of why I live here. I'd feel like a hipocrit if I made everyone like in a cluster. Why move here? I think larger lots are ok but open space is necessary there as well.	Apr 3, 2012 9:11 AM
52	you spelled 'maintained' wrong!	Apr 3, 2012 8:49 AM
53	I would be in favor of cluster developments if they are carefully zoned not to interfere with the natural beauty of the landscape. There is nothing worse than looking at great scenery and having it be obstructed by someone's big tall house. Cluster developments are a good idea as long as they enhance the scenery rather than obstruct it.	Apr 2, 2012 4:35 PM
54	It all comes down to the details. This could work in the rural parts of the county if the cluster lots were large enough. For example you can cluster 5 acre lots, but most folks think of urban sized lots and thus do not like the idea.	Apr 2, 2012 3:31 PM
55	It is important to keep a corridor with these developoments	Apr 2, 2012 3:27 PM
56	Size of owner lots and who decides how much open space	Apr 2, 2012 12:14 PM
57	It saves larger pieces of ground for farming	Apr 2, 2012 10:02 AM
58	It looks better, but if I were living in the country I wouldn't like to be right next to my neighbor.	Apr 2, 2012 9:29 AM
59	Stupid idea. People do not move into a rural area to be crammed into disgusting, noisy neighborhoods. We don't have to have this argument	Apr 2, 2012 7:56 AM
60	It depends on the restrictions placed on open areas, I am against more restrictions from government!!!!!!	Apr 2, 2012 5:58 AM
61	Let's keep making it easier for them.	Apr 1, 2012 9:34 PM
62	If I own my land and want to put a house in the middle of it and have space around me I should have that option. If I want neighbors watching me eat my breakfast from their kitchen, I will move into town and buy a small lot. That should be my option. Cluster development is fine for town, if you like living in clusters live in town. Leave my property alone and let me live on it where I desire.	Apr 1, 2012 9:12 PM
63	Most of these open spaces are just going to weed, and is an eyesore and agriculture problems with the weeds that don't get killed. I would rather see the whole thing filled with houses than weeds.	Apr 1, 2012 8:21 PM
64	I wouldn't necessarily support cluster development far from current towns. Islands of cluster throughout the valley aren't very appealing.	Apr 1, 2012 5:03 PM
65	People buying land like a little space. Lack of is one of Huntsmans issues in selling his homes.	Apr 1, 2012 4:43 PM
66	This is where trails and pathways can really make cluster developments	Apr 1, 2012 10:10 AM

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	attractive and connected to the beauty of our valley.	
67	I like it in certain zones. Close to towns and urban rural demarcation lines	Apr 1, 2012 9:50 AM
68	Critical to maintaining the natural beauty of the area.	Apr 1, 2012 7:57 AM
69	Not sure. Haven't seen this in actual action.	Mar 31, 2012 10:17 PM
70	The clustering of housing assumes several things: the developer would have such a large and valuable parcel that he/she could afford to "give up" a large percentage for open space --What about the owner of only 20 acres of non-farmable land??? What kind of incentives would be offered? The only one I think is fair is for those who propose forced clustering or downzoning to preserve open space for all open their wallets and reimburse the landowner for the loss of usable land since either action would essentially constitute a taking. Would those non-landowners in the effected areas be willing to subsidize conservation trusts and buy lost acres from landowners at pre-downzoning/clustering values? This to me is the ONLY feasible and fair solution.	Mar 31, 2012 12:40 PM
71	create incentives but don't make it mandatory.	Mar 31, 2012 12:17 PM
72	Cluster developments are a means to conserve farmland and wildlife habitat--but only to the degree that the developments avoid good farmland and good wildlife habitat (e.g., riparian areas & surface waters).	Mar 31, 2012 8:05 AM
73	I like this option the best	Mar 30, 2012 2:52 PM
74	This makes so much sense in so many ways -- preserving views, creating community, preserving wildlife migration patterns, providing economical community services, allowing pedestrian and bicycle alternatives to vehicular transportation, etc.	Mar 30, 2012 1:56 PM
75	Don't need incentives. Stay out of it government!	Mar 30, 2012 1:12 PM
76	This idea is good but in order to entice farmers to work the open space there needs to be enough contiguous land to make it economical for him to work it going forward otherwise instead of a small weed patch it will be a big one.	Mar 30, 2012 9:33 AM
77	Again, it depends on whether the value of the land is reduced . The key here is preserving open space while also protecting the value of the property .	Mar 30, 2012 7:56 AM
78	As long as these clusters are not too congested. These themselves can cause some major problems if not done correctly.	Mar 30, 2012 7:46 AM
79	if there is a need for clustrig then pay for it. not every one wants a neighbor	Mar 29, 2012 4:23 PM
80	Do we need more approved subdivisions?	Mar 29, 2012 12:52 PM
81	Private unit-cost incentives already exist, and could be enhanced to reflect public economies.	Mar 29, 2012 11:52 AM
82	As long as its an option and not a requirement	Mar 29, 2012 8:17 AM
83	This should be a primary focus, along with TDR, to create a more efficient	Mar 29, 2012 8:12 AM

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development pattern and more interactive communities.

84	I personally like the neighborhood feel of a cluster development that also allows for open space and rural character. I do not believe it is the single best option for subdivision and development, but I strongly believe it should be an available option, and one encouraged. It also often allows opportunities for homeownership at a lower price, making home ownership a reality for a wider range of community members.	Mar 29, 2012 5:59 AM
85	Who maintains the open space? Past developments have shown us that the property goes to waste and turns to weeds!!!	Mar 28, 2012 8:49 PM
86	Very good idea!	Mar 28, 2012 7:56 PM
87	LOVE this type of developement. this way the open space is MEANINGFUL and everyone in the subdivision will benefit.....as well as the indigenous animals!	Mar 28, 2012 4:14 PM
88	Adequate open space measures must be incorporated. In a broad, open valley, alot must be conserved to adequately mitigate even the smallest development.	Mar 28, 2012 3:04 PM
89	Our County should have flexibility to meet the needs of all farm owners, be it for family splits, large lot subdivisions as well as PUD clusters. There should be freedom for farmers to make their own choices and also encourage clustering to preserve both farmable spaces and habitat environs.	Mar 28, 2012 2:45 PM
90	It is better than large lot but no one wants to live in a cluster, or they would live in town.	Mar 28, 2012 1:53 PM
91	as long as they are not too crowded in a small area.	Mar 28, 2012 1:30 PM
92	"Cluster" can be hard to define though. But it is needed since so many of our county has wetland, riparian or other features worth preserving.	Mar 28, 2012 12:16 PM
93	Wow. I would hate to only have the option to live in a cluster.....We live here because we can live on our 10 acre piece of land and enjoy our neighbors that are 1.5 miles away.	Mar 28, 2012 10:52 AM
94	with special consideration for view corridors and wildlife migration routes.	Mar 28, 2012 9:53 AM
95	Makes a lot of sense, but the bonuses allowed by the last plan are outrageous.	Mar 28, 2012 9:14 AM
96	This is a great tool for people who can't afford a big piece of property with less upkeep. There is a space where they can enjoy and don't have to maintain. Also farming could be done as usual.	Mar 28, 2012 7:36 AM
97	no to mention more effcient infrastructure within the development and easier for city services	Mar 28, 2012 7:12 AM
98	Is it being required by VARD zoning or does the property owner have a say?	Mar 27, 2012 8:05 PM
99	I feel clusters have a place to centralize infra-structure ie. sewer and water lines, fire protection, roads, school bus stops, etc. \$'s serve as the best incentives.	Mar 27, 2012 8:05 PM
100	I know that clustering has become popular recently and I like it as an option.	Mar 27, 2012 8:02 PM

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	Don't some people move here to not have neighbors? I don't think it fits every situation.	
101	We already have these areas they are called city blocks (move to town)	Mar 27, 2012 7:33 PM
102	I would like smaller cheaper lots in the country for normal people. Maybe clusters would do that.	Mar 27, 2012 7:31 PM
103	reasonable	Mar 27, 2012 6:51 PM
104	Mostly I like to see the clusters in town but if we must go this way to help farmers keep farming I am for it. As long as the farmer is still involved with the open space or \$ from the cluster is going toward managing the open space.	Mar 27, 2012 6:49 PM
105	Future Slum	Mar 27, 2012 6:43 PM
106	I don't like restrictions on what I can do with MY property. If I wish to make 3 acre or 5 acre lots or 10 acre lots I should be able to do so. If I am not infringing on anyone else's rights.	Mar 27, 2012 6:11 PM
107	OK as long as you allow lots large enough to allow for "elbow room" and a rural feel, not a subdivision feel. Consider clusters with included common land for pasture, gardens, and recreation.	Mar 27, 2012 5:37 PM
108	We already offer incentives for clustering and the densities are a disaster. Require clustering and open space for any and all subdivision	Mar 27, 2012 4:48 PM
109	The lots in cluster should be very dense and the surrounding open space large. Not the tendency to call golf-course developments "clusters with open space".	Mar 27, 2012 4:21 PM
110	Makes far more sense than these ugly little wedding cake, unimaginative subdivisions.	Mar 27, 2012 4:03 PM
111	ALL THIS DOES IS CREATE LITTLE TOWNS ALL OVER THE COUNTRY SIDE. LET THOSE WHO WANT TO LIVE IN TOWN, LIVE IN TOWN. THOSE THAT DON'T, LET THEM BE. I DISAGREE WITH THIS TYPE OF DEVELOPMENT.	Mar 27, 2012 3:58 PM
112	Cluster developments are not a good idea. Again, who pays for the upkeep of open space for weed control? No One! Subdivision owners won't do it and the county doesn't stand their guns on weed control. Just look at the mess we have now - thistles spreading like wildfire.	Mar 27, 2012 3:51 PM
113	So long as the open space does not end up being golf courses or other areas that the general public has no access to	Mar 27, 2012 2:56 PM
114	yes!!! do this!!	Mar 27, 2012 2:19 PM
115	Good way to keep open spaces.	Mar 27, 2012 2:15 PM
116	Don't force us to cluster. Clustering may be good in some situations.	Mar 27, 2012 2:11 PM
117	When appropriate- in woods 2.5 acres are fine. Do not need clustering.	Mar 27, 2012 1:58 PM

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118	Clustering makes sense on several levels. Infrastructure (roads, sewer, water, electricity) is much more efficient. Keeping open space for wildlife migration is an economic asset to the valley at large.	Mar 27, 2012 1:50 PM
119	The young people moving to the valley don't want a lot of acreage but do want open common space.	Mar 27, 2012 1:41 PM
120	Many less regulations	Mar 27, 2012 1:35 PM
121	Great photos!	Mar 27, 2012 1:22 PM
122	Would prefer cluster development but it needs to be monitored.	Mar 27, 2012 1:07 PM
123	On the number and proportion of housing lots to reserved space	Mar 27, 2012 12:58 PM
124	Good for those who want to live in a neighborhood but not in town.	Mar 27, 2012 12:56 PM
125	Actually I do like cluster development what I don't like is any more build around the clusters we already have. Victor-Murdock-Fox Creek-Driggs-Clawson-Cash-Tetonia-Felt-River Rim. Leave the precious few open spaces between and encourage growth to the west and east to maintain the feeling of several small towns. Rather than a megalopolis along the highway. Then we would be just like everyone else.	Mar 27, 2012 12:44 PM
126	Cluster developments have the potential to leave large expanses of open space, which are important to Teton Valley for a number of reasons. However, these developments have to be located appropriately (i.e. not in wildlife corridor)	Mar 27, 2012 12:44 PM
127	The less acreage disturbed the less weeds - which would be good.	Mar 27, 2012 12:39 PM
128	I thought that is why we created the PUD - I don't think you need both - we just need a PUD with appropriate densities allowed -not like in the past	Mar 27, 2012 12:27 PM
129	I'm getting skeptical of this survey. Clustering is great in the right places, but not everywhere. The above photo is the perfect example of where clustering regulations didn't work- in a wildlife corridor and floodplain. Clustered development is great when it creates communities that provide a positive net benefit to the valley, not ones that create flood plain hazards (Creekside Meadows) or aren't in harmony with surrounding land uses (Mountain Legends). I'd fully advocate for clustered developments that preserve flood and wildlife corridors and areas and preserve viable agricultural practices.	Mar 27, 2012 11:52 AM
130	You don't save room for farm ground if you create cluster lots, unless you put a cap on how many are allowed. This is a catch 22. There are so many things that would need to be changed. And personally I would rather live on a 5 acre lot than a 1/3 acre lot.	Mar 27, 2012 11:29 AM
131	I think we have found that this tool doesn't work particularly well in the rural areas. If it were to be used in rural areas in the future, there would need to be some revamping to create a rural PUD	Mar 27, 2012 11:28 AM
132	How do cluster developments "help preserve the rural character and heritage of Teton Valley," as initially stated at the beginning of this survey?	Mar 27, 2012 11:08 AM

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133	clusters need to be very well defined to not be rural sprawl. Some areas shouldn't allow clusters because of sensitivity (i.e. the photo above is close to a forested area, which may be riparian and critical wildlife habitat.	Mar 27, 2012 11:07 AM
134	But many open spaces are not maintained very well.	Mar 27, 2012 10:52 AM
135	I'd like to see this put into place for ALL subdivisions.	Mar 27, 2012 10:40 AM
136	If cluster developing can be used to lower the cost of building in the country for the average person (instead of the ultra rich) I would really like to see it implemented. Right now, our ordinances are creating too classes of people.... those that can afford to build on huge chunks of land, and those that should be confined to town. It should be an option not mandatory though.	Mar 27, 2012 10:33 AM
137	Where and the quality of the buildings is important.....like not allowing trailer parks or mixed housing: multiple family houses next to single family homes...it should be one or the other in each development.	Mar 27, 2012 10:24 AM
138	Location, location, location! Where? Don't we have cities for this type of development? Clusters like the one in the photo always seem to be in Riparian areas.	Mar 27, 2012 10:09 AM
139	This is a terrific idea.	Mar 27, 2012 9:50 AM
140	I believe this is the best way to develop the land in Teton Valley.	Mar 27, 2012 7:52 AM
141	We also need variety, but due to the sheer volume of lots available on the market, this argument seems less relevant.	Mar 27, 2012 7:35 AM
142	It depends on where we make these cluster developments	Mar 27, 2012 5:47 AM
143	Above all, we need to preserve open space. It there is no open space, people won't want to move to this beautiful valley and then what good are huge, sprawling subdivisions anyway if nobody wants to live in them??	Mar 27, 2012 5:11 AM
144	Once again, incentives are great! but we don't want to be forced into clustering. Many people are moving away from urban america to come to the country. They want small acreages in an open space setting verses being forced into a subdivision. Why can't we set guideline that allow for small lots to be sold off of a 20 acre space but restrict the number of housing units depending on the development plan. Such as using the area along existing roads to develop or corners of properties that keep a larger area open around small units of development?	Mar 27, 2012 2:38 AM
145	clusters belong adjacent to higher density town limits, not in rural Ag areas or foothills. "Transition Zone".	Mar 26, 2012 9:20 PM
146	golf courses should not be counted as open space in a cluster development.	Mar 26, 2012 8:35 PM
147	The large areas already exist; they won't be "created" by clustering. Clustering should be allowed and not forced.	Mar 26, 2012 8:35 PM
148	This depends on who has to pay for the open space. It is not right that farmers lose property rights to allow for someone else's open space.	Mar 26, 2012 7:54 PM

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149	limits opportunity growth and current zoning in place is sufficient.	Mar 26, 2012 7:37 PM
150	limits opportunity growth for valley residents and valley economy and current zoning of A2.5 and A20 is sufficient	Mar 26, 2012 7:08 PM
151	must be clearly defined so not to be too dense and have provisions for wildlife corridors and have enough open space around them	Mar 26, 2012 6:57 PM
152	if the cluster is in an area where the density makes sense and the open space is significant enough, I'm for it. Snow Crest is an example were neither factor is true. What sort of incentives???	Mar 26, 2012 6:49 PM
153	Absolutely not. This should be left to the Developer, If the market has a demand for cluster developments, then they would be stupid not to, but no everyone wants to live like that. Please see #11 for more.	Mar 26, 2012 6:47 PM
154	this is practical in many regards as most developers would prefer to have resources pooled and shared--one does not have to run utilities to several distant locals, but could group services closer together which is easier and more cost effective with the added benefit of open space. As long as we don't make it impossible for those who have different preferences (of living in solitude or at some distance from their neighbors) to obtain their designs also.	Mar 26, 2012 6:06 PM
155	I am not clear on how many houses would be good in a cluster development or what the impact on the valley of cluster developments would be.	Mar 26, 2012 5:06 PM
156	Again it appears to be a "taking" of the property rights of those that hold larger pieces of property.	Mar 26, 2012 4:52 PM
157	on the relative size of the development to the whole	Mar 26, 2012 4:19 PM
158	It should be left up to individuals what kind of development they want to make on their land.	Mar 26, 2012 4:06 PM
159	But jamming in as many houses as possible into the cluster is not necessarily the best and only way	Mar 26, 2012 3:58 PM
160	It should be looked at case by case.	Mar 26, 2012 3:38 PM
161	I like this idea, but I think it is probably wise to closely scrutinize how large the clusters should be in rural areas. What is appropriate?	Mar 26, 2012 3:31 PM
162	Again, Ag tax rate should be enough. Not in favor of conservation bonds if it means raising our taxes. Let Teton Reg. Land Trust keep doing what they're doing.	Mar 26, 2012 2:43 PM
163	The PUD's in the valley have been a good idea. The thought that any will even be considered by deveopors in the next 20 years is a bit silly. We have so much on the market now, it will take 20 years to sell them all.	Mar 26, 2012 2:41 PM
164	Again the incentives need to be fair but I am more in favor of this type of incentive as long as the land owner is not under other undo restrictions and is not forced into this. Neighboring land use should have little bearing on the requirements.	Mar 26, 2012 2:37 PM

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165	I support size variations, One, Two, Fives. Who's moving to Driggs, Idaho is the question we should ask ourselves. Where trying to design a product with no idea who's gonna use the product. Lets create a product that is attractive to a cross section of people, not a product that is designed for one group and the hell with every one else.	Mar 26, 2012 2:34 PM
166	I prefer use of the clustering tool to facilitate protection of productive agricultural lands and key wildlife habitats.	Mar 26, 2012 2:30 PM
167	This is the most basic (tried and tested) method of open space residential planning. It would be valuable to this commission to present case studies showing its success in other western communities.	Mar 26, 2012 2:10 PM
168	To many restrictions, to many want open space so they can control our land and they use the idea of wildlife and cluster to control our open space, why are we so worried about open space, who we all want the beauty of the valley, why does anybody have to put restrictions on the land owners?	Mar 26, 2012 2:07 PM
169	clusters are better for edge of town. Not sure I'd want to see a dense cluster in a rural part of the valley	Mar 26, 2012 2:06 PM
170	Maintenance of the open space needs to be addressed. Will it fall on the HOA or on the county. i.e. weeds. Will water rights be retained in the subdivision for lots and will there be enough to maintain the open space if this is the case?	Mar 26, 2012 1:49 PM
171	I think this is a great idea on a macro level but multiply it by the enormous number of subdivision out there and you still have the same problem with having to supply services to a bunch of these cluster developments sprawled all over the valley. I guess it's better than the way things are currently though.	Mar 26, 2012 1:45 PM
172	All of these survey questions thus far, seem to restrict what a person does with their land. It is their land and they should be able to do what they want with it. Without all these restrictions and control.	Mar 26, 2012 1:43 PM
173	I think i can support this issue I think I like the concept If we can farm it realisticly.	Mar 26, 2012 1:42 PM
174	Wonder who is responsible for maintaining the open space?	Mar 26, 2012 1:35 PM
175	Why do people want to live in a city environment in the country?	Mar 26, 2012 1:32 PM
176	Don't like in rural areas but OK in cities	Mar 26, 2012 1:25 PM
177	limits on total acreage of cluster developments need to be decided	Mar 26, 2012 12:50 PM
178	I think this gives the County Commissioners and Planning and Zoning too much latitude for interpretation.	Mar 26, 2012 12:47 PM
179	If done well. I like the concept, but without knowing numbers it's hard. I'm in support if we're talking under 10 homes, but I don't like promoting growth away from city cores. Housing far out in the county costs us all money in infrastructure and services. Still I'd rather see clusters then 2.5 acre lots and open space gobbled up.	Mar 26, 2012 12:47 PM

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180	I do like the concept and think it helps avoid unimaginative "slicing and dicing" of farm land. The concern is how the open space is protected and maintained.	Mar 26, 2012 12:42 PM
181	Should be high enough density to be an incentive.	Mar 26, 2012 12:41 PM
182	Depends on placement. The valley thus far has been sliced and diced with random little clusters all over the place. There is acreage set aside but it is still like a chickenpock effect which is not positive for wildlife and public open area...and or farming	Mar 26, 2012 12:34 PM
183	good for city limits, but not good for rural subdivisions	Mar 26, 2012 12:32 PM
184	I like this idea so long as the development has a plan in place for the open space and has a plan to pay for it.	Mar 26, 2012 12:30 PM
185	I would like to see more innovation in these. There are pizza shaped (from above) subdivisions that make a lot of sense. They provide concentrated infrastructure, wildlife corridors when they are grouped, big back yards that feel bigger due to the corridors, etc.	Mar 26, 2012 12:27 PM
186	That's what all of the development should really look like.	Mar 26, 2012 12:11 PM
187	As long as they're not "cheek to jowl".....	Mar 26, 2012 11:54 AM
188	This is my preference as long as there are good dependable design guidelines.	Mar 26, 2012 11:51 AM
189	but the clusters shouldn't be too large in rural areas	Mar 26, 2012 11:47 AM
190	25 homes - not small cities	Mar 26, 2012 11:45 AM
191	Yes, I agree with this concept to preserve open space and sensitive environmental areas; but density still needs to be rural outside city limits, so perhaps couple this with downzoning.	Mar 26, 2012 10:45 AM
192	Maximum parcels should be limited based on the amount of open space being preserved.	Mar 26, 2012 9:54 AM
193	only if they are adjacent to existing developments. can help reduce sprawl, but need to be tied to existing infrastructure.	Mar 26, 2012 7:10 AM
194	Incentives yes required no	Mar 25, 2012 9:28 PM
195	Let's see; how about if we move to the "country" to live in a crowded environment just like town and let the townies ride their bikes all over our privately owned "open space"	Mar 25, 2012 8:49 PM
196	Clustering seems like a good idea, and more cost efficient for developers. However, it should NOT be the standard. Some people do not want to live 20' from their neighbors!	Mar 25, 2012 8:32 PM
197	I think done appropriately, this can definitely help encourage larger land plots, while allowing some development as needed by population growth.	Mar 25, 2012 8:20 PM
198	Do all parts of the valley work the same for clustering or would there need to be	Mar 25, 2012 8:19 PM

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exceptions?

199	A time tested and proven policy.	Mar 25, 2012 6:55 PM
200	lot sizes still need to be a minimum to sustain on-site waste systems (septic/leach field) if public sanitary system is not possible. some folks know this but some may not...if not already, info. should be included in planning material so folks don't expect something different than what's allowed. perhaps explain why lots are sized the way they are.	Mar 25, 2012 6:50 PM
201	Who takes care of the open spaces? Would buyers like being so close?	Mar 25, 2012 5:45 PM
202	When I see many who I know (living on a few acres of their own and in favor of this) move to clustered housing, I might consider it. Transfer of Development Rights sounds OK but NOT if that means the land is restricted with a permanent conservation easement. Who are you to put permanent restrictions on private land for your perceived ideas of the greater good or public benefit?	Mar 25, 2012 12:25 PM
203	Current ordinance is a total joke. It doesn't actually work	Mar 25, 2012 9:55 AM
204	I strongly support this type of development. Especially if it is located within walking or biking distance of town shops, etc. It preserves open space, encourages a neighborhood/small town feel, and, if sited near town, would be a great boost to foot traffic to local businesses.	Mar 24, 2012 8:26 PM
205	depending on the size of the cluster developments, don't need to create new towns	Mar 24, 2012 3:48 PM
206	As long as the clustering is with in city limits or area of impact.	Mar 24, 2012 3:46 PM
207	Incentives yes, but requirement to cluster, no.	Mar 24, 2012 2:26 PM
208	great, responsible idea. 2.5 acres just grows weeds and is too big for a yard. cluster homes and keeping open spaces for farming, playing, wildlife, etc. adds value to the whole valley.	Mar 24, 2012 2:18 PM
209	It could be a good option.	Mar 24, 2012 12:46 PM
210	This is very important to impliment. Cluster housing done correctly can create denser city populations and open areas for recreation. It should be done in a way that creates vistas to the open spaces and a central community. Strict architectural standards should be put in the ordinances encouraging a mountain look and feel.	Mar 24, 2012 11:58 AM
211	This should be encouraged as we have very few wildlife corridors that transect our valley and they need to be preserved; however, the cluster shown in the rendering above is way too close to the creek (IMHO).	Mar 24, 2012 9:30 AM
212	Critical, essential; this should be the central requirement for any subdivision, with appropriate incentives.	Mar 24, 2012 9:04 AM
213	Preservation of open space and critical habitat should inform any development proposal.	Mar 24, 2012 9:01 AM

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214	I prefer this kind of planning; however, I more prefer adding "subdivisions" closer to already established towns and townships, much like the Shoshoni Plains or Creekside Meadows subdivisions. In a perfect world, could land be traded for land closer to towns then subdivisions added onto existing towns instead of cutting up farmland or wilderness that is further from the amenities of towns - a pie in the sky idea, I know, but this is still my comment. :)	Mar 24, 2012 7:05 AM
215	As long as the clusters do not contain far too many homes.	Mar 24, 2012 5:50 AM
216	Must address weed control and have developers pay up front for 10 years or something until development finished and taxes/subdivision dues covering open space.	Mar 24, 2012 4:14 AM
217	The incentives that were in effect earlier were better than the ones that are now.	Mar 23, 2012 10:53 PM
218	these are best close to towns where services are available and costs are less.	Mar 23, 2012 9:17 PM
219	more in line with many values of residents here. I think many "old" timers take open space for granted.	Mar 23, 2012 7:37 PM
220	Clustering density as currently allowed by the county PUD does NOT belong in the rural county! Dense housing belongs in the cities or the areas of city impact. A cluster of houses out in the rural county will negatively impact the rural feeling. If all the clusters that have already been approved were built on the ground, I think people would be outraged by the visual impact.	Mar 23, 2012 5:38 PM
221	I like encouraging open space to help maintain the rural character of our valley.	Mar 23, 2012 5:30 PM
222	as long as there is sufficient open space	Mar 23, 2012 5:23 PM
223	Like the idea but would want stringent guidelines addressing what constitutes natural protected habitat.	Mar 23, 2012 4:50 PM
224	We live in a subdivision designed this way and love the open space surrounding our neighborhood.	Mar 23, 2012 3:27 PM
225	Still need to take in distance from services, scenic corridors and wildlife habitat, but in general, clustering is great	Mar 23, 2012 3:14 PM
226	Clustering is an excellent way to balance development and open space and should be strongly encouraged if not required in lot planning. It also has the added advantage of making it easier for small lot land owners to manage their property, i e weed control, etc.	Mar 23, 2012 2:59 PM
227	allows for more open space, but how many homes in a cluster?	Mar 23, 2012 2:50 PM
228	we need to allow for protected space for wildlife habitat! Very important! I love having moose, deer, etc in the neighborhood.	Mar 23, 2012 2:25 PM
229	Yes, this is a very good idea.	Mar 23, 2012 2:10 PM
230	I like this concept, but it is hard to determine what size cluster makes sense. If a cluster is too small, it still faces the same inefficiencies in terms of municipal services, access, and vehicle trips of sprawling development. If the cluster is too	Mar 23, 2012 2:03 PM

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big, it becomes it's own development center and makes remaining open space irrelevant. I like the idea, but I'm not sure how to address these issues.

231	I like these in theory, but how big would the clusters be in rural areas? Seems short on definition.	Mar 23, 2012 1:49 PM
232	but not tons of homes - or consider 1 home per XX acres set aside, and make the cluster tight (town size lots.)	Mar 23, 2012 1:46 PM
233	This is critical if we are going to maintain functional open spaces.	Mar 23, 2012 1:38 PM
234	There should be limits on the size of the clusters, and they should not include commercial development.	Mar 23, 2012 1:26 PM
235	Only if they are really close to an urban area	Mar 23, 2012 12:12 PM
236	It is a good idea, but the requirements need to be financially comparable to other options. Until the county starts looking at economic impacts to the land owner, our economy will continue to be in the tank. It needs to be a win win to promote responsible growth. Good development that is done within the guidelines should be encouraged.	Mar 23, 2012 11:51 AM
237	Is that like a PUD? Why do we have to change the name? Again I think there should be a maximum number of houses that can be in one area. The example you are using has too many houses.	Mar 23, 2012 11:48 AM
238	leave it in the p u d. Again costly overburdened with process.	Mar 23, 2012 10:06 AM
239	Do people really want to move to a rural area and live on a quarter acre lot right next to other people? I wouldn't, even if it was next to open space.	Mar 23, 2012 10:04 AM
240	Cluster developments are ugly. Planning should include mandatory open space and landscaping/Trees	Mar 23, 2012 9:19 AM
241	My ideal would be smaller , clustered lots with large common space - more efficient for providing utilities, access for emergency services, wildlife enhancement, etc.	Mar 23, 2012 8:53 AM
242	I like clusters, but they might look bad if located in some critical scenic areas. Perhaps, what really needs to happen certain areas need to be down-zoned, and then you get density bonus for clustering, but it would be a more reasonable density bonus than what the County gives out right now.	Mar 23, 2012 8:44 AM
243	I'd rather see a requirement for clustering rather than an incentive -- create a presumption in favor of clustering and create disincentives for non-clustered projects. But, unlike with a PUD, no need to provide density bonuses for clustering since it provides enough cost savings in infrastructure to provide enough incentive for clustering.	Mar 23, 2012 8:39 AM
244	Need to concentrate on developing more within city limits. More rural development is not the answer. Simple Supply vs. Demand.	Mar 23, 2012 8:34 AM
245	I definitely like the idea of clustering, but it didn't work well with our current PUD ordinance. SO I guess, what needs to change is that we need to down zone the	Mar 23, 2012 8:17 AM

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county and then encourage clustering in some areas.

246	A great solution	Mar 23, 2012 3:35 AM
247	on minimim parcel size to make a difference, 60 + acres	Mar 22, 2012 10:15 PM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

1	Conservation easements are great conservation tools since it is a willing buyer willing seller transaction. The property still remains in private ownership, but the development is restricted forever.	Apr 6, 2012 2:54 PM
2	I am glad that Teton County does not purchase conservation easements, and I think it should remain that way. If a private entity has the money and wants to purchase property and keep it for conservation purposes as the Teton Regional Land Trust has been doing, that is great. The county government does not need to be in the business of buying this land. And I'm worried about how it is a very slippery slope from willing seller to non willing seller.	Apr 6, 2012 10:03 AM
3	It wouldn't appear this is in conflict with property rights and is a good market driven alternative that accomplishes the goal of maintaining rural character.	Apr 6, 2012 7:57 AM
4	I don't like the idea, but if someone wants to do that, and they own the ground, it's none of my business, or yours-	Apr 6, 2012 7:41 AM
5	It's non of my business or YOURS if someone wants to do that with THEIR land!	Apr 6, 2012 7:27 AM
6	None of my business or yours if landowners want to do that.	Apr 6, 2012 7:23 AM
7	I don't like conservation easements, but it is up to the people who own the ground to do whatever they want to do.	Apr 6, 2012 7:17 AM
8	But I see no reason to exclude ag land. The farmers will benefit as well (I do have land which is in farming in this county). Why should I and other farmers be excluded?	Apr 5, 2012 6:02 PM
9	I think if there is a willing buyer, and a willing seller and nothing is subsidized by the public, it should be a great idea. However, I am concerned that there is danger in permanent easements.	Apr 5, 2012 5:36 PM
10	There needs to be a plan to maintain them and what type of access they will have for people	Apr 5, 2012 4:34 PM
11	Setting up a scenic preserve trust through the county is long overdue in Teton Valley. We cannot rely on the local land trust alone.	Apr 5, 2012 4:05 PM
12	If people want open land they should pay full price for it. Not at a discount half price, like the land trust does and then let the land owner continue to go under due to maintaince costs. I do not think the county should be involved with buying and maintaining more land.	Apr 5, 2012 3:48 PM
13	Generate more revenue from groups like LDS which suck money out of greater community. THEY are not SHARING responsibility.	Apr 5, 2012 1:45 PM
14	The County would have to be the levy district for this to be fairly applied.	Apr 5, 2012 11:13 AM
15	Like as long as land doesn't go fallow, if previously farmed, say. Eg, farmer continues to farm but land put in conservation easement (ie, can;t be developed). But what happens if farmer stops farming and land goes fallow???	Apr 5, 2012 11:09 AM
16	That takes the rights of the land owner away	Apr 5, 2012 7:41 AM

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17	as long as if a levy were imposed, it would be for those who have the time/money to use them.	Apr 5, 2012 7:37 AM
18	I think public money could be used to help a minority of land owners that might live next to the chosen lots. Process would be open to abuse.	Apr 5, 2012 4:04 AM
19	Conservation easements have little to do with conservation but are a case of a property owner selling the development rights, which they have to right to do. The problem is that most of the money comes from tax payers.	Apr 4, 2012 3:47 PM
20	Should be regulated so as not to allow abuse and tax advantages for the individuals. Levies will become more difficult to pass.	Apr 4, 2012 3:31 PM
21	I don't think it is the county's job to use money on purchasing property. let organized groups purchase what they want	Apr 4, 2012 1:12 PM
22	This will allow people to actualize value and still allow planning to shape development patterns. Excellent tool to actualize value and preserve visual and wildlife values.	Apr 4, 2012 12:16 PM
23	Protect open space and view corridors	Apr 4, 2012 12:08 PM
24	Helps protect land values by limiting development.	Apr 4, 2012 9:20 AM
25	We should do an open space bond.	Apr 4, 2012 9:12 AM
26	I feel that these are great tools to meet open space, but giving the power to do so in the hands of willing parties.	Apr 4, 2012 9:07 AM
27	Yes - this is a sound tool. If a proeprty owner can take advantage of it that is great.	Apr 4, 2012 8:58 AM
28	Some may like it. I don't. It is a giving or selling of rights.	Apr 4, 2012 8:48 AM
29	Property rights should be the main concern in issues like this.	Apr 4, 2012 8:43 AM
30	If they want to do it - it's up to them - not the county.	Apr 4, 2012 8:27 AM
31	If it's a willing buyer and willing seller - it's up to them. Don't involve any taxes or levy's!	Apr 4, 2012 8:19 AM
32	why should I pay for another levy in the county so that other people that don't pay for and own land should be provided with that enjoyment.	Apr 4, 2012 7:38 AM
33	I do not want any additional tax burden placed upon the farmers.	Apr 3, 2012 4:06 PM
34	It is a great option to preserve agricultural land and wildlife habitat in the face of potential economic hardship.	Apr 3, 2012 2:57 PM
35	They would certainly benefit the quality of the community. Also, might be cheaper for the county than the costs of infrastructure resulting from development.	Apr 3, 2012 12:00 PM
36	It would depend on a couple of things. 1. The county purchases the land and	Apr 3, 2012 10:43 AM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

	make use of the land so that all can enjoy. paths for all to enjoy some for motorcycles, horses and some for bicycles and walking. 2. have a tax that is equal to all residents of the county. That is to say that each resident pays the same amount.	
37	It sounds good to me. I like the Idea and Effect of Conservation Easements	Apr 2, 2012 8:12 PM
38	This concept will undoubtedly create blurry lines and lawsuits. I do think there should be compensation for land used for public benefit, BUT it should be the landowner that is compensated instead of being relieved of his property altogether.	Apr 2, 2012 4:42 PM
39	this whole thing is about control. why should I buy something if I can control it.	Apr 2, 2012 10:07 AM
40	the buyer is misleading the seller.	Apr 2, 2012 7:58 AM
41	We have enough taxes! A Levy is a tax.	Apr 2, 2012 7:22 AM
42	Not if it locks up the land permanently.	Apr 1, 2012 9:39 PM
43	The people that want to use other people's property for their pleasure should buy the land and use it for whatever they want. It is not my responsibility to pay for a levy for special interests	Apr 1, 2012 9:22 PM
44	I'm not willing to pay for open space for those who have little or no investment in the valley. This is a very expensive idea. What's wrong with using the federal land that surrounds the valley? I'm speaking of the public land that I can no longer ride my ATC on due to regulations. I will strongly oppose any effort to such regulation.	Apr 1, 2012 4:56 PM
45	Aha! If only I had read the rest of the survey. I like this --- however, I am skeptical that the money offered to the seller for easements would come anywhere close to the value of the same land sold for development.	Mar 31, 2012 12:46 PM
46	sounds to me like it would be one more tax for everyone to pay and would make it harder to access rivers to hunt on.	Mar 31, 2012 12:19 PM
47	Additional mechanisms for encouraging farmland & wildland conservation and discouraging sprawl are to establish urban growth boundaries (and enforcing them), require developers to pay infrastructure (roads, road maintenance, utilities, fire, police, water, sewer, stormwater drainage) costs in advance, having a county land use plan, and having a futures study of what Teton Valley will look like in 100 years with various types of landuse plans.	Mar 31, 2012 8:14 AM
48	Just leave us alone to do what we want with our land.	Mar 30, 2012 1:14 PM
49	This is one of very few ways we will accomplish our goals. A 1% fee on ALL real estate transactions would work well. It WILL NOT stop any deals and if the realtors look at this they will quickly see that their income goes up as the values go up in the valley. The MOST valuable land is next to the forest or undevelopable land. Who wants neighbors seeing whats for diner?	Mar 30, 2012 9:45 AM
50	This would be fine so long as there is no coercion forcing someone to sell at a price not acceptable to them. If there is truly a willing seller and buyer, then this	Mar 30, 2012 7:59 AM

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may work.

51	The key word here is "willing". Both parties agree, and outside government agencies do not force these easements.	Mar 30, 2012 7:50 AM
52	does it affect land values of there neighbors that dont participat	Mar 29, 2012 4:33 PM
53	The county should stay out of the easement business. What is an example of private land that is used for public benefit?	Mar 29, 2012 1:36 PM
54	Is tool already utilized by land trusts, currently facilitated by tax policy	Mar 29, 2012 12:05 PM
55	How will the grounds be cared for - more money from the tax payers?	Mar 29, 2012 11:06 AM
56	I have a problem using tax payer dollars to purchase easements. Also what happens when farming is no longer economically viable. Farmers in Teton County have struggled for years.	Mar 28, 2012 8:54 PM
57	A landowner should be compensated somehow on a willing basis that is used for a conservation easement. Raising taxes is the least acceptable. I prefer tax credits or the way TLTrust does it now.	Mar 28, 2012 8:08 PM
58	TRLTrust is best method to arrange voluntary easement placement. There should not be levies or taxes imposed to fund. Government should not be stewards of private property.	Mar 28, 2012 2:48 PM
59	I don't understand what the benefits would be.	Mar 28, 2012 2:20 PM
60	Interesting concept, unfortunately not at all practical. We will not see any development to speak of in the next ten years. 90+% of land owners have no desire to develop. They (conservation easements) are made to sound like a good thing but I know two familys in Teton Valley who have done it and neither would do it again. They're just a tool to take away your rights.	Mar 28, 2012 1:55 PM
61	It makes 100% sense to keep the landscape open	Mar 28, 2012 1:31 PM
62	Love it.	Mar 28, 2012 12:19 PM
63	I guess that would depend on the situation. If the willing seller happened to be my neighbor and the easement went along my property line, I might have a strong opinion.	Mar 28, 2012 10:55 AM
64	Very much support, but the easements should NOT be held by the county. See why in the case of Johnson County, WY. The county could purchase and transfer the easement to the land trust or grant money to an NGO that would then buy the easement. I believe Bozeman follows this model.	Mar 28, 2012 9:17 AM
65	If it is to be purchased by the "public," than it should also provide access. Not necessarily on every acre at any time, it has to be sensible for the needs of the wildlife and open space that it was purchased for, but it needs to be accessible at some level. It also needs to provide for the ability to continue farming it or restoring it back to its native habitats. Obviously purchasing acreage to watch it turn into a weed field defeats the purpose.	Mar 28, 2012 8:17 AM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

66	This completely takes the value from your land.	Mar 28, 2012 7:38 AM
67	but not sure if the levy is the best way.....look at stanely idaho and what a nice job they did as you approach from sun valley.....you dont see open old gravel pits like from victor to driggs it should be to preserve both conservation related aspects and scenic cooridors which are directly linked to tourism and the character of the valley	Mar 28, 2012 7:15 AM
68	Farmers have helped the wildlife much more than than those who buy the land and develop wildlife, water fowl and fishing habitat with public or organizational funds to entice animals, water fowl or fish for their own use and enjoyment. No Trespassing signs should not be allowed on these properties unless only private funds are used for the property purchase and development.	Mar 27, 2012 8:17 PM
69	WE ARE TAXED ENOUGH!!!!!! If you want open space then you can pay for it, not me. NO MORE LEVYS!!!!!!	Mar 27, 2012 8:12 PM
70	I absolutely don't think that valley residents should be taxed so that conservation easements could be purchased! There are already incentives in place to keep open space! I pay a lot less tax on my farm ground than I do for the ground my house is on. If individuals want to buy land and put easements on it, then let them do it.	Mar 27, 2012 8:03 PM
71	yes, just like water rights	Mar 27, 2012 7:31 PM
72	As long as there is a long term managment plan in place.	Mar 27, 2012 6:53 PM
73	If it's not public /tax dollars and or goverment funds to purchase easements	Mar 27, 2012 6:46 PM
74	If I am going to be TAXED TO BUY SOMEONE ELSE OPEN SPACE, I strongly object! If I want to spend more money on open space for myself, I prefer that to buying it for someone else. I'm having enough difficulty living here now! This will result in more gentrification too.	Mar 27, 2012 5:42 PM
75	I THINK THE KEY HERE IS A WILLING BUYER WILLING SELLER, CREATING A CONSERVATION EASEMENT IS ANOTHER WAY OF REQUIRING THE LAND OWNER TO PARTICIPATE. IF HE IS A "WILLING" SELLER, THATS UP TO HIM.	Mar 27, 2012 5:36 PM
76	Might make sense in preserving the flavor of the valley	Mar 27, 2012 4:05 PM
77	There should be compensation for land used for the public, but more taxes? The taxes in this county are already too high!	Mar 27, 2012 3:58 PM
78	Definitely has to be willing seller with never the possibility of condemnation	Mar 27, 2012 2:20 PM
79	If owner can get proper value.	Mar 27, 2012 2:16 PM
80	Don't force us to do easements. Don't tax us for this. It's not right to take our property to give it to the community wants. that is a "taking".	Mar 27, 2012 2:11 PM
81	Don't want a levy to purchase land. Let individuals make it happen.	Mar 27, 2012 2:04 PM
82	With deed restrictions.	Mar 27, 2012 1:59 PM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

83	It would help to satisfy the need to maintain open space for these important purposes.	Mar 27, 2012 1:53 PM
84	Preserving open lands is an important tool to keep this valley the special place that it is. We can make a lot of things but land is not one of them. This tool allows people to keep farming the land and to pass it on to their children. It just protects the land from being developed into something else in the future. I believe this is a way to compensate the landowner but limit adding to our overstock of housing and subdivisions. It may be our best hope for climbing out of foreclosures and short sales that are hurting every property owner's land values.	Mar 27, 2012 1:52 PM
85	Obviously!	Mar 27, 2012 1:42 PM
86	We ourselves do not want to use conservation easements, but feel if another land owner wants to use the tool, they should be able to.	Mar 27, 2012 1:08 PM
87	Unless there is no on taking care of the land after. It has to be maintained. Has to be a willing agreement between owner and the agency dealing with.	Mar 27, 2012 12:47 PM
88	Education seems to be the key. Most large landowners don't seem to understand and feed off scare tactics of a vocal few	Mar 27, 2012 12:31 PM
89	We should be helping pay for the community that we want to live in. We should also require every developer to provide a publicly accessible "open space" in the form of a park, baseball diamond, nature trail, or tennis court, etc. for community enhancement.	Mar 27, 2012 12:00 PM
90	Sounds like rich special interest groups exploiting poor struggling land owners.	Mar 27, 2012 11:22 AM
91	As long as it is not County using tax money to purchase. It needs to be a private buyer not public buyer	Mar 27, 2012 11:10 AM
92	It is between the buyer and seller. It is not anyone's business. My question is, can someone at a future date, buy it back? If it is to be treated as a commodity (such as water rights) then anyone should have the right to buy and sell the right.	Mar 27, 2012 10:40 AM
93	Public subsidies need not apply.	Mar 27, 2012 10:15 AM
94	I don't like the "willing buyer" to be a governing entity using taxpayer funding	Mar 27, 2012 10:12 AM
95	thats a seller decision	Mar 27, 2012 7:59 AM
96	Conervation easment tend to be too restrictive. think 50 years or 100 year ahead. That land may be needed to produce food for real people, instead a rule in 2012 says it can only be used by ducks!	Mar 27, 2012 7:56 AM
97	Absolutely not. Counties should never be involved in buying ground for such purposes.	Mar 27, 2012 6:47 AM
98	No forcing! No requirements to do easements because once the development rights are gone, they are gone forever unless there is a time limit given on them. I am not favor of an additional tax to the Ag owner. I agree that if people want	Mar 27, 2012 2:44 AM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

	open space they should have to either buy it themselves or highly compensate the land owner to keep it open. No forcing though,that is communistic.	
99	Opens the door to taking peoples property from them.	Mar 26, 2012 10:15 PM
100	Unacceptable use of a levy. Funds should be provided by those directly benefiting, such as the second home owners who want the easements for their own enjoyment.	Mar 26, 2012 8:39 PM
101	I will not be taxed to pay for your bike paths and bird watching stations,and walking paths through somebodys property.	Mar 26, 2012 8:31 PM
102	i do not like the idea of government owning more land than it already does. It should go the other way. More federal land should be sold to private owners.	Mar 26, 2012 7:58 PM
103	Will my tax dollars from the levy allow me to access this property or is it off limits to any type of access. I grew up in this valley and one thing I have noticed is that all the area's that I accessed growing up are now very limited. If I am going to pay tax for this "conservation easement" I want to be able to access it.	Mar 26, 2012 7:54 PM
104	this plan gets over complex and current zoning and responsible land owners does the job	Mar 26, 2012 7:38 PM
105	I like the concept, but wonder if a levy like this would ever pass.	Mar 26, 2012 6:53 PM
106	Great, no problem if the landowner wants to sell, more power to him.	Mar 26, 2012 6:47 PM
107	if the seller is willing, then more power to them. let the market determine the outcome. one should not be taxed, however, to provide those funds for the buyer.	Mar 26, 2012 6:13 PM
108	If an individual thinks that they should have property for recreational purposes, they he/she should be willing to purchase it on the open market for such purposes and be willing to pay the taxes associated with owning the property. It is not the responsibility of government to make everyone pay for John Doe to be able to play.	Mar 26, 2012 4:58 PM
109	A big Tax on large land owners would be detrimental to agriculture. We do not want to make it more expensive to farm here, or you will lose more open space.	Mar 26, 2012 3:48 PM
110	NO NEW TAXES! What part of this doesn't our staff or the consultants understand?	Mar 26, 2012 2:46 PM
111	Given a history of school levys and similar events I have encountered, special interest groups spend an inordinate amount of time forcing issues like this upon the public. While those most affected are often too busy earning a living to spend the time necessary to fight the special interest who claim to speak in favor of all. The government should stay out of purchasing more ground and leave it to the special interests (TRLT) as private entities who raise the money and then purchase the land from a willing seller.	Mar 26, 2012 2:44 PM
112	I'm not much in favor of levies of any kind. I think we are so far away from having to do this to preserve our rural feel that this would be a question for 20-30 years down the road.	Mar 26, 2012 2:43 PM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

113	100% in favor. Create choices for the farmer and rancher. Don't try to regulate farmers and ranchers through zoning, if this plan gives a damn about property owners be considerate of their rights.	Mar 26, 2012 2:42 PM
114	This has to be an incentive program with voluntary landowners. It would best function if aligned with the work of non-governmental efforts such as those of Teton Regional Land Trust. Long-term the community gain is greatest if all the conservation programs, governmental and NGO, are seeking common goals. For example, linking up protected lands leads to greater feasibility for farming and greater opportunity to protect key habitats such as migratory corridors.	Mar 26, 2012 2:36 PM
115	Again it an if proposition. willing sellers and willing buyers, where would the easements be. in the middle of the farm and then what happens if the family wants to divide the property and the easement is there, it also allows people the right to invade the privacy of the property owners. NO! Not Needed!	Mar 26, 2012 2:18 PM
116	I don't like any initiatives that would remove taxable properties from the tax role. Idaho's tax structure doesn't allow for means to replace that lost revenue especially in regards to educational funding.	Mar 26, 2012 2:15 PM
117	I have heard the sentiment out there of the land owner being compensated for their open space because of the public benefit. I think that this is a slippery slope since if we start paying for such things where does it stop? Will we charge people to use trailheads? Will we subsidize our neighbors for planting flowers?	Mar 26, 2012 1:58 PM
118	The county should not have a levy district to purchase conservation easements . No more taxes. Willing buyer and willing seller only	Mar 26, 2012 1:56 PM
119	Again, recent history indicates that this system can be gamed as well so the rules should be clear, hard and fast so that someone can't buy property with a conservation easement and then have that easement removed. Clearly this would apply to county purchases via a levy as well. I have heard of lands donated to local governments for conservation and then years later the property was sold to developers.	Mar 26, 2012 1:54 PM
120	I think supply and demand be the governing disision if someone wants to sell and to buy let it happen.	Mar 26, 2012 1:46 PM
121	Pie in the sky; another V.A.R.D. smoke screen.	Mar 26, 2012 1:33 PM
122	I am opposed to any restrictions placed on land owners other than those restrictions that prohibit them from doing something that would greatly reduce their neighbors land values.	Mar 26, 2012 12:52 PM
123	no loopholes	Mar 26, 2012 12:52 PM
124	Not sure we understand this concept. If it is what I understood in Tetonia, I am opposed.	Mar 26, 2012 12:49 PM
125	I am a bit hesitant as I don't fully understand the issue but I do believe that there should be some kind of compensation for land used for public benefit.	Mar 26, 2012 12:47 PM
126	This is NOT the role of government. I like conservation easements done	Mar 26, 2012 12:30 PM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

	completely in the private sector. Affecting only those who chose to be involved either as a buyer or seller or tax payer.	
127	Too many levys already for a small rural community.	Mar 26, 2012 12:11 PM
128	I don't think the county should get into being a land purchaser or landowner (of empty ground), however, even in the case of a conservation easement.	Mar 26, 2012 11:57 AM
129	There needs to be strong, clear cut guidelines for conservation easements. I have seen this process abused in other jurisdictions and have seen it be corrupt.	Mar 26, 2012 11:53 AM
130	Could be win-win	Mar 26, 2012 11:48 AM
131	No brainer. It is all voluntary. People who are opposed to this do not understand the voluntary nature of conservation easements!	Mar 26, 2012 10:47 AM
132	Great idea!	Mar 26, 2012 9:55 AM
133	These should have public/sportsman access	Mar 26, 2012 9:38 AM
134	excellent tool to preserve a way of life, must be promoted	Mar 26, 2012 7:11 AM
135	so, let's tax home and business owners to buy land for the varders, who own nothing, to play on. this county is too broke to even maintain the roads, let alone access infrastructure to conservation easements. the rinaldites, however, will find money to pave their bike paths.	Mar 25, 2012 8:53 PM
136	If the agreement is worked out between the buyer and seller with no subsidies from any third parties, then it is an idea I can agree with.	Mar 25, 2012 8:36 PM
137	One successful example of such a process exists in the 5 Hampton townships on eastern Long Island, NY. The Hamptons have a Transfer tax wherein the buyer pays 2% of the purchase price to a township fund. The township maintains the fund to purchase open space and land, which is conserved. If you do a search for this, you'll also see the Peconic Land Trust. Over 10,000 acres have been purchased for conservation through the 2% transfer tax.	Mar 25, 2012 8:24 PM
138	Who enforces the rules that govern these easements?	Mar 25, 2012 8:21 PM
139	How many times have you heard "Don't tell me what I can do with my land"? It is legal and good for the long term character of Teton Valley.	Mar 25, 2012 7:02 PM
140	All depends on wording and tax amount. I have seen this work, but a double tax on landowners would NOT be fair. Ag. exemptions must apply.	Mar 25, 2012 6:40 PM
141	I not only don't like it. I totally reject it. The willing buyer?? I think that is likely to be County Government because you intend to put the land owner in a box that you have created by restricting the land with a permanent conservation easement. This takes land out of private ownership, reduces receipts from property taxes, gives too much power to local Government and infringes on private property rights and free markets.	Mar 25, 2012 12:42 PM
142	This would expand the actions of theTteton Regional Land Trust which has demonstrated the benefit to the Valley.	Mar 25, 2012 8:47 AM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

143	A willing buyer is funded, directly or indirectly, by tax payers. Land owners should be compensated for public use of land only if such use constitutes a "taking" as defined by the US Constitution.	Mar 25, 2012 8:17 AM
144	I do not like levies as they are equal to added taxation and create government beurocracy with increase involvement by government in the private sector, as well as in land use control beyond ordinances.	Mar 24, 2012 2:33 PM
145	great idea. the owner of the farm decides the future, not swabbling lawyers/kids/county. this easement and open ag land benefits the whole valley.	Mar 24, 2012 2:22 PM
146	It is an option that gives some choices.	Mar 24, 2012 1:01 PM
147	We don't need anymore taxes!	Mar 24, 2012 12:59 PM
148	This is an excellent idea. Land owners benefit as well as the citizens by preserving the easements for visual corridors and pathways for biking, hiking and other recreational activities. Also, in cities like The Hamptons, in NY the sellers of property pay a 1% tax on the sale of their property to the city and county. This money is totally used for buying land for preservations and parks.	Mar 24, 2012 12:08 PM
149	This is a vital part of protecting our country in perpetuity. Unfortunately, Teton Land Trust is only interested in easements on very large properties and so 25 acre lots are not on their radar screen.	Mar 24, 2012 9:38 AM
150	The land trust has done a superb job of doing this and should and will continue to do so. It's not clear to me that county gov't. needs to do this, nor that a local tax should be imposed to accomplish this.	Mar 24, 2012 9:07 AM
151	I don't think another levy will pass in this valley regardless of its content. I think it could be a problem if it is on the ballot at the same time as important levies such as school levies. It may frustrate people enough to cause them to vote no on both.	Mar 24, 2012 8:02 AM
152	I LOVE the idea of conserving and protecting any kind of land for any and all reasons. If both parties are willing, of course.	Mar 24, 2012 7:08 AM
153	I like the idea as long as the county stays out of it. Why should a county government be the purchaser? It just gives the county more work to do and more control over resources that they don't know how to manage. If the TRLT or a private person wants to purchase conservation easements let them. That's the free market...trust it it works.	Mar 23, 2012 8:23 PM
154	reasonable option	Mar 23, 2012 7:40 PM
155	We like the idea of open space and conservation zoning. However, we do not think that agricultural land should be exempt from the tax levy to support this. Agricultural land is already taxed at a VERY low rate in Teton County, and is NOT TAXED AT ALL for fire protection. The rest of us property owners are subsidizing agricultural land already, so we are already contributing financially to preserving land in ag.	Mar 23, 2012 5:43 PM
156	Since open space makes the valley more attractive, could the money come from	Mar 23, 2012 3:53 PM

Page 5, Q4. What do you think about conservation easements purchased by a willing buyer from a willing seller?

a bed-tax or some such tax where the money would come from outsiders too?

157	The land trust does purchase conservation easements with private, state and federal funds. They also accept donated easements	Mar 23, 2012 3:18 PM
158	This is a way residents can support open space and land owners can have another choice.	Mar 23, 2012 3:01 PM
159	Love!	Mar 23, 2012 2:51 PM
160	yes, like this idea a lot. I would vote for that levy. Might get the 'Boulder Bubble' out of this but that doesn't bother me like it does others.	Mar 23, 2012 2:12 PM
161	If the "public" agrees that preservation of these spaces is in the public interest, it seems very reasonable that the "public" should help pay for them, taking some of the burden off of the landowners.	Mar 23, 2012 2:10 PM
162	We need this tool!	Mar 23, 2012 1:47 PM
163	As another incentive what about significantly lowering or eliminating the tax on lands enrolled as open space in critical receiving areas that the county wants to protect?	Mar 23, 2012 1:42 PM
164	And, I see willing sellers and \$ being an issue.	Mar 23, 2012 1:37 PM
165	Like them for TRLT, don't think we should do an open space bond.	Mar 23, 2012 1:28 PM
166	This is an appropriate way of dealing with conservation of open space and a great idea. The TRLT does a very good job with this program in my opinion.	Mar 23, 2012 11:58 AM
167	What rules would be imposed? What could be done with the land? Could the land be sold? Would there be an expiration date on the easement? Could there be a "Family Lot split"?	Mar 23, 2012 11:48 AM
168	No buyers. Not possible in current economy.	Mar 23, 2012 10:09 AM
169	That's always been a tool. You're not reinventing anything with this statement.	Mar 23, 2012 10:08 AM
170	Conservation easements are for preservation.	Mar 23, 2012 9:22 AM
171	I like conservation easements, but frankly I'm not that thrilled with the notion of paying for a conservation bond unless it is really targeted at lands that would otherwise not be conserved.	Mar 23, 2012 8:55 AM
172	Need to Conserve!	Mar 23, 2012 8:35 AM
173	Hooray for easements!!!!	Mar 23, 2012 8:18 AM
174	This is a great idea, I have no idea why the agricultural community would fight this. If the community wants to pay me for my open space, I am happy to take the money.	Mar 23, 2012 7:52 AM
175	absolutely	Mar 23, 2012 3:47 AM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

1	It is hard to give a definitive answer when there is so much unknown - without specifics how can I say yes or no?	Apr 6, 2012 1:06 PM
2	Ag. land should not be excluded from taxes	Apr 6, 2012 10:43 AM
3	I would not only be against purchasing conservation easements using an Open Space Levy or tax, but I would be active in convincing others that it is a bad idea as well. We are taxed enough already!	Apr 6, 2012 10:03 AM
4	Absolutely NOT.	Apr 6, 2012 9:47 AM
5	Would likely be a controversial tax, and defining the parameters for eligibility might be too subjective.	Apr 6, 2012 7:57 AM
6	You cannot tax us any more- who is paying the taxes?	Apr 6, 2012 7:41 AM
7	You just can't raise taxes- are you trying to completely ruin people?	Apr 6, 2012 7:33 AM
8	NO MORE TAXES!!!	Apr 6, 2012 7:27 AM
9	No more taxes	Apr 6, 2012 7:23 AM
10	NO MORE TAXES! There is no money!	Apr 6, 2012 7:17 AM
11	Funding for the purchase and source of funding would pact my vote. Additional taxes could be a problem for me	Apr 5, 2012 8:53 PM
12	I would never support an additional tax levy. It is repulsive to think of having to pay additional tax so that I can see more open space. If I want to see more open space around me, I need to buy the property around me. But that falls on the individual. The collective should not be forced to pay for the few that seem to be so devastated by the thought of shrinking open space.	Apr 5, 2012 5:36 PM
13	Agricultural lands are primarily what we are talking about protecting for the public benefit. The farmers that want to be compensated also need to be putting money into the pot. How about excluding them from the tax once the land is protected with an easement?	Apr 5, 2012 4:05 PM
14	Is land that is zoned ag exempt, even if it's not producing? Can we tax the land sales price when the farmer wants to sell to a developer?	Apr 5, 2012 12:44 PM
15	absolutely not.	Apr 5, 2012 12:25 PM
16	Perhaps your quesiton is poorly worded: is agricultural land excluded fomr the tax or from the property for which easements can be obtained? Neither should be the case.	Apr 5, 2012 11:13 AM
17	Why would ag land be excluded from the tax?	Apr 5, 2012 10:08 AM
18	This one is difficult. I must say "no" because the people who use publicly available lands are not bird watchers or joggers as much as automatic weapons enthusiasts and motorized vehicle buffs. To use tax for the purpose of purchasing land for the public to play on or admire is not necessarily beneficial to	Apr 5, 2012 9:52 AM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

wildlife or to farmers or to open space. A shooting range where the lead from weapons could be recycled could be a great use of tax dollars, otherwise many parks already exist for the purpose of multiple public uses.

19	Everyone should pay.	Apr 5, 2012 9:21 AM
20	The land owner is all ready providing providing conservation. Just another way for the kings to take from the people.	Apr 5, 2012 7:41 AM
21	Would have to qualify as a desirable wildlife habitat.	Apr 5, 2012 4:04 AM
22	It should be done as at present, by a not-for-profit, non-governmental organization	Apr 4, 2012 10:12 AM
23	I am NOT in favor of any additional tax on us!	Apr 4, 2012 8:27 AM
24	I don't think the county need to be involved in purchasing easements.	Apr 4, 2012 8:19 AM
25	No more taxes!	Apr 3, 2012 4:06 PM
26	I think agricultural land should still get taxed, but at a lesser rate	Apr 3, 2012 2:57 PM
27	Conservation easements should not be bought using tax money or through tax incentives. It is the people's money.	Apr 3, 2012 2:53 PM
28	Not if the resident's can't use it.	Apr 3, 2012 10:43 AM
29	It should be funded by the developer. If they want to reduce the open space w/ their development then they need to provide for open space through the development or through off site mitigation. I'm OK w/ active Ag lands getting an exemption.	Apr 3, 2012 9:14 AM
30	This is too subject to public corruption with elected officials buying land from people who support their political ambitions.	Apr 3, 2012 6:31 AM
31	As always, it depends on what it would Cost	Apr 2, 2012 8:12 PM
32	I feel that the land trust is already filling the need, and that local government does not need to get involved.	Apr 2, 2012 1:55 PM
33	I believe ag lands also should be taxed, these do provide open space or undeveloped land, but don't provide habitat like an open lot does.	Apr 2, 2012 11:04 AM
34	Dont like taxes, again it is about control	Apr 2, 2012 10:07 AM
35	People in this valley don't have enough money to survive now. You want to tax us more. If the rich guy can buy land for conservation, then great, let him maintain it.	Apr 2, 2012 7:22 AM
36	I DO NOT WANT MY TAX DOLLARS BEING USED FOR THAT	Apr 2, 2012 6:00 AM
37	No more taxes.	Apr 1, 2012 9:39 PM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

38	I will not vote for an open space levy or tax for any land. Let the people who want conservation easements pool together and buy the land themselves for a conservation easement.	Apr 1, 2012 9:22 PM
39	See above comments.	Apr 1, 2012 4:56 PM
40	If that's what it takes to entice agricultural landowners to be forward thinking for the good of our community and it's future growth.	Apr 1, 2012 10:10 AM
41	Ag land should pay a reduced levy	Apr 1, 2012 9:54 AM
42	But of course it depends on what kind of price would be paid for the easement. A drop in the bucket for somebody who has farmed all his life and is looking to a retirement funded by the sale of his land is not going to cut it. I doubt that unless the county gets a LOT wealthier, private citizens are going to want to pay fair conservation easement values to the farmers.	Mar 31, 2012 12:46 PM
43	But we also need a mechanism to encourage conservation of farmland. We will need food in the future also.	Mar 31, 2012 8:14 AM
44	Open space being condemned for the use of the public should be paid for by all, even if it is agriculture land.	Mar 30, 2012 12:55 PM
45	Why exclude the one item that is the source of the problem? The tax is on the buyer not the seller. The tax has NO effect on valley residents but on the new comer who as we know from the past are the cause of the need of new taxes to provide added services.	Mar 30, 2012 9:45 AM
46	I would need to understand much better how nthis works	Mar 30, 2012 7:59 AM
47	i would not there are to many levys and taxes already how could the people that want these easements be the only ones taxed. it would involve taxing even those that are apossed to it.	Mar 29, 2012 4:33 PM
48	Considerable tax incentivis already exist, and supply/demand imbalance not likely resolved by market pricing. Open space is best preserved via county-wide rezoning	Mar 29, 2012 12:05 PM
49	What a ridiculous way to spend our taxes!	Mar 29, 2012 11:06 AM
50	Not an appropreate use of tax dollars	Mar 29, 2012 8:18 AM
51	Who would provide the permanent oversight / stewardship? would the easements be transferred to the land trust? would you work in partnership with them to provide match for grant funded easement acquisition? need to see a full plan before supporting.	Mar 29, 2012 8:18 AM
52	I really don't know what those numbers look like: what the tax would be for a large agricultural landowner and what the purchase price might look like. Is the theory also that the agricultural land is already open space so that landowner is helping achieve the open space goal? Or is it that the incentive to put easement benefits that landowner (as they'll be paid for it) and they should be equal contributors to that option?	Mar 29, 2012 6:06 AM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

53	new tax	Mar 29, 2012 3:00 AM
54	Absolutely not!!!	Mar 28, 2012 8:54 PM
55	As a last resort.	Mar 28, 2012 8:08 PM
56	not sure the agricultural land should be excluded	Mar 28, 2012 3:43 PM
57	No open space levy.	Mar 28, 2012 2:48 PM
58	leave to the land trust unless it is not effective	Mar 28, 2012 1:04 PM
59	Would rather use my levy tax dollars towards the schools and hospital.	Mar 28, 2012 12:19 PM
60	Wow, I can't pay my taxes now and you want to add to them.	Mar 28, 2012 10:55 AM
61	This makes sense at first blush.	Mar 28, 2012 9:17 AM
62	YES!!	Mar 28, 2012 8:17 AM
63	do not burdened the taxpayer anymore	Mar 27, 2012 8:38 PM
64	I feel that only private hard, cold cash should be use to purchase the land or easements. I do not feel that any public funds or tax incentives should be used for such purchases.	Mar 27, 2012 8:17 PM
65	Your killing the working man with to many taxes!!!	Mar 27, 2012 8:12 PM
66	I like the thought that agricultural land would be exempt but I still think that it would be an unfair tax. Who would decide which easement would be purchased first?	Mar 27, 2012 8:03 PM
67	Tax us to death already	Mar 27, 2012 7:31 PM
68	I need to understadn the pros and cons more thoroughly.	Mar 27, 2012 6:53 PM
69	WHY WOULD I WANT THIS??? WHEN YOU TALK ABOUT OPEN SPACE LEVY OR TAX, I VISUALIZE THE USE OF COUNTY PROPERTY TAX FUNDS. IN MY MIND, I DON'T THINK THIS IS SOMETHING THE COUNTY HAS ANY RIGHT BEING IN.	Mar 27, 2012 5:36 PM
70	No new taxes!	Mar 27, 2012 3:58 PM
71	Would like to have tax or bond or someway to create a pool of money.	Mar 27, 2012 1:59 PM
72	While a bond would be unpopular, if based on property taxes farmers would pay a very small percentage.	Mar 27, 2012 1:42 PM
73	I do not think it would be fair to make the average citizen pay for something that only a few think is a good idea.	Mar 27, 2012 12:58 PM
74	Seems like a tough concept to sell in our Valley	Mar 27, 2012 12:31 PM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

75	Like wetlands? Isn't it ag land that we are working to protect? I'd support purchasing open space in the form of pulic parks.	Mar 27, 2012 12:00 PM
76	What other land would there be to purchase if not agricultural land? These are very unclear questions.	Mar 27, 2012 11:31 AM
77	I would not exclude ag land if it is a simple mill level off existing tax rate.	Mar 27, 2012 11:29 AM
78	The exclusion of agricultural land is a nice gesture, but using peoples' money to buy land for the people that can NEVER be USED for anything is an absolute waste of taxpayers money.	Mar 27, 2012 11:22 AM
79	We don't need more tax. People need to help pay their own way. Which includes the people who ride bikes. They seem to get everything for free and they don't abide by any laws. It is time for them to give a little.	Mar 27, 2012 11:10 AM
80	Need to include the whole valley	Mar 27, 2012 10:55 AM
81	And I'd love to see that levy placed more heavily on developers than on the rest of us....	Mar 27, 2012 10:43 AM
82	#1 Our small Business Owners are already struggling. Just check out all the For Rent signs on main street. #2 Most common people here are already trying make ends meet,to add more taxes is going to really impact the economy. #3 If we did have money to compensate landowners for open space - it should go to those that have already been impacted by the comprehensive plan. Purchase the development rights on the scenic corridor, and in the wildlife paths.	Mar 27, 2012 10:40 AM
83	Conservation increases long term land values.	Mar 27, 2012 10:15 AM
84	Certainly in any case, Teton County should NOT become the holder of any conservation easement (see Teton Co WY Scenic Preserve Trust for why not to become an easement holder).	Mar 27, 2012 10:09 AM
85	I'd need to understand more about how this would work.	Mar 27, 2012 9:52 AM
86	If this is what it takes to appease the (extremely) vocal minority of farmers, and get the levy passed, so be it, but I think everyone should support the values of open space. Maybe it should be a small levy every year, instead of a big one time levy, so it serves as a reward to those who keep their farm land farm land.	Mar 27, 2012 7:40 AM
87	As long as it is willing sellers and the other land owners are not punished by requiring them to do the same.	Mar 27, 2012 2:44 AM
88	dont want taxed for this type thing.	Mar 26, 2012 8:31 PM
89	I am taxed too much already	Mar 26, 2012 7:58 PM
90	It still just depends on whether or not I have access to the property that is purchased with my tax dollars. I feel the same way about this as I do our forest service lands. My taxes help pay to preserve them so I should be able to access it.	Mar 26, 2012 7:54 PM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

91	We are levied and taxed enough	Mar 26, 2012 7:52 PM
92	If it is agricultural land, will it be fulfilling the needs of a conservation easement. I don't know enough about it.	Mar 26, 2012 6:53 PM
93	Respectfully, Hell no.	Mar 26, 2012 6:47 PM
94	again, where are those funds coming from? we can't tax the land owners and then offer the money back to them to sell what we've been taxing. i'm concerned with an open space levy. you'd have to explain more of what that looks like and does.	Mar 26, 2012 6:13 PM
95	Its a great idea. But... More taxes in our current economy is NOT a good idea. Lets look at alternative funding.	Mar 26, 2012 4:39 PM
96	It is a qualified no. I would support a tax that would be the same for the large land owner and the small one. Since the large land owner would be the recipient of the purchase dollars, He/she should not be exempt from the tax in some fair and equitable way.	Mar 26, 2012 4:25 PM
97	The county should not be in the business of buying up land. Land trusts work fine for this already.	Mar 26, 2012 4:07 PM
98	Also exclude Ag. improvements.	Mar 26, 2012 3:48 PM
99	No, I am not in favor of any new levies or taxes or tax credits or development rights programs.	Mar 26, 2012 2:46 PM
100	STOP TAXING! For goodness sakes the government needs to stay out of it. I would not be affected because the ground I have interest in is agricultural but I do not agree with raising taxes on anyone, not second homes, not the rich, not the poor. Protect the property rights, don't tax us any more!	Mar 26, 2012 2:44 PM
101	Leave tax payers out of it. You want to protect land coordinate fund and protect. For example, Ducks Unlimited, Rocky Mtn. Elk foundation, Nature Conservancy, not taxpayers.	Mar 26, 2012 2:42 PM
102	Again, this program would be most successful if aligned with other programs. There could be much greater leverage of any conservation tax dollars if they could be matched with other conservation dollars to achieve greater goals. Also, stewardship of conservation easements is a big issue and I believe best solved through partnership with the Land Trust.	Mar 26, 2012 2:36 PM
103	There are too many levys now. It appears that there are always ongoing efforts in the valley to keep the "progressive" agenda rolling through levys when tax revenues are not enough. It needs to stop.	Mar 26, 2012 2:04 PM
104	Open space is important. if we as "city dwellers" (I live in Victor) can contribute tax money to providing open space we should. That said... who will negotiate the purchase prices?	Mar 26, 2012 1:58 PM
105	no more tax of any type	Mar 26, 2012 1:56 PM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

106	I would have to see the rules, how much the levy would be, if any public access would be allowed on these conservation easements, etc. I think it would be okay to exclude agricultural land as long as that is clearly defined and it's not some developer trying to pass their defunct weedy subdivision off as agricultural by plunking a few cows down on it.	Mar 26, 2012 1:54 PM
107	no loopholes	Mar 26, 2012 12:52 PM
108	Sick of extra taxes.	Mar 26, 2012 12:42 PM
109	Was there any doubt that extra levies and taxes would stem from this plan?	Mar 26, 2012 12:41 PM
110	I do not support tax levies for this purpose. This is government taking, by force, from people who may not be interested in conservation at all.	Mar 26, 2012 12:30 PM
111	This is tricky. Might solve zombie subdivisions?	Mar 26, 2012 11:57 AM
112	We need this	Mar 26, 2012 10:47 AM
113	how else will this be funded. just as important as good roads to our economy.	Mar 26, 2012 7:11 AM
114	No more taxes	Mar 25, 2012 9:32 PM
115	ABSOLUTELY do not want another tax levy!!! If people want open space, and a "levy" they can fund the open space themselves with their own pocketbooks!!!	Mar 25, 2012 8:36 PM
116	This would be a great use of a county-wide local-option resort sales tax, instead/or in addition to, a property tax. Land in the CRP program should not be excluded from this tax.	Mar 25, 2012 8:08 PM
117	I'd need more of an explanation of how conservation easements work.	Mar 25, 2012 7:04 PM
118	Doubtful, I like the idea but philanthropy should be left for the wealthy. SPETs and taxes for education, librarys, fire depts, hospitals,ambulances, roads bridges etc are enough. You might be confusing the income of Teton Valley Idaho with Teton County, Wy.	Mar 25, 2012 7:02 PM
119	It's all in the wording of the proposal.	Mar 25, 2012 6:40 PM
120	ag land should be exclude.	Mar 25, 2012 5:47 PM
121	You would be taxing me for purposes of which I do not approve. This should be left up to free markets.	Mar 25, 2012 12:42 PM
122	The government is incompetent. This should be done in the private sector. Public incentives could be useful.	Mar 25, 2012 9:57 AM
123	Also provide for private donations	Mar 25, 2012 8:47 AM
124	Like concept but have already done more than our share	Mar 24, 2012 9:16 PM
125	No, because that tax burdens other private sector property owners. Government should be limited and private sector rights should be maximized, as this is the	Mar 24, 2012 2:33 PM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

	freedom that our nation has always stood for.	
126	not everyone can donate- but it adds value to adjacent land and the valley.	Mar 24, 2012 2:22 PM
127	I think that if you want open space then someone should have to buy it. Demanding open space from a land owner is like taking that land from them. Putting restrictions on land, reduces the value.	Mar 24, 2012 1:01 PM
128	I would need more info on this.	Mar 24, 2012 12:08 PM
129	Especially to protect wildlife corridors.	Mar 24, 2012 9:38 AM
130	I absolutely support the idea of an open space Levy. I am not clear why agricultural land would be exempted. Preservation of open space benefits all land owners, and increases the value of all land in the valley. Why should some be excluded from contributing to this collective benefit?	Mar 24, 2012 9:08 AM
131	Raising taxes and asking for levys in this economic environment is very difficult and there are already many in great hardship right now. The amount of the tax and how it would be gathered would be major issues before I would commit to supporting or not supporting it.	Mar 24, 2012 7:08 AM
132	If that would make the farmers happy, but what I heard the other night was it's better to have the options open so those who want to sell for conservation can. I know folks don't want more govt. involvement in private property, but I'm fairly sure if it's a good price the attitude will change. Again, keep the option open.	Mar 24, 2012 4:16 AM
133	We like the idea of open space and conservation zoning. However, we do not think that agricultural land should be exempt from the tax levy to support this. Agricultural land is already taxed at a VERY low rate in Teton County, and is NOT TAXED AT ALL for fire protection. The rest of us property owners are subsidizing agricultural land already, so we are already contributing financially to preserving land in ag.	Mar 23, 2012 5:43 PM
134	I am willing to pay to support conservation practices in the valley. Open space has value to me aesthetically and for wildlife.	Mar 23, 2012 5:34 PM
135	Not sure we should have to bribe the large land owners to protect their land. Keeping the open space also protects our economy. We cannot afford to service residences scattered throughout the county. The tax payers should not have to pay for the farmer's "right" to develop their property.	Mar 23, 2012 3:53 PM
136	Would want to know more about this.	Mar 23, 2012 3:30 PM
137	You would still be taxing people for an idea/wish of a few.	Mar 23, 2012 3:24 PM
138	I would prefer ag land be included.	Mar 23, 2012 3:01 PM
139	Every person in Teton County is part of the community of Teton County. The cost of the general services needed to serve the public good (police and fire, roads, etc) are spread across all members of the community. This both makes it possible to have such services without creating an undue burden on any individual. Large land owners are part of the community as well, and if the	Mar 23, 2012 2:10 PM

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

community decides (through a vote) that it is in the best interest of the community to preserve open space, then it makes sense that all community members should help pay for this service too. The amount they will pay toward this kind of fund will not come close to the amount they will make by selling conservation easements, and it represents their membership in this larger community. I think all community members should be asked to contribute to this fund, whether they are likely to be easement sellers or not.

- | | | |
|-----|---|-----------------------|
| 140 | Our taxes are cheap here, compared to many other US states, towns and cities. I don't understand the need/desire to exclude agricultural land? | Mar 23, 2012 1:37 PM |
| 141 | Absolutely not!!! This is not the governments role, especially in Teton Valley. The property taxes are already much more than the land values support from an investment standpoint and the government has no business taking this on. To me that would only be to fulfill personal agendas with tax dollars which is not only inappropriate, but completely wrong. This looks like more of a buy off of the farmers to get there support. Land owners are land owners and no one group should be treated differently than another. | Mar 23, 2012 11:58 AM |
| 142 | Why should the tax go up on my house just because my neighbor decides to sell an easement on his land! It is NOT right that a few people who like "open space" have the right to impose more taxes on everyone else. This should be considered very carefully by ALL the property owners in the valley. If you want "open space" so much, why don't you just come buy my farm. I'd love to have to you purchase the open ground in the valley, so you can look at it. (Of course I expect to be paid top dollar for that open space! Let's say that view is worth \$20,000 per acre for 120 acres - wow! I'll take that deal) | Mar 23, 2012 11:48 AM |
| 143 | Free market is the only way. Be realistic. | Mar 23, 2012 10:09 AM |
| 144 | If I am a farmer and own my own land, why would I want to be levied to keep that open space? There are many things I don't understand about this. | Mar 23, 2012 10:08 AM |
| 145 | Yes, with the limitations noted above. Also, I see no reason to exclude agricultural land from an open space levy. Ag land is already given all sorts of exemptions and other benefits -- if the open space levy is utilized in a fair and targeted manner, there's no reason why ag land shouldn't be taxed as well. It's the farmers and ranchers that will ultimately benefit from the utilization of the open space funds -- either through their ability to sell conservation easements, or by having further protected land surrounding them, maintaining the agricultural character of the area which makes it easier and more efficient to use farm equipment on the roads, engage in farming activities without conflicts and reduces weeds and such from unprotected fallow lands and/or vacant subdivisions. | Mar 23, 2012 8:55 AM |
| 146 | I, for one, would be willing to spend a lot of money on conservation easements and open space levies. | Mar 23, 2012 8:44 AM |
| 147 | Agricultural land needs to be included. | Mar 23, 2012 8:35 AM |
| 148 | We should have been doing this 20 years ago! | Mar 23, 2012 8:18 AM |

Page 5, Q5. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that EXCLUDED agricultural land?

149 I am not sure why it should exempt ag land, unless it is for compromise. Ag land pays very little tax as it is (despite what the ag community says) and if the open space is to benefit us all, we should all pay for it. Mar 23, 2012 7:52 AM

150 I DO like the idea of some kind of compensation to large property owners if the land becomes an easement but I think the limited tax concept is tricky. I don't have children but I still gladly pay taxes to send other people's kids to school. So while the specific landowner needs to be paid in some fashion the idea that other large land owners are exempt seems odd. We all benefit from an amenity like this There are already many tax breaks and subsidies in the farm bill. I would prefer to see a resort tax or a sales tax (perhaps combined with some potential property tax ideas) go towards this. Also instead of exempting someone just for owning big lots of land, I wonder if we focus the savings on deductions for people who actually do choose to create an easement. Lastly if there is a levy where ag land is exempt, the acreage immediately around their house should and their home itself should NOT be excluded. Mar 23, 2012 3:47 AM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

1	This is critical if we are to avoid having even more unsold subdivision lots, and much better than sprawl. Sprawl will cost us all more in reduced property values than would be paid through a levy to purchase conservation easements.	Apr 6, 2012 3:18 PM
2	again, without specifics how can I answer yes or no?	Apr 6, 2012 1:06 PM
3	I would be against the tax whether it excluded the agricultural land or included all property. No new taxes. Especially for something that is not a necessity and when there is a private entity that is already doing a fine job of acquiring the property.	Apr 6, 2012 10:03 AM
4	NO	Apr 6, 2012 9:47 AM
5	would be glad to pay a tax which would help insure preserving corridors and open spaces	Apr 6, 2012 8:36 AM
6	As above, the unintended consequences could prove contentious, and defining priorities for consideration of potentially eligible properties might be devisive.	Apr 6, 2012 7:57 AM
7	No more taxes- where are you getting this money-	Apr 6, 2012 7:41 AM
8	No more taxes, thank you!	Apr 6, 2012 7:33 AM
9	NO MORE TAXES!!!	Apr 6, 2012 7:27 AM
10	No more taxes	Apr 6, 2012 7:23 AM
11	No more taxes- why are you doing this?	Apr 6, 2012 7:17 AM
12	Again, no new levy taxation!!!	Apr 5, 2012 5:36 PM
13	I would need more clarification on this question.	Apr 5, 2012 3:48 PM
14	A strict process would need to be out into place.	Apr 5, 2012 12:44 PM
15	absolutely not!!	Apr 5, 2012 12:25 PM
16	yes, in both senses, above.	Apr 5, 2012 11:13 AM
17	Yes, if tax on land w/ ag exemption were less than on other land.	Apr 5, 2012 11:09 AM
18	That sounds fair.	Apr 5, 2012 10:08 AM
19	One of the very few reasons that open spaces exist at the moment is the beneficial tax status. If the goal is to retain that space, taxing it in order to keep it open would be counter productive.	Apr 5, 2012 9:52 AM
20	Don't even try.	Apr 5, 2012 7:41 AM
21	Would sellers still have rights to the property? If yes, then no.	Apr 5, 2012 4:04 AM
22	I really like the idea of open space bonds.	Apr 4, 2012 12:30 PM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

23	Don't want any additional tax. Can't afford any more at all.	Apr 4, 2012 8:27 AM
24	We should not have to pay taxes for someone else to have "open space".	Apr 4, 2012 8:19 AM
25	No more taxes. Keep the government small. We do not need more government controls.	Apr 3, 2012 4:06 PM
26	There shouldn't be any tax incentives for conservation easements. It is not the government right to use taxes for these things. If a conservation group wants to buy the ground they can but they should pay the the same tax rate as others.	Apr 3, 2012 2:53 PM
27	Either way. Difference in cost might need to be looked at.	Apr 3, 2012 12:00 PM
28	see above. The general citizens shouldn't have to pay for development and open space. The developers and land transactions should fund it. For example. When land/home is sold to a new owner then it could be taxed for open space?	Apr 3, 2012 9:14 AM
29	Risk of public corruption.	Apr 3, 2012 6:31 AM
30	The land trust is already filling the need, local government does not need to get involved.	Apr 2, 2012 1:55 PM
31	No one ever likes more taxes, but with more of an idea of the benefits and the actual details I might support this.	Apr 2, 2012 11:04 AM
32	no, No, no way and loud an long NO!!!!!!!!!!!!!!	Apr 2, 2012 10:07 AM
33	I would personally be in favor of this, but I do think that including agricultural land in the tax would kind of confirm the fears of the rural landowners who (based on the meeting I went to) seem basically opposed to any taxes or government intervention.	Apr 2, 2012 8:23 AM
34	No more taxes.	Apr 1, 2012 9:39 PM
35	I will not support purchasing any conservation easements with levies or taxes. If people want to buy conservation easement from willing sellers let the people wanting the easements group together and buy it themselves, stop taxing the rest of us for their priviledges.	Apr 1, 2012 9:22 PM
36	I'm apprired to any conservation easement. Let the market rule. If special interests want the land then let them buy it from the willing buyer but don't expect me to pay for it in any tax.	Apr 1, 2012 4:56 PM
37	Ag land should pay a reduced levy	Apr 1, 2012 9:54 AM
38	see above	Mar 31, 2012 8:14 AM
39	I would support this because all property owners would benefit.	Mar 30, 2012 1:57 PM
40	I don't know what is meant by this	Mar 30, 2012 7:59 AM
41	not every one supports paying for someones good intentions	Mar 29, 2012 4:33 PM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

42	Same as above. I doubt that much tax money is raised from agricultural land, so why not exclude those parcels if it helps gain the majority vote for the idea.	Mar 29, 2012 8:18 AM
43	another new tax	Mar 29, 2012 3:00 AM
44	Absolutely not!!!	Mar 28, 2012 8:54 PM
45	Only land that is sensitive like river frontage and connected out a resonable distance.	Mar 28, 2012 8:08 PM
46	No open space levy.	Mar 28, 2012 2:48 PM
47	Would rather support my tax levy dollars towards the schools and hospital.	Mar 28, 2012 12:19 PM
48	See comment above	Mar 28, 2012 10:55 AM
49	YES!!	Mar 28, 2012 8:17 AM
50	support it but not through levy or more taxes	Mar 27, 2012 8:38 PM
51	Use only private hard, cold cash for the purchases.	Mar 27, 2012 8:17 PM
52	Leave it to the private organizations that have money from wealthy people.	Mar 27, 2012 8:12 PM
53	Why should farmers be taxed for keeping the land open in the first place! There were families who spit up their farms long ago. Now all those family members have a place to come and visit. Maybe they had more foresight than the rest of us as we see options vanishing.	Mar 27, 2012 8:03 PM
54	no more taxes!	Mar 27, 2012 7:31 PM
55	I need to understand the ptos and cons more thoroughly	Mar 27, 2012 6:53 PM
56	Doubtful! I don't really believe it is the job of government to redistribute wealth or views!	Mar 27, 2012 5:42 PM
57	AGAIN, MY ANSWER IS THE SAME AS THE ABOVE, WHY DOES THE COUNTY THINK THEY HAVE THE RIGHT TO US COUNTY FUNDS FOR THIS PURPOSE? THEY ONLY REASON I CAN SEE, IS TO USE OUR OWN MONEY, OUR TAXES TO BUY A GRAVEL PIT, AND THEN SELL IT TO SOMEONE ELSE. THE COUNTY OR ANY GOVERMENTAL AGENCY SHOULD BE EXCLUDED FROM BEING "THE WILLING BUYER".	Mar 27, 2012 5:36 PM
58	Right now, with the economy the way it is I would not support additional taxes..some people are having a bad enough time trying to make ends meet.. there are other avenues that may be open to obtain the needed money..possibly government or private grants that should be explored.	Mar 27, 2012 4:14 PM
59	Absolutely Not!!!	Mar 27, 2012 3:58 PM
60	Would need more information.	Mar 27, 2012 1:53 PM
61	Assuming the money wasn't to buy out low priority lots that lack public benefit.	Mar 27, 2012 12:00 PM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

62	Teton Valley government is poor enough and should spend its money in better ways than purchasing frivelous Open Space. 60% of the State of Idaho is already government owned--there is enough Open Space for everyone.	Mar 27, 2012 11:22 AM
63	Why do we need to tax more when we are in a recession that has hit this valley harder than any other county in the Western US. Isn't it time we live within our means. The people have, isn't it time for the government to do the same.	Mar 27, 2012 11:10 AM
64	But perhaps the ag land needs to be taxed at a lower rate.	Mar 27, 2012 10:43 AM
65	See the above answer. If you want to further bankrupt our community and drive even more people out .. then yeah you should do this. Wow. "It's the economy, stupid" Biased survey much?	Mar 27, 2012 10:40 AM
66	Farming in this region is not only ignorant (short season, water, soil type, distance from market), it is causing environmental obsolescence. Incurable depreciation is caused by the current farming and ranching practices in Teton Valley.	Mar 27, 2012 10:15 AM
67	Again, I'd need to understand the details of how this would work better.	Mar 27, 2012 9:52 AM
68	i believe my property rights are for me to make a decision since I pay the taxes	Mar 27, 2012 7:59 AM
69	We should all support the shared value of open space.	Mar 27, 2012 7:40 AM
70	The landowners should not be forced to provide open space and be taxed on it. That is totally unfair. We have our open space. We paid for it. If others want open space, they should have to pay for it. Not us!	Mar 27, 2012 2:44 AM
71	Arn't we taxed enough?	Mar 26, 2012 10:15 PM
72	dont want taxed for this type thing	Mar 26, 2012 8:31 PM
73	no more taxes	Mar 26, 2012 7:58 PM
74	If a levy was given to purchase conservation easements I feel that the individual selling their property should have no tax base on it because that just doesn't make sense to me. I own it already then I sell it to the county and end up helping pay for the sale of my land that I already owned???	Mar 26, 2012 7:54 PM
75	The easement would have to make sense in the whole scheme of conservation in the valley. Random isolated parcels would not make sense to me.	Mar 26, 2012 6:53 PM
76	Respectfully, Hell no.	Mar 26, 2012 6:47 PM
77	Same as above	Mar 26, 2012 4:25 PM
78	There are absolutely no guarantees that the public would have access. Just knowing there is access for the bunnies and the coyotes is not enough to make me feel good.	Mar 26, 2012 2:46 PM
79	Stop levying and stop taxing. See above answer.	Mar 26, 2012 2:44 PM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

80	Same example I have already given.	Mar 26, 2012 2:42 PM
81	Who pays for the levy? Again the property owner is being taxed for their land. Why do we need someone telling how, When ,What, we can do with our lands? Please Stop trying to control the land owners rights.	Mar 26, 2012 2:18 PM
82	This would not be supported by large landholders	Mar 26, 2012 2:08 PM
83	With over 7,000 vacant lots, open space hardly seems to be an issue.	Mar 26, 2012 2:04 PM
84	This would probably make more large land owners sell their land with the added expense thereby possibly being a shoot yourself in the foot policy	Mar 26, 2012 1:58 PM
85	Absolutely not ---NO MORE TAX of any kind. This is taxes wanted by the public that owns nothing.	Mar 26, 2012 1:56 PM
86	Ideally everyone should be included since everyone benefits, however, it seems that it might be a hard sell with those who are currently hysterical about their property rights and I'm willing to give those folks a break to get them on board IF they can even be reasoned with....	Mar 26, 2012 1:54 PM
87	no loopholes	Mar 26, 2012 12:52 PM
88	Skeptical of extra taxes.	Mar 26, 2012 12:42 PM
89	See above.	Mar 26, 2012 12:41 PM
90	Again, not the role of government.	Mar 26, 2012 12:30 PM
91	Probably not -- might depend on the piece of property.	Mar 26, 2012 11:57 AM
92	We all would benefit...	Mar 26, 2012 11:48 AM
93	pay to play	Mar 26, 2012 7:11 AM
94	No more taxes	Mar 25, 2012 9:32 PM
95	Again, NO NEW TAX LEVIES!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! If people feel we don't have enough open space left in this valley, head to Alaska!!!!!!	Mar 25, 2012 8:36 PM
96	I would like to see the statistics on how much tax is actually being paid by taxpayers in different categories, i.e. farmers, second home owners, city residents, etc.	Mar 25, 2012 8:08 PM
97	See comment from #5	Mar 25, 2012 7:02 PM
98	Needs to be funded by a tax on developers or developments.	Mar 25, 2012 6:48 PM
99	Maybe but probably not, because it seems like a good idea to exclude them.	Mar 25, 2012 3:30 PM
100	The premise should not be excluding agricultural land vs including all land, but whether there should be an open space levy at all.	Mar 25, 2012 12:42 PM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

101	Ag land should be excluded from levey. Do not drive farm operations out of business with more taxes.	Mar 25, 2012 8:47 AM
102	But, I think ag land should pay much less.	Mar 24, 2012 8:29 PM
103	Simply put, stop increasing government control, beurocracy, etc.	Mar 24, 2012 2:33 PM
104	the are vital to the future value of the county land and everybody will eventually benefit.	Mar 24, 2012 2:22 PM
105	Farmers cannot handle any more expenses. We have so many levies now with the road improvement levy and the fire dept levy etc.	Mar 24, 2012 1:01 PM
106	More clarification please	Mar 24, 2012 12:08 PM
107	In general, while I support purchasing conservation easements, there are already Federal tax incentives in place--although I realize that they might not be near enough to compensate someone and so that any compensation might bring things up to market value.	Mar 24, 2012 9:38 AM
108	Absolutely! Since all property owners would benefit from the preservation of open space, all property owners should contribute. This will protect and enhance property values for everybody.	Mar 24, 2012 9:08 AM
109	Again, there are many more details involved in answering this question than I could just commit a yes or no answer to at this time. In general, I support conservation. How it happens specifically would be important as well.	Mar 24, 2012 7:08 AM
110	this is a good question that may require input from more deverse groups of residents	Mar 23, 2012 7:40 PM
111	Probably, but it still depends on how equitably the ag land shares in the tax levy.	Mar 23, 2012 5:43 PM
112	Compromise in supporting local agriculture also seems important, so if this means excluding agricultural land from a tax levy, I can agree to that.	Mar 23, 2012 5:34 PM
113	The farmers, and their families, benefit too. They just might not realize it.	Mar 23, 2012 3:53 PM
114	Would want to know all the implications	Mar 23, 2012 3:30 PM
115	We are stacking too many taxes on people.	Mar 23, 2012 3:24 PM
116	If strictly farm land it would need to be in a functional landscape where farming could persist in the far future.	Mar 23, 2012 1:42 PM
117	Our taxes are cheap here, compared to many other US states, towns and cities.	Mar 23, 2012 1:37 PM
118	Absolutely not!!! This is not the governments role, especially in Teton Valley. The property taxes are already much more than the land values support from an investment standpoint and the government has no business taking this on. To me that would only be to fulfill personal agendas with tax dollars which is not only inappropriate, but completely wrong.	Mar 23, 2012 11:58 AM

Page 5, Q6. Would you support purchasing conservation easements from willing sellers using an Open Space Levy or tax that included all property?

119 See number 6 above.

Mar 23, 2012 11:48 AM

Page 6, Q7. What do you think about creating more community character protection guidelines?

1	I like protection guidelines.	Apr 6, 2012 3:54 PM
2	One of the amenities that attract people to this community are the scenic and rural character attributes. It makes sense to preserve these characteristics if we wish to sustain our economy.	Apr 6, 2012 2:57 PM
3	if someone owns the property and wants to build a house "on the hill" they should be able to.	Apr 6, 2012 1:08 PM
4	I like it, but there's no enforcement of county recommended guidelines, so I kinda wonder what's the point.	Apr 6, 2012 12:36 PM
5	I like the idea but have seen very little ability to enforce these types of 'guidelines'	Apr 6, 2012 11:30 AM
6	More guidelines-does a government ever get to a point where they think maybe we have put enough guidelines in place? Who is protecting a private property owners' right to do what they want with their property provided it does not harm another person's same rights?	Apr 6, 2012 10:14 AM
7	It's another restriction on property owners, don't like.	Apr 6, 2012 9:48 AM
8	I like it especially if its a "suggestion" as you suggest.	Apr 6, 2012 8:57 AM
9	SUPER like	Apr 6, 2012 8:56 AM
10	helps to preserve beauty and some guide lines have to be in place	Apr 6, 2012 8:37 AM
11	As long as the guidelines are not onerous they can be appropriate. View corridors, night skies, etc., should be considerations when platting lots so as not to diminish the potential value of the property.	Apr 6, 2012 8:01 AM
12	yes A more though out plan benefits everyone. I feel strongly about light polution. Too many people have lights that are not capped	Apr 6, 2012 7:45 AM
13	I don't want you to tell me what guide lines I have to live by. You don't have the right to tell me what I can do on my own property!	Apr 6, 2012 7:42 AM
14	Who is going to decide that? My community character is a lot different than yours, I'm sure!	Apr 6, 2012 7:34 AM
15	More rules.....	Apr 6, 2012 7:32 AM
16	There is enough guidelines!! If its my property, I will do what I will do with it! Explain "character protection guidelines"?! My character is sure the hell different than yours	Apr 6, 2012 7:28 AM
17	Who is going to decide what the community character is- not you-	Apr 6, 2012 7:23 AM
18	You have no idea what our community should look like- Personally, I liked the community looks before you moved here!	Apr 6, 2012 7:18 AM
19	I have lived into other communities with ridge line protection ordinances. They work well and the subdivisions created under those ordinances turn out better for	Apr 5, 2012 6:05 PM

Page 6, Q7. What do you think about creating more community character protection guidelines?

them (I have lived in such a subdivision).

20	I don't like this because this shouldn't be the responsibility of a few idealists to determine what is or is not acceptable to the protection of "community character". Those issues are usually subjective and divisive. I believe land owners should be more responsible with their decision, don't get me wrong. I would personally never build on top of a ridge line, or in a wetland area, or in an obnoxious location, however, I think it is a dangerous course to have a very few unelected individuals make decisions like this.	Apr 5, 2012 5:39 PM
21	Absolutely - let's move this county into the 21st century!	Apr 5, 2012 4:06 PM
22	I think the damage has already been done. Keep existing laws.	Apr 5, 2012 3:50 PM
23	please preserve property rights. Giving something a fancy name doesn't change the fact that it is just telling some people what they can and can't do on private property.	Apr 5, 2012 12:26 PM
24	Basically, I do NOT believe that the view from a passing automobile is the pervuew of government regulation, and I think there are adequate protections in place due to the efforts of those who worked on the present regulations and comprehensive plan.	Apr 5, 2012 9:59 AM
25	Your trying to take the land owners rights away and be the king and tell every one what to do. YOU CAN;T FORM A DICTATORSHIP HERE. For the split second you pass an obsticle you should be watching the road.	Apr 5, 2012 7:43 AM
26	How do you know what's best for my circumstances?	Apr 4, 2012 8:34 AM
27	Guidelines are already in place - we don't want any more control.	Apr 4, 2012 8:28 AM
28	I don't think it's necessary to have scenic corridors - let people that own the ground do what they want with it - they have property rights!	Apr 4, 2012 8:20 AM
29	This would have to limited. If I was here first and my actions do not impact the public, then it shouldn't matter if I block my neighbors view. He has the opportunity to see the mountains form 100 feet down the road.	Apr 3, 2012 4:09 PM
30	It is a good idea to at least have guidelines that preserve the scenic and natural resources we have in the county.	Apr 3, 2012 2:59 PM
31	If they own the ground let them build where they want within reason.	Apr 3, 2012 2:54 PM
32	Such guidelines should be a must-have, with ridgeline restrictions being the perfect example. Such guidelines and restrictions are effective and have stood the test of time in many communities, usually enacted after disrespectful building by developers. As to scenic corridors, there could still be some quality control, though driving north from Driggs looks unfortunately like north Yellowstone in I.F.	Apr 3, 2012 12:02 PM
33	If you look at the angle, this idea itself is flawed. The closer I get to the hill the less I see of the house. The further you are away from the hill it would not matter as is the case of the house on the hill in Tetonia. They could have moved the house back 100 yards and it would still have the look, because the ground on top of the hill is flat. This is why over regulation does not work . Every piece	Apr 3, 2012 10:44 AM

Page 6, Q7. What do you think about creating more community character protection guidelines?

	of property is different and does not fit a cookie cutter comp plan.	
34	You have an 80 page design scenic corridor document that should be reduced by half.	Apr 3, 2012 6:32 AM
35	The more we can do to preserve and protect the Views and Natural Character of this Valley for everyone's property, the more value we will be keeping in the Valley	Apr 2, 2012 8:12 PM
36	The biggest eye sore in the county is atop the Rammell Hollow in Tetonia! That is absurd and selfish on the part of the homeowner!	Apr 2, 2012 4:44 PM
37	OK as long as it is the other guy. OK to take away his property rights but not mine.	Apr 2, 2012 10:10 AM
38	I like the idea of not having houses on a hilltop.	Apr 2, 2012 9:30 AM
39	You already have enough character protection guidelines, after all no use closing the barn door if all the horse already left.	Apr 2, 2012 7:29 AM
40	More government involvement - not my idea of personal rights	Apr 2, 2012 6:02 AM
41	Not if your limiting the landowners options. It's their land not the publics.	Apr 1, 2012 9:41 PM
42	If you are willing to pay the price for a hillside view lot, you should be able to build your home to capture the best view. That is what you are paying for. Lets let the people who own ground vote on the best way the ground can be used. I think its time landowners can say what they want to do with their land. Not the people who do not own the land but want to use and control it.	Apr 1, 2012 9:27 PM
43	There are also ways to build structures with materials that blend into the environment. Examples of this can be seen in many Arizona hillsides where the homes become a beautiful part of the landscape.	Apr 1, 2012 10:10 AM
44	Protecting ridgelines & scenic corridors is paramount.	Mar 31, 2012 6:33 PM
45	Most of your questions are too general in nature.	Mar 31, 2012 12:47 PM
46	we don't need more rules telling us how and what we can do on our property	Mar 31, 2012 12:20 PM
47	YES!	Mar 31, 2012 9:46 AM
48	Scenic corridors and scenic views should not only exist for the 1% (the rich).	Mar 31, 2012 8:15 AM
49	If our community is going to survive in the long run, it has to become attractive as a destination for tourism, outdoor recreation enthusiasts, and second home owners. The ONLY way to do this is to protect community character.	Mar 30, 2012 1:59 PM
50	Stay out of it government.	Mar 30, 2012 1:15 PM
51	i have worked all my life sweated for my money bleed for money and you think i would be willing to stand in the way of someone else building there dreams just so i could say looks good to me. no fallow building codes and pay your bills. be a good neighbor and that house on the hill i wish i could afford one just like it.	Mar 29, 2012 4:42 PM

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52	I do like having guidelines in place that protect and maintain safety and character	Mar 29, 2012 2:32 PM
53	I think the current regs are strict enough, if they are enforced. Zoning can handle the rest.	Mar 29, 2012 1:38 PM
54	Absolutely essential via footprint standards.	Mar 29, 2012 12:05 PM
55	If someone purchases a piece of land it is their land - and their right to build on it however they choose.	Mar 29, 2012 11:09 AM
56	I think that the character of the community is impacted adversely by people thinking that their opinion of what it should be is other than the current situation. The true character of the community lies in its history and people, not in whether someone doesn't like their view.	Mar 29, 2012 10:20 AM
57	Unless they are required, or are coupled with incentives, guidelines are not worth the time and energy to put together. They should be part of the subdivision standards, particularly necessary for cluster developments, and for commercial development, and, with the exception of ridgeline protection, they should not be developed for residential building, except where there are incentives to address specific issues.	Mar 29, 2012 8:25 AM
58	the idea smacks of limiting owner rights/use	Mar 29, 2012 3:04 AM
59	I feel if that is the covenants in a subdivision it is fine, but for those that don't choose to live in a subdivision with covenants you shouldn't take away those property rights.	Mar 28, 2012 8:58 PM
60	No more houses on the hill.	Mar 28, 2012 8:09 PM
61	Residential development IS a natural use of the land which creates highest and best use, generates tax revenue to support community enhancement such as rec centers, schools, museums, etc	Mar 28, 2012 2:51 PM
62	This is not protecting property rights.	Mar 28, 2012 2:22 PM
63	It's been done all over the country. Why don't the residents understand this concept	Mar 28, 2012 1:32 PM
64	you're headed for trouble. you have to make provision for landowners affected. No net taking.	Mar 28, 2012 1:06 PM
65	and I don't. The "house on the hill" was built despite the fact we HAVE an ordinance to not do so.	Mar 28, 2012 12:16 PM
66	When you start making "guidelines" sometimes issues become grey. Who decides ultimately?	Mar 28, 2012 10:56 AM
67	too much regulation gunks up the works. Better to keep it simple and easily enforceable than perfect and ignored.	Mar 28, 2012 9:55 AM
68	The "house-on-the-Hill" is an abomination! This was a true failure of our County's planning and inspection process!	Mar 28, 2012 8:18 AM

Page 6, Q7. What do you think about creating more community character protection guidelines?

69	As far as the scenic corridor that is already there. You can't tell already established ground what they can do. In places like the house on the hill, they should have envelopes where the building site could be. Although I would like less control, when it affects the whole area I think that should be considered.	Mar 28, 2012 7:42 AM
70	i like as noted in earlier comment on scenic cooridoor but you have to be carefull as one size does not fit all in siting a home or development ie sun and orientation, soil conditions, might it be built into a hill from an energy perspective.....you may limit architectural opportunities.....	Mar 28, 2012 7:17 AM
71	do not need any more restrictions have plenty .the land owners are good caretakers .	Mar 27, 2012 8:39 PM
72	Unles the public owns the land they should have no say in the land's use except for health or safety issues. I really don't care for scraggly beards, bicycles, Subarus, stocking caps or multiple dogs in cars, but I have no say except on my own property. If I don't like the looks of a neighbors property, I have three choices...buy the neighbor's property, move or live with it!	Mar 27, 2012 8:26 PM
73	Dont feel like from past experiences you can be trusted not to take this to an over kill. Support no ridge lines but question your broad term of scenic corridors.	Mar 27, 2012 8:15 PM
74	I don't like my view blocked. There is a "house on a hill" behind my house. I hate restrictions worse! I know of several other "houses on hills that are not that noticeable and are in very good taste. I worry that we think that we can protect our little paradise with more restrictions. When I built my house in 1993 my neighbor came to me and said that my marked off spot was right in front of where he had planned to build his house for years, so I changed spots. Please don't add further restrictions just because someones land is along the road.	Mar 27, 2012 8:05 PM
75	I don't trust your judgement, so many radicals are taking things too far.	Mar 27, 2012 7:32 PM
76	In some instances it would be appropriate to put restrictions on such things. HOWEVER! Since there is limited open areas to build large buildings on such as a church or other building of large stature, there should be some acceptions! As long as the main view of the valley isnt obstructed I dont see the problem. And the main view deffinetly isnt Victor!	Mar 27, 2012 7:08 PM
77	I don't think it's right to force someone who purchased land to have to a group tell them what they can and can't do on there properity. I live in a area where some towns even control what color you can paint you home, what type of door you can install, and require a variance to replace you existing or installing air conditioning It starts with good intention and just grows out of control requiring more and more money and endless lawsuits	Mar 27, 2012 7:02 PM
78	If I have a piece of property that allows me to build on a hill to give me a nice view than I should be able to do so.	Mar 27, 2012 6:20 PM
79	I LIKE IT AND I DON'T LIKE IT AND BESIDES I THINK YOU ARE TO LATE. FROM OUR HOME WE HAVE A BEAUTIFUL VEIW OF THE TETONS. SEVERAL YEARS AGO A COUPLE CAME IN AND BOUGHT A SIDE OF A MOUNTAIN AND IN OUR VIEW. THERE WAS NOT ANY THOUGHT THAT OTHERS DISLIKED THE LIGHTS THAT OBSTRUCTED OUR VIEW. THE	Mar 27, 2012 5:53 PM

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	SAD PART WAS WHEN THIS COUPLE COMPLAINED ABOUT ALL THE LIGHTS IN THE VALLEY. WE LIVE WITH IT.	
80	OK as long as you include the right to keep lots of "stuff", put up solar panels or Windgenerators, and maintain primarily natural landscape plants-- no big thirsty lawns required! Keep land both useful and/ or natural, depending on the needs and wants of the owner. !	Mar 27, 2012 5:45 PM
81	A person should be able to build their home where they want on their property.	Mar 27, 2012 5:00 PM
82	They work pretty good as long as they are equally and fairly applied.	Mar 27, 2012 4:15 PM
83	This would eliminate such awful stuff as that bankrupted monster above Tetonia, absolutely ruining the view. 100 feet back would have eliminated the problem.	Mar 27, 2012 4:07 PM
84	Too many regulations now, don't need or want more!	Mar 27, 2012 4:00 PM
85	Just makes good sense.	Mar 27, 2012 2:31 PM
86	I like the concept, but I am very much property rights advocate, so I would be opposed to very rigid guidelines that forget about the rights of property owners	Mar 27, 2012 2:23 PM
87	This is important when looking to the future. Once something is built, it's too late to undo what has been done.	Mar 27, 2012 1:54 PM
88	If we do this, additional carping about loss of constitutional rights can be expected. I like the idea anyway.	Mar 27, 2012 1:01 PM
89	This would give a more scenic view to the area instead of looking at someone's palace.	Mar 27, 2012 12:44 PM
90	These are not novel concepts - must emphasize that there is a tradeoff for being given development rigts - that trade off is a guideline like this	Mar 27, 2012 12:33 PM
91	First you need to define the problem and the need for making such a change. This concept is absolutely deplorable.	Mar 27, 2012 11:28 AM
92	I like the idea of this, but the house on the hill was built out of building envelope, isn't it the county inspector to catch this at excavation, concrete, framing ect. Instead of making an ordeal after it is built. Also county needs to take some responsibility, since at this point they do not. One can go in to P Z and they won't answer any questions, nor will they stand by what they answered yesterday. It is time for the government to take responsibilty for their actions, which includes not catching where the "house on the hill" was built.	Mar 27, 2012 11:13 AM
93	Difference between a environmentalist and a developer is the developer want to put houses in the trees, ridge, swamp ect. And environmentalist (or VARD) already house a house there.	Mar 27, 2012 10:59 AM
94	Absolutely. Can't yell "like" loudly enough....	Mar 27, 2012 10:43 AM
95	If I thought for one moment that the current administration and P&Z was part of the majority of people who are in the middle ground who want to strike a balance between protecting the valley culture and protecting people rights I would say	Mar 27, 2012 10:43 AM

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	yes in a heart beat. Sadly, it seem that only the extreme on either side of the issue seem to fight this out. It has become a polarized issue. Seek balance in your members on P&Z and in the ordinances and you would get more support of ideas your want to put in place. I am disgusted by both factions - as are a lot of people.	
96	We should not have homes at top of ridgelines, period, a la the Tetonia example. So I would say "not this" to both of the above pictures.	Mar 27, 2012 10:22 AM
97	increase in property values	Mar 27, 2012 10:16 AM
98	Case by case with general guidelines in place to allow buyers to understand before they build or buy	Mar 27, 2012 10:13 AM
99	I think this is a great way to preserve the community character.	Mar 27, 2012 9:57 AM
100	Especially along major corridors where there is currently NO communit character	Mar 27, 2012 9:32 AM
101	Determine guidelines first	Mar 27, 2012 8:30 AM
102	It will be absolutely necessary in the future as we grow.	Mar 27, 2012 8:29 AM
103	No more ridge top development!	Mar 27, 2012 8:16 AM
104	what are you trying to do, do you remember we own our property, you come in and wnat to tell us what where and and how!!!! WHY	Mar 27, 2012 8:02 AM
105	This is the function of building codes.	Mar 27, 2012 7:57 AM
106	I think it is important to put your values into statute.	Mar 27, 2012 7:43 AM
107	We should not be able to tell someone who owns property where they can build and how to build and with what materials.	Mar 27, 2012 6:48 AM
108	We have plenty in place as it is.	Mar 27, 2012 5:51 AM
109	If someone wants to build on the hill and the landowner wants to sell to them, they should be allowed to do so. Why do we have a right to prevent that? It is not fair to the landowner or the buyer. That is controlling the person's property rights who own hill ground. Pretty soon you won't be able to build anywhere because of some stupid ordinance. Who says a pretty home isn't nice to see? I prefer seeing it over the windmills all over the hillsides but they are helping produce electricity so why do I have a right to say we can't have those?	Mar 27, 2012 3:20 AM
110	Guide us right out of the ability to use our land.	Mar 26, 2012 10:16 PM
111	very broad question	Mar 26, 2012 8:48 PM
112	Should not be overly restrictive.	Mar 26, 2012 8:40 PM
113	how do you tell some one they can not put there house were they have a veiw. property right.	Mar 26, 2012 8:35 PM
114	If someone owns a piece of property, they should build it where they want.	Mar 26, 2012 8:02 PM

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115	If I buy a lot such as the "house on the hill" and want to have the perfect view then I should be able to put that house where I believe it is the perfect view. Not where someone else wants my house to be. If someone doesn't like where I want my house built then someone else should have purchased the lot and built the home on there the way they thought it should be. Our valley is all about the views and if I have the money to purchase a lot that I think has the most beautiful view I should be able to build my house anywhere on that lot. It should not be dictated to me.	Mar 26, 2012 7:58 PM
116	they are to restrictive and infringe on property owners rights.	Mar 26, 2012 7:40 PM
117	Current experiences with community character protection guidelines are inhibiting positive growth and economic development in Teton Valley.	Mar 26, 2012 7:14 PM
118	As long as we enforce them. The house on the hill situation should never happened if someone was making sure homes were being built where they were supposed to be built.	Mar 26, 2012 6:54 PM
119	We all want to keep the beauty of the valley, but this is way to vague.	Mar 26, 2012 6:47 PM
120	the community character is to protect our liberties--more regulation does not seem prudent--the less intrusion the better.	Mar 26, 2012 6:16 PM
121	Infringment of property rights. All this is refering to is the "house on the hill" in Tetonia.	Mar 26, 2012 5:16 PM
122	Where does it all stop. If this is put in place, what keeps government from eventually saying one cannot have a house there at all?	Mar 26, 2012 4:59 PM
123	More restrictive laws and bilaws are someting that we need to have a common sense solution to. Guidelines are good, strick rules fitting every property into one box is difficult. I realize that it is difficult to not hav enforceable laws and guidelines if ther are to many exceptions.	Mar 26, 2012 4:43 PM
124	The character of a community is an organically changing thing over time. Trying to force a particular view on it is unnatural.	Mar 26, 2012 4:08 PM
125	skyline homes do not bother me. there is enough public land that cannot be effected by skylined homes.	Mar 26, 2012 4:08 PM
126	It is wayyyyyy to subjective to the current officials. What is pretty to one is not pretty to another. The subjective nature of these ordinances is too likely to be the voice of a few and can be very deleterious to the property owner at little benefit to the voices of those who may not even choose to live in the environment they force on the those around them.	Mar 26, 2012 3:31 PM
127	We have enough restrictions in place. You think it's acceptable to tell an individual where to place their home on their lot? Let them decide for themselves.	Mar 26, 2012 3:19 PM
128	Not just for houses, but for cell phone towers and billboards.	Mar 26, 2012 2:47 PM
129	This is a rural community. Imposing 'character guidelines' seems like an urban planning technique. If everything is required to similar you have just LOST the	Mar 26, 2012 2:46 PM

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	'character' that we have now. People have come the to valley because they LIKE the character.	
130	Becareful, recognize and respect different views.	Mar 26, 2012 2:45 PM
131	Some existing ridge top housing is far too intrusive upon scenic values, one of our greatest assets in Teton Valley.	Mar 26, 2012 2:37 PM
132	Your a little late!!! You let the wealthy come in and do that already!!AGAIN YOU ARE TAKING OUR FREEDOMS AWAY!!!!	Mar 26, 2012 2:21 PM
133	I believe there are already height restrictions in place. They seem adequate.	Mar 26, 2012 2:05 PM
134	on lots where this is prohibitively expensive to do there needs to be a solution in the way of a variance or screening alternative. I do know that I would like to see all skylining of houses over 2000 sq ft like the house in tetonia (you know the one I mean) prohibited.	Mar 26, 2012 2:02 PM
135	If the county has some guidelines in place already, they don't need more.	Mar 26, 2012 2:00 PM
136	Too many guild lines are already on the books. The house you are referring to, happened because the county inspector did not do his job.	Mar 26, 2012 1:59 PM
137	Yes and there should be a way to make the scofflaws have to remove the offending structure (i.e.the owner of the eyesore on the hill in Tetonia. Or at least, for the love of God, make them plant some trees to screen that ugly thing!	Mar 26, 2012 1:57 PM
138	Again, if someone owns the property, they should be able to do with it what they want. That is what living in a free country is all about!	Mar 26, 2012 1:46 PM
139	If it looks like that house on the hill north of Tetonia City, then absolutely no. It depends on what is behind the house.	Mar 26, 2012 1:39 PM
140	Why so much government control????	Mar 26, 2012 1:33 PM
141	I am strongly against limiting a land owners land rights because someone driving along the publib highway wants to keep the view the same. If they want the same view to stay, they should purchase the land at fair market value and then do with it as they want.	Mar 26, 2012 12:54 PM
142	It depends on what community character you want to protect. I am not in favor of giving much latitude to the Commissioners or Planning and Zoning for interpretation. The current rules have not been enforced uniformly.	Mar 26, 2012 12:54 PM
143	Yes, of course.	Mar 26, 2012 12:48 PM
144	I especially like it if the protection guidelines include protections against bullying churches seeking CUPs. I also like guidelines that the P&Z can't suddenly decide to "revisit" height variances that not so coincidentally coincide with church structures seeking such height variances.	Mar 26, 2012 12:45 PM
145	Too subjective and creates animosity that we need to move away from in the community.	Mar 26, 2012 12:43 PM

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146	Some land will allow for it and some will not. If there is goind to be guidelines put into place there also must be some allowance for the natural layout of the land. If the guideline calls for a home to be placed 20 yards back onto the property, allowing for the protection of a ridgeline, but the layout of the acreage does not allow for 20 yards what then? Would it not be more destructive to tell someone who has the money to level off more sections of a hill?	Mar 26, 2012 12:38 PM
147	I like this, provided they are guidelines. I don't want to try to come to an agreement with everyone in the valley for hard restrictions. It's hard enough getting the 30 people in our Homeowners association to agree on Covenants. I can't imagine getting the whole valley to agree. But again, if you incentivize it for developers (if these provisions are in your CC&Rs you will get fast racked, get special consideration, etc) then everyone wins.	Mar 26, 2012 12:35 PM
148	This leaves the door wide open for the abuse of government by special interest. Way too much power will be given to control land by ones view of beauty.	Mar 26, 2012 12:30 PM
149	very important. also consider light pollution. Never allow for ridgetop development, It is not wise anyway for conserving energy and is just a statement of arrogance	Mar 26, 2012 12:09 PM
150	Can be confusing and would have to be enforced -- that would be bigger issue.	Mar 26, 2012 11:58 AM
151	Strongly support design guidelines for commercial as well as hillside use.	Mar 26, 2012 11:54 AM
152	As we know, unscrupulous developers don't care, so there must be guidelines that can be enforced.	Mar 26, 2012 11:49 AM
153	Yes! House on the hill should never have happened. Wasn't it violating guidelines when it was being built? How come the county never enforced any of these guidelines?	Mar 26, 2012 10:48 AM
154	Widen the scenic corridor	Mar 26, 2012 9:55 AM
155	How will this be neforced. We have had this stipulation in our county previously, but houses were still built in the scenic corridor. What will the consequences be if someone accidentally builds in the scenic corridor.	Mar 26, 2012 8:59 AM
156	we will be just another sprawling, unplanned, ugly valley with trashy houses right on the highway (oh wait...?) without them	Mar 26, 2012 7:12 AM
157	who determines what the "community character" is? does a home on a hill obstruct any more view of the open space than a cluster subdivision on the valley floor? does Driggs and Drictor obscure the view of the Teton foothills looking from west to east?	Mar 25, 2012 8:55 PM
158	Too much regulation leads to more exceptions, more disagreement, and loss of property rights. The house on the hill just north of Tetonia bugs me that it is in the Skyline. That being said, my quality of life is not diminished in any way by it. People need to be less sensitive of issues like this!!!	Mar 25, 2012 8:38 PM
159	I have seen in some other mountain communities on the east coast, where they have unfortunately allowed ridgeline building--and in my opinion it has marred	Mar 25, 2012 8:26 PM

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	the vistas. I would definitely support controlled building along ridgelines to help preserve the vistas as much as possible.	
160	What are the enforcement vehicles and who pays for them?	Mar 25, 2012 8:22 PM
161	It needs to be a combination of incentives and reasonable regulations	Mar 25, 2012 8:10 PM
162	Obviously as Jackson found out the deeper the pocket the bigger the hole in your ordinance. That being said, reasonable guidelines will be followed by reasonable home builders. Carrot and stick. The bigger the house/character impact, the bigger impact fee. Make it a financial motivation to protect community character and guess what? Suddenly people are doing the right thing.	Mar 25, 2012 7:07 PM
163	I hope people would create beautiful landscapes but the county should stay out of it.	Mar 25, 2012 5:49 PM
164	Yes yes yes!!!	Mar 25, 2012 3:30 PM
165	Yes, but only with ordinances open to public vote -- not just "input" which tends to be ignored.	Mar 25, 2012 12:43 PM
166	No scenic corridor other than being able to see the mountains	Mar 25, 2012 12:40 PM
167	The sky-lining home atop Spring Hollow is one of the three worst things that has happened in our Valley. Burns Concrete and the removal of the golden willows at Broulims being the other two.	Mar 25, 2012 9:15 AM
168	I think this is essential.	Mar 24, 2012 8:30 PM
169	Absolutely necessary	Mar 24, 2012 4:03 PM
170	This should be done immediately. Burmning along highway would be really nice	Mar 24, 2012 3:48 PM
171	Again, there is a movement in Teton County to increase regulations and government control and beurocracy. Please stop this.	Mar 24, 2012 2:46 PM
172	Definitely!!!!!!	Mar 24, 2012 2:25 PM
173	great idea! we need to somehow protect our valley from trophy homes that 2 people live in, but they negatively affect 100s of people that have to look at them daily.	Mar 24, 2012 2:25 PM
174	It all depends on how stringent you can be with this. This would have to be very explicit or it would give control the County Government with words like land protection, sensitive areas, enhanced scenic gateways, conservation areas, only be permitted, visioning. These words give broad powers to County Commissioners that want to deny any sort of building.	Mar 24, 2012 1:07 PM
175	We don't need more government. We feel that landowners who pay the taxes should be able to do whatever they need to do with their land. Don't think someone else should be able to make our laws! Landowners are the conservationists.	Mar 24, 2012 1:02 PM
176	It is extremely important to protect the ridges and site lines to the mountains.	Mar 24, 2012 12:10 PM

Page 6, Q7. What do you think about creating more community character protection guidelines?

	There should be very strict guidelines in place to prohibit development on ridges and tops of hills and mountains. Heavy landscaping guidelines should be implemented to screen development.	
177	The problem is the county can't even protect the ones we have (i.e. the infamous house on the hill above Tetonia).	Mar 24, 2012 9:39 AM
178	To maintain and improve property values protections must be established. If we don't protect our rural character then our valley loses it's greatest asset, and property values will be diminished.	Mar 24, 2012 9:10 AM
179	Be creative and aggressive about this, or else we'll just get more unsightly, ill-conceived eyesore mansions.	Mar 24, 2012 9:08 AM
180	I like this idea, but feel that you must be careful not to ask for too much. This is an extremely polarizing subject and if too many "community character protection guidelines" are presented a large population is going to tune out. I hate to say it but even the name can be a major turn off to conservative landowners in this valley.	Mar 24, 2012 8:05 AM
181	Community character guidelines can also protect nature, habitats and the natural beauty that we all enjoy and I support them fully.	Mar 24, 2012 7:09 AM
182	Why are we nit picking every little thing to death. I don't care if I can see a house on the top of the hill!	Mar 23, 2012 10:55 PM
183	This is tough to get backing in the beginning but 10 years from now most are very appreciative. Drive through the Columbia gorge and imagine what it would look like with out being a National Scenic area. There would be houses hanging everywhere.	Mar 23, 2012 9:22 PM
184	This is reasonable and considers the need of the land owner and neighbors. It also protects the landowners from erosion and other issues that could affect the taxpayers down the road.	Mar 23, 2012 7:42 PM
185	Please please please!!!!!!	Mar 23, 2012 6:13 PM
186	We need much stronger guidelines for the scenic corridor, as well as a wider scenic corridor. Simply requiring a design review does almost zilch. There should be a scenic corridor setback with NO building allowed, and then a wider band with pertinent guidelines.	Mar 23, 2012 5:46 PM
187	apparently, people aren't inclined to do this on their own. If we don't do something to protect the character of the valley who will?	Mar 23, 2012 3:55 PM
188	Taking steps to do this benefits everyone and maintains property values.	Mar 23, 2012 3:32 PM
189	I believe if you own the property you should be able to build where you want. Something that is offensive to a few is probably fine with others.	Mar 23, 2012 3:26 PM
190	dark skies, scenic corridor, etc should be protected. Otherwise we are killing the golden goose in favor of short term profit	Mar 23, 2012 3:02 PM
191	Lets make a smart community!	Mar 23, 2012 2:52 PM

Page 6, Q7. What do you think about creating more community character protection guidelines?

192	yes. a little regulatory, but the consequences are worse that a few simple restrictions.	Mar 23, 2012 2:13 PM
193	I like proactive planning!	Mar 23, 2012 1:37 PM
194	Devil is in the details. You don't want to make the regulatory system too burdensome.	Mar 23, 2012 1:28 PM
195	We need to be careful about taking away land owner's rights. Some guidelines are perhaps appropriate in some cases, but where does it end? The house on the old Burton Phillips family farm that basically started this debate is a perfect example. Sure we all like to look at a hill more than a house, but we don't own the property. If you want to protect a piece of land buy it. Over regulation is a slippery slope for our community. It needs to be balanced with preservation, but in a way that is appropriate. I am not sue what the way is yet.	Mar 23, 2012 12:01 PM
196	I don't remember you asking me where you could build your house! Why should you be able to tell me where I can build my house?	Mar 23, 2012 11:48 AM
197	Ignores property rights.	Mar 23, 2012 10:10 AM
198	I don't believe in butting into other people's business at that level.	Mar 23, 2012 10:09 AM
199	It is extremely important to maintain natural beauty and character	Mar 23, 2012 9:24 AM
200	Absolutely!!! There is nothing more short-sighted than the House on the Hill up in Tetonia. Our primary selling point as a community to tourists, new residents, and current residents is the character and beauty of this valley. Nobody comes here for the beaches, sunshine, and easy living. If we kill the golden goose through short-sighted planning, or a lack of planning, Teton Valley will once again be known as Starvation Basin.	Mar 23, 2012 8:58 AM
201	Since we have 8,000 lots out in the county, design guidelines might be the one way the County can mitigate the visual impacts of all of these lots. Some of them (like the house in the hill in Tetonia) are in really visible locations, but we don't realize their impacts until a house gets built on the property. This is slowly going to happen over times, but one thing we can do to somewhat mitigate these impacts is to adopt rural design guidelines.	Mar 23, 2012 8:46 AM
202	It is a must.	Mar 23, 2012 8:35 AM
203	This is so important for obvious reasons. Anyone who doesn't agree should go out to tetonia and look at the McMansion on the hill or the Moulton landfill out by 5000north. Really scenic. I especially like the dead cows. Stewardship at its finest.	Mar 23, 2012 7:57 AM
204	great!	Mar 23, 2012 3:47 AM
205	we need more	Mar 22, 2012 10:15 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

1	This will prevent infestation of thistle and other rogue species, and is the most important single thing that needs to be done to get the Valley back on track. Having huge numbers of unsold subdivision lots on "zombie subdivisions" depresses the value of all real estate in the Valley, and the possibility of hodgepodge development increases the cost of services such as road maintenance and plowing. The existing large number of unsold subdivision lots also presents a risk to the quality of our water supplies by lowering water tables, should many of these subdivisions eventually be developed. They also are likely to result in degraded air quality, which could lead to mandatory "no-burn" days, due to the Valley's winter-time inversions. These things will degrade the quality of life in the Valley, and reduce property values. It is critical that zombie subdivisions be vacated.	Apr 6, 2012 3:23 PM
2	Like as long as people who have purchased property in the sub-division are protected.	Apr 6, 2012 1:09 PM
3	Will everyone be in agreement-owner, developer? Why is it being pushed?	Apr 6, 2012 10:20 AM
4	This should be a decision that the developer makes, not mandated by the county	Apr 6, 2012 9:49 AM
5	Absolutely needed to get rid all of the dead subdivisions	Apr 6, 2012 8:39 AM
6	If they have not met defined, legal parameters they should go away. It's unfortunate that the subdivisions did not come to fruition because they were undercapitalized, but the burden it puts on the broader population to fund and manage isn't fair either, draining resources that could otherwise be better utilized in the valley.	Apr 6, 2012 8:14 AM
7	Who are you going to force to put the subdivision back to it's natural state? Does the county own the ground? Can the county afford to do this? Does the owner of the property have to pay the bill-	Apr 6, 2012 7:43 AM
8	Who is responsible for doing that? It seems like you would get more tax money from the subdivision.	Apr 6, 2012 7:34 AM
9	I think this is impractical but desireable.	Apr 6, 2012 7:33 AM
10	You'll make more money with taxes keeping the way that it is!	Apr 6, 2012 7:28 AM
11	someone needs to be responsible for maintaining and weed control.	Apr 6, 2012 7:25 AM
12	Who is going to pay to put the subdivision back? You'll make more money with taxes if you leave it subdivision.	Apr 6, 2012 7:24 AM
13	There you go again, trying to tell someone who owns property, what to do- you will loose money doing this to a subdivision- why would you do that?	Apr 6, 2012 7:18 AM
14	Unless they have improvements.	Apr 6, 2012 7:01 AM
15	What determines the viability?	Apr 5, 2012 8:56 PM
16	Yes!! Definitely YES! If the property owner does not live up to his or her commitments in the development agreement or fails to pay their taxes, the subdivision should be vacated.	Apr 5, 2012 6:07 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

17	If the landowner chooses to vacate their subdivision entitlements, I think it is a great idea. To "actively seek" this seems like a lawsuit waiting to happen. The problem is, VARD and the antigrowth people are too quick to blame our current problems solely on a lack of regulation in land use planning. However, the problem is so much larger than that. Many of these "zombie subdivisions" may still be viable when the economy turns around and some of these developments already have 3rd party owners. I don't see how you deal with those scenarios without potential for lawsuits.	Apr 5, 2012 5:43 PM
18	Not only should the county be vacating non-viable subdivisions with development agreements that have expired, we need an enforceable weed control ordinance in this county.	Apr 5, 2012 4:09 PM
19	What does it mean to vacate a non-viable subdivision? I need more clarification on why you would have to vacate a subdivision, what are the reasons? What are the pros and cons of doing so.	Apr 5, 2012 3:52 PM
20	most of those water rights are already sold. Not all subdivisions are going to be able to be farmed again. So now what happens to them? Also what happens to the \$ that was paid to subdivide the land?	Apr 5, 2012 12:28 PM
21	this should be a significant county effort with incentives adopted to encourage voluntary vacation.	Apr 5, 2012 11:15 AM
22	If there are no current residents or purchasers of land in the subdivision, that purchased under the premise that the subdivision would remain intact.	Apr 5, 2012 10:40 AM
23	If the developer pays for it fine. The farmer can't afford to nor do I want to through taxes to the county.	Apr 5, 2012 7:45 AM
24	Subdivision vacation determined by contract or voluntary.	Apr 4, 2012 3:49 PM
25	Vacate expires/delinquent subdivisions	Apr 4, 2012 12:31 PM
26	No changes to the existing comp plan are anywhere near as important as this is	Apr 4, 2012 10:18 AM
27	Please vacate incomplete subdivisions.	Apr 4, 2012 9:12 AM
28	Yes - get rid of the weed patches - let it be productive land.	Apr 4, 2012 8:28 AM
29	Let it go back into productive use!	Apr 4, 2012 8:21 AM
30	If some lots have been sold the answer is NO. If none have been sold then the land can be returned to prior use.	Apr 3, 2012 4:11 PM
31	I think this is a great idea to help reduce our vast real estate inventory.	Apr 3, 2012 3:00 PM
32	The owner of the ground should be able to decide how he would like his ground zoned.	Apr 3, 2012 2:57 PM
33	Many subdivisions were granted in the feeding frenzy of the boom years that should not have been and remain undeveloped, or mostly not. In order to encourage the vacation of those non-viable subdivisions, perhaps they should be taxed at a rate somewhere between ag rate and similar, but undeveloped lots in	Apr 3, 2012 12:02 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

viable subdivisions that have developed lots in them. i.e., if a subdivision is platted and on the books, the owner should not enjoy full ag exemption, no matter the current use.

34	We have an excess of lots . No one is arguing differently. If you were to allow for the subdivision to be vacated with the assurance that they would have the same # of lots if /when they were to have a demand for more lots, that would be acceptable to most of these people. These subdivisions would revert back to farm ground. Also note that in doing this you lose the tax dollars from this and will inadvertently in crease the mil levy. This will increase the amount that we all have to pay for the services that are needed here. One more note ;you used to be taxed higher for ground that was not in production and was not being used. Is this a possibility? When ground is not in production we miss out on the \$ it would have produced. Those dollars would have been circulated into the community.	Apr 3, 2012 10:44 AM
35	It will lower the number of "lots" for sale and raise property values, while correcting previous planning errors.	Apr 3, 2012 6:33 AM
36	We need to get rid of these Subdivisions to bring Value back to the Viable Subdivisions. If the Developer/Owner owes Money?Fees/Taxes to the County and has not Paid their Dept to the County or fulfilled their Contract, the County should gain some Ownership of this Land	Apr 2, 2012 8:13 PM
37	When the economy went bust many were left with this situation, and were forced by their banks and title companies to proceed to the point of bankruptcy. At least this code would push for an option until the market for developed lots is restored.	Apr 2, 2012 4:47 PM
38	These subdivisions pull down the value of our properties and can be an eyesore which detracts from the scenic beauty of the area.	Apr 2, 2012 3:31 PM
39	The developers took the risk initially, and now they want to return it to agriculture to avoid the taxes. They took the risk they should pay the price.	Apr 2, 2012 1:59 PM
40	Ok what happens to the roads built into these properties?	Apr 2, 2012 10:12 AM
41	It is the market that decides non-viability not some smarter-than-you government official or beaucrocat	Apr 2, 2012 8:00 AM
42	They started them, make them finish it.	Apr 2, 2012 7:34 AM
43	Sounds great!	Apr 1, 2012 9:43 PM
44	We should not be actively seeking to vacate non-viable subdivision. That is the right of the property owner and development, they have agreements and will eventually work things out. It is not the business of the public	Apr 1, 2012 9:31 PM
45	Who maintains this land? Weed control?	Apr 1, 2012 5:08 PM
46	Get rid of the weeds and roads before we let them off the hook.	Apr 1, 2012 5:05 PM
47	Let the developer decide what he wants. Don't forget he owners the land.	Apr 1, 2012 4:58 PM
48	Developers should not be allowed to leave these subdivisions vacant indefinitely.	Apr 1, 2012 10:11 AM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

49	I hope that current subdivisions would have to undergo approval from a planning commission & be responsible for paying system development charges (infrastructure, utilities, etc) before they are able to develop the subdivision. You people blew this the first go round so I hope you will correct that if there is a next time.	Mar 31, 2012 6:37 PM
50	This smells like a mechanism for a developer to avoid paying higher taxes than there would be on farmland.	Mar 31, 2012 8:16 AM
51	Who determines if it is a "non-viable subdivision"? If it displaces existing homeowners then NO.	Mar 30, 2012 4:30 PM
52	Ditto previous.	Mar 30, 2012 1:15 PM
53	We MUST do this for so many reasons mainly that they were done with NO respect for the valley!!	Mar 30, 2012 9:48 AM
54	This is an outrageous deprivation of property rights and entitlements and unacceptable.	Mar 30, 2012 8:02 AM
55	how actively pays for it and what berdon is sholdered by the tax payer	Mar 29, 2012 4:43 PM
56	If it is subdivided, but not sold to individuals then it is ok. But once it is sold to individuals how can you erase lot lines?	Mar 29, 2012 1:39 PM
57	Depends on the definition of non-viable, but so long as property rights are not violated - e.g., the owners support the vacation, or the developer/owners are in default and unable to remedy the default, then the subdivision should be vacated. Non-viable subdivisions that meet comp plan objectives should be last on the list to be vacated.	Mar 29, 2012 8:30 AM
58	consider the desires of the Ind owner	Mar 29, 2012 3:06 AM
59	Something to consider with this is that the water rights may not be available to that piece of ground so that it can be farmed. In some cases the water rights were sold elsewhere.	Mar 28, 2012 9:02 PM
60	But who is going to do maintenance. If the county takes poossesion on back taxes, can the county lease the land to put it back to agriculture?	Mar 28, 2012 8:12 PM
61	LOVE this idea. THere are Way too many stagnant subdivisions in the valley that are not going to sell. It is a wise idea to bring them back to the original configuarion.	Mar 28, 2012 4:18 PM
62	Depends on voluntary vacation versus the impacts on those who own lots within the platted sub.	Mar 28, 2012 2:52 PM
63	It is not my job (or the yours) to actively seek to change someone else's plans.	Mar 28, 2012 2:24 PM
64	They should be redesigned to be more attractive to buyers and banks, never vacated. Teton County will lose crucial property tax dollars if it is reverted back to ag land.	Mar 28, 2012 12:22 PM
65	Seems to go back to forcing land owners to do what you want with their property	Mar 28, 2012 10:58 AM

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instead of allowing them to decide.

66	Developer should have to go through process again if they vacate and then want to recreate subdivision. Would assure all new subdivisions comply with current regulations and not what they may have been approved under in the past. Not sure if this is the way it is currently done....	Mar 28, 2012 10:52 AM
67	There should be no more extensions of approvals on non-performing projects.	Mar 28, 2012 9:18 AM
68	It is a great tool for undoing the reckless actions of previous Commissions and P&Z Boards!	Mar 28, 2012 8:19 AM
69	These landowners have been left with a bad situation. If the platt is already recorded I think it should be be clarified that it has gone back to farming for the owner, but if in the future they want to sell it could be reinstated with some proceEDURE. There has been a lot of money spent and they should not have to go thru that again. This will keep the land in use.	Mar 28, 2012 7:47 AM
70	If it is your property you have a say otherwise you do not.	Mar 27, 2012 8:28 PM
71	Once again is this decision made by the property owner or is it being forced on the property owner by zoning. If the property owner wishes to turn it back then there is no problem but not if it is being forced on them.	Mar 27, 2012 8:18 PM
72	If the developer is willing to do that it is a much better option than leaving it a weed patch. There is another way. Make the developer put up all the money upfront to finish the development. I don't have a problem with this restriction because if the subdivision is left unfinished it cheats those who have purchased lots in it.	Mar 27, 2012 8:06 PM
73	who decides which ones? Im not sure I trust the people involved to be fair in these decisions.	Mar 27, 2012 7:33 PM
74	about time. too many fly by nights tried to make a quick buck and split. many locals got burned and many participated with greedy eyes	Mar 27, 2012 6:55 PM
75	I think that it should be up to the individual property owner to decide to vacate or not.	Mar 27, 2012 6:23 PM
76	It gives a chance for those farmers to farm more land instead of leaving that land bare and not being used.	Mar 27, 2012 6:20 PM
77	DOESN'T THE COUNTY HAVE SOMETHING ALREADY IN PLACE. WHEN THE PROPERTY TAX IS NOT PAID FOR A NUMBER OF YEARS, CAN'T THE PROPERTY BE SOLD AT AUCTION? IT SEEMS THIS "ACTIVELY SEEKING TO VACATE" BY THE COUNTY IS TAKING THE FREEDOM FROM THE LAND OWNER, FORCING OUR WILL UPON HIM. IF WE WOULD JUST LET THE COURSE OF EVENTS HAPPEN, THEN IT IS THE LAND OWNERS DECISSION. NO FORCE IS NECESSARY.	Mar 27, 2012 6:01 PM
78	Do you have a legal basis to do this? It better be good, and previously tested somewhere!	Mar 27, 2012 5:47 PM
79	It depends on several factors..would the subdivision have to be re-approved?	Mar 27, 2012 4:18 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

Would changes in Zoning laws prohibit it in the future?

80	These were grave errors, and we should make an effort to eliminate them and start over with sensible planning and developer investment requirements.	Mar 27, 2012 4:08 PM
81	Should be at the request of the land owner, and should benefit the public in general, not just as a way to avoid contractual obligations, or deal with a debt problem.	Mar 27, 2012 2:26 PM
82	It is up to the subdivision owner.	Mar 27, 2012 2:06 PM
83	But would prefer to see tighter requirements so "zombies" don't occur in the future.	Mar 27, 2012 1:55 PM
84	Allow no new subdivisions until all on the books are full. Those that have been abandoned should be returned to farms/ranching so weeds and mess can be cleaned up or banks required to maintain them.	Mar 27, 2012 12:47 PM
85	If someone wants to develop it again new restriction could be put in place to make it a more desirable area.	Mar 27, 2012 12:47 PM
86	If the owner wants to vacate, let them vacate. Let the land owner decide. Property rights matter.	Mar 27, 2012 12:06 PM
87	This one is a very important option in the post housing-boom era. One of the reasons property values are so deflated today is because today's supply seriously outweighs demand.	Mar 27, 2012 12:00 PM
88	What is the advantage of vacating a subdivision? There is not enough information to answer this question.	Mar 27, 2012 11:32 AM
89	this is critical tool that should be used to improve our community's long term health	Mar 27, 2012 11:31 AM
90	Seriously, you need to quit using vague terms that have no criteria to base an opinion on. Quite honestly the devil is in the details. If you want support then lay the details out there. Define the criteria of what is considered a "non-viable" subdivision. There are too many subjective terms that have no frame work to the concepts to even be brought before the community yet. It's like asking for a bond without telling them how much or what the money would be used for.	Mar 27, 2012 10:46 AM
91	Stop making sense!	Mar 27, 2012 10:17 AM
92	Let the free market determine needs. Basic zoning is in place	Mar 27, 2012 10:14 AM
93	Although I think a careful understanding of why the subdivision was non-viable should be made before approving development in the future. I don't think there should be guaranteed approval for future development.	Mar 27, 2012 9:59 AM
94	Anything to reduce the volume on the market and help market come back.	Mar 27, 2012 7:43 AM
95	On the wishes of the subdivision owner, they should not be forced in to it.	Mar 27, 2012 5:52 AM
96	1st of all, the developments, whether occupied or not, should be taxed as urban,	Mar 27, 2012 3:21 AM

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developed ground. They should not be taxed as AG. I don't care if they go back to their origin if they are going to be managed, weed controlled as AG land. Then if the owner wants to develop again, what will be required of them. Will they have to go through a new P & Z permission process? I think we need to consider all the ramifications before we set anything into stone.

97	There are some cases however where the road work and other development work that has been done on the property has left in in a condition that returning it to agriculture would be difficult to imposible.	Mar 26, 2012 9:22 PM
98	Should be the owners option solely.	Mar 26, 2012 8:42 PM
99	are you have them restore back to orginal, and have option to re do the same when economy comes back.	Mar 26, 2012 8:40 PM
100	Good Idea however what effect would it have on me in the future? I ask this because what if in the future a developer was to come knocking and because it was a "non-viable" subdivision in the past would it be considered a "non-viable" subdivision in the present?	Mar 26, 2012 8:01 PM
101	needs to be addressed on a case by case scenario. not a blanket policy for all subdivisions.	Mar 26, 2012 7:41 PM
102	Subdivisions should be evaluated on a case by case scenario instead of a blanket policy on all subdivisions.	Mar 26, 2012 7:17 PM
103	It would be nice to see the infrastructure removed and returned to agriculture	Mar 26, 2012 6:55 PM
104	The market will take of it in time. We should be putting all our energy into promoting economic growth and catering to companies like Citypass in victor to move into the area. Spend to much time making this place so negative, people making fun of all these subdivisions, doomsday attitude has got to stop.	Mar 26, 2012 6:47 PM
105	As long as the property owner agrees and is not forced to vacate.	Mar 26, 2012 6:44 PM
106	if the developer is willing then we could proceed. if the developer wasn't able to deliver as promised then we have grounds to negotiate.	Mar 26, 2012 6:19 PM
107	It is not the place of government to tell a person what they should do with their property.	Mar 26, 2012 5:01 PM
108	Who is actively vacating the subdivision here? County or developer?	Mar 26, 2012 4:44 PM
109	Yes, as long as the owner has to go through the County development process again.	Mar 26, 2012 4:28 PM
110	A non-viable subdivision can become viable again in the future when the economy comes back. Subdivisions with lots that are in agriculture and have weed controle can be a community benifit when other communities do not have buildable lots.	Mar 26, 2012 4:10 PM
111	What would be the pros and cons to the owner? If the subdivision isn't being developed, what does it matter where the invisible lines on the ground are? I don't know enough about this to weigh in.	Mar 26, 2012 4:09 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

112	Definitely! One of the surest ways to discourage development in outlying rural areas and move density closer in to cities.	Mar 26, 2012 4:03 PM
113	I think subdivisions should be taxed as residential on every lot in them the minute they have plat approval. that would help reduce the number of subdivisions that we have no demand for.	Mar 26, 2012 3:57 PM
114	What is the benefit? Who cares if the lines are erased on the paper. All that would do is make it more difficult for future generations to develop under the new guidelines (things are not going to become simpler. Unless it is initiated by the owner this is a pointless exercise.	Mar 26, 2012 3:34 PM
115	As long as it is the property owner's choice and NOT imposed by the county government.	Mar 26, 2012 3:26 PM
116	Depends on definition of non-viable.	Mar 26, 2012 3:21 PM
117	I don't like seeing a bunch of lots with noxious weeds. The property owner should be responsible for the upkeep of these unimproved lots.	Mar 26, 2012 3:21 PM
118	As long as taxes are being paid, let the owner make up his/her mind. But if the property can be put back in agriculture, let's help make it happen.	Mar 26, 2012 2:48 PM
119	Lets focus our time on economic development. It's not the counties problem. Don't make it the counties problem.	Mar 26, 2012 2:48 PM
120	We need to find ways to enhance the use of this tool and vacate as many of the existing undeveloped subdivisions as possible. This will enhance land values long term.	Mar 26, 2012 2:38 PM
121	Sure they can be redeveloped at a new price and new restrictions, there already have been cost paid and restrictions met,why chance it again with some body elses ideas?	Mar 26, 2012 2:23 PM
122	A vacated subdivision would likely return to an agricultural tax rather than a residential tax. Many of these vacant subdivisions are already being farmed as a means to control weeds. Vacating the subdivision would reduce paperwork for farmers but would also reduce county tax revenue.	Mar 26, 2012 2:21 PM
123	Are there any costs to the tax payer? If not, I am okay with it. I do not support any buy back scheme utilizing tax revenues or another levy.	Mar 26, 2012 2:07 PM
124	just do it already	Mar 26, 2012 2:02 PM
125	super, #1 for weed control	Mar 26, 2012 2:00 PM
126	Yes! And make them do some weed control while they are at it. I'm tired of battling noxious weeds blowing here from vacant subdivisions/absentee land owners.	Mar 26, 2012 1:59 PM
127	PUD that are in violation of their agreement should be actively encouraged to vacate their subdivisions.	Mar 26, 2012 1:38 PM
128	What is a non-viable subdivision? How can you ask a question without a	Mar 26, 2012 1:34 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

	definition?	
129	if it can be divided again without losing property right.	Mar 26, 2012 1:12 PM
130	Again, This should be done at the current land owners descretion. If they have paid to subdivide they should have the option to do with the land what they want....	Mar 26, 2012 12:58 PM
131	no loopholes for developer	Mar 26, 2012 12:53 PM
132	YES!	Mar 26, 2012 12:49 PM
133	Depends on the already in place infrastructure in the subdivision and whether lots have already been sold.	Mar 26, 2012 12:44 PM
134	I think that this is a good idea when the developer has not met the requirements of their agreements with the county. Or, the developer is not paying taxes or managing weeds according to existing laws. I do not support this simply because they have not sold all the lots. If they are current with the county on all agreements and taxes it should be completely up to the land owner as to whether or not they revert back to the previous zoning.	Mar 26, 2012 12:30 PM
135	The county needs to work with landowners of these pieces of property.....	Mar 26, 2012 11:58 AM
136	We need to try to do this even more. This is a main priority of mine. How come the county treasurer has not been collecting taxes from delinquent property owners? Where's the accountability? Maybe if we were more current on foreclosing on obsolete owners, then more lots could be vacated.	Mar 26, 2012 10:52 AM
137	If the developer is in breach of the development agreement.	Mar 26, 2012 9:36 AM
138	Who will be responsible for maintaining these lands? The county, VARD or the previous subdivision owners?	Mar 26, 2012 9:00 AM
139	best way to remove these scourges. land rarely gets a chance to go back, this is a great tool to reverse bad decisions.	Mar 26, 2012 7:12 AM
140	Its not up to the government. The power should reside with the land owner	Mar 25, 2012 9:36 PM
141	are you going to implement a "non-viable subdivision levy" to reimburse these developers for the millions of dollars of infrastructure development they've already done?	Mar 25, 2012 8:56 PM
142	This depends on how much costs a developer has already invested. If it is a "zombie subdivision", create a tool that if the subdivision is not completely up to the developers' agreement, that building permits cannot be issued within those subdivisions. This enables the land owners the possibility of eventually turning the project around, while enforcing the standards before homes can be built.	Mar 25, 2012 8:41 PM
143	I absolutely support this.	Mar 25, 2012 8:28 PM
144	Who pays to maintain roads and other improvements or are they dismantled or removed and who pays for this?	Mar 25, 2012 8:23 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

145	I overheard developers all the time (during the boom) laughing at the County regulations or lack there of. This is another give away or bank bail- out. I would love to see some return to ag status but as a way for a developer to sit out there tax liability until the market improves then breathe new life into the corpse. Really? That's the best you can do? I wish I could get that deal on my property. Remember equal taxation under the law? Just saying.	Mar 25, 2012 7:13 PM
146	all depends on if the developer would, at some time in the future, be able to redevelop the ground at whatever his/her current subdivision approval allows.	Mar 25, 2012 6:41 PM
147	if someone chooses to vacate his subdivision, great. The County should not actively seek to do it.	Mar 25, 2012 5:51 PM
148	The land would need to be returned to its former state - signs, roads, etc. removed.	Mar 25, 2012 4:32 PM
149	It may be OK if it does NOT mean that under your new "transfer of development rights" proposal the land is restricted with a permanent conservation easement.	Mar 25, 2012 12:46 PM
150	Absolutely, holding the developers accountable for their improvements and/or bond should help in removal of "zombie" subdivisions.	Mar 25, 2012 9:17 AM
151	I think the process should be streamlined. Get those things vacated!	Mar 24, 2012 8:32 PM
152	Who flips the bill for this? if the property owner still owns the property and can develop again, it seems that they should be required to cover these expenses (not-optional--have to revert). But I don't know enough about the details.	Mar 24, 2012 5:11 PM
153	we need to do this, its crazy how many of these subdivisions there are. time to start over	Mar 24, 2012 3:50 PM
154	what is possibly bad about this?	Mar 24, 2012 2:26 PM
155	Absolutely! The numerous tracks developed and not finished should be forced to vacate. There should be strick measures to vacate land that has not been developed within 2 years of plotting the land and developing it. There should be substantial money required up front as a bond so that if the land is not developed the county can use the money to return the land to it's original condition.	Mar 24, 2012 12:13 PM
156	Do it!	Mar 24, 2012 9:40 AM
157	This makes a ton of sense. It will help reduce the current glut of lots, and let property values stabilize and recover.	Mar 24, 2012 9:12 AM
158	The developers should want this for tax reduction reasons.	Mar 24, 2012 9:09 AM
159	How does this help the landowner? Does the land revert to agricultural use and thus have less taxes?	Mar 24, 2012 8:06 AM
160	I do not know much about this.	Mar 24, 2012 7:10 AM
161	If any lots are already sold then the county would be liable for any incentives such as parks, golf courses etc.	Mar 23, 2012 10:57 PM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

162	If someone reapplies again they begin again and must meet the new codes etc. to be accepted.	Mar 23, 2012 9:24 PM
163	I think it's fine if the owner wants to do it...I don't think it's the Commissioners place to send the county attorney after these landowners with the intent to force them to vacate.	Mar 23, 2012 8:26 PM
164	Every situation is a little different. Vacant land still should be maintained or converted to another use such as farming. Landowners need to be responsible for managing weeds and other issues that affect their neighbors. Clearly too many subdivisions have been approved given the demand for lots.	Mar 23, 2012 7:46 PM
165	ABSOLUTELY support this!	Mar 23, 2012 5:48 PM
166	I think this is good for our valley from a real estate and economic perspective.	Mar 23, 2012 5:35 PM
167	Zombie subdivisions are a Hugh Dorian on resources	Mar 23, 2012 5:10 PM
168	Seems like a sensible way to be able to re-imagine some of the poorly designed and un-desirable subdivisions to everyone's benefit.	Mar 23, 2012 3:33 PM
169	Whose opinion defines not viable? What happened to the bonds posted that we're supposed to be used to finish some of these subdivisions?	Mar 23, 2012 3:28 PM
170	I really like this idea and feel that all development should have a time limit. There is also no tax disincentive- too many subdivisions still declare as ag land. Developments should be assessed as such-that might create enough incentive to vacate.	Mar 23, 2012 3:04 PM
171	might as well, but if there is ANY infrastructure in place- it should be dealt with. even if it's just a dirt road cut in, the developer can't just pull up stakes and blast out of town- it needs to be re-vegged or turned into a community amenity. also, penalties for the developer please!	Mar 23, 2012 2:16 PM
172	If they are not paying residential taxes on the properties, they should be able to vacate.	Mar 23, 2012 1:49 PM
173	Yes - we need to do something about our current situation.	Mar 23, 2012 1:38 PM
174	The amount of time and money to go through the process of subdividing land is great. I do not think that the downturn in the economy should be a reason for the County to look to wipe the canvas clean. It is unfair and should be only considered in cases where the land owner wants to have it done.	Mar 23, 2012 12:03 PM
175	Is that land at a higher tax rate? If it goes back to agriculture - the tax rate will be much less. I guess the county employees will have to take a wage cut.	Mar 23, 2012 11:48 AM
176	No need for regulation for what can already be done.	Mar 23, 2012 10:12 AM
177	If it causes expense or undo hardship on people who own the property, then no. If it's just a filing procedure, then why not.	Mar 23, 2012 10:10 AM
178	I believe subdivision lot size should be minimum 1 acre. Stop this .3 acre plot. It only benefits the developer who doesn't live here.	Mar 23, 2012 9:27 AM

Page 7, Q8. What do you think about actively seeking to vacate non-viable subdivisions?

- | | | |
|-----|---|----------------------|
| 179 | A no-brainer. Why let weeds flourish and a subdivision conceived and approved before the community had any sort of meaningful environmental, planning, or open space requirements in place sit quietly, waiting to spring up again sometime in the future when we've temporarily forgotten the lessons of the past decade? Where there's an opportunity to undo the damage, it should be done. What a fantastic opportunity to reverse the mistakes of the past. We should be thrilled as a community that we have a chance to go back in time so to speak and revert these projects. | Mar 23, 2012 9:02 AM |
| 180 | I know the county has begun this process, and I think it's a good thing. I know that at some point, Teton County is going to have to deal with vacation of all the partially-built (non paper plats). This is going to be tough, but if people are delinquent in their development agreements with no ability to perform on their obligations, they need to be vacated!!!! | Mar 23, 2012 8:50 AM |
| 181 | There are so many un-used subdivisions, we have to get them back to original configuration. | Mar 23, 2012 8:36 AM |
| 182 | Vacate all the zombies! | Mar 23, 2012 8:18 AM |
| 183 | If a developer is in breach of contract, they should have entitlements revoked. This is just business. If you stop making your car payments, you are in breach of contract, and your entitlement to drive that car is "revoked". How is this any different? Going forward, new development agreements should include strong bonding requirements and clear and professional language contracts, we're in this mess in no small way because of terrible mismanagement by the old boy club. | Mar 23, 2012 8:01 AM |

Page 8, Q9. What do you think about creating a Transfer of Development Rights (TDR) program?

1	A great concept that provides options for farmers and ranchers. Sending and receiving areas would need to be determined.	Apr 6, 2012 3:00 PM
2	Really don't like! Owning land under our Constitution comes with the right to develop it as the owner sees fit whether it is in an area that the community feels is better for development or not. That was the original intent of our founders. They knew that when government started regulating private property our freedom would be in peril. Before we start adding new regulations, the county needs to decide are we going to protect private property rights or not. If we are, how are we going to do so?	Apr 6, 2012 10:26 AM
3	Sounds complicated which maybe makes it more open to abuse.	Apr 6, 2012 8:59 AM
4	Conceptually it has merit, but allowing higher density development to the receiving parcel may not be an appropriate use, so safeguards should be in place to protect nearby property values. Permanent conservation easements on the sending property could be a valuable outcome.	Apr 6, 2012 8:21 AM
5	If it helped a farmer to continue to farm, that would be okay- It would help contractors build homes would be okay- what are the restrictions you're going to put on the farmer? Probably something that wouldn't be good-	Apr 6, 2012 7:43 AM
6	I don't like the idea of making it easier to 'bend the rules'.	Apr 6, 2012 7:35 AM
7	Is this another fancy way of taking peoples property rights away?!	Apr 6, 2012 7:28 AM
8	Don't understand- it's probably not good!	Apr 6, 2012 7:24 AM
9	There would be permanent conservation easements with restrictions- you have no right to do that-	Apr 6, 2012 7:19 AM
10	Doesn't sound quite right.	Apr 6, 2012 7:03 AM
11	Needs a lot more specifics	Apr 6, 2012 2:09 AM
12	...if the receiving site will be in keeping with Smart Growth.	Apr 5, 2012 9:25 PM
13	Good idea!	Apr 5, 2012 6:08 PM
14	I don't see how it is possible for a group of people to put a value on "development rights." Does that value grow/change with time? How are the transfers administered fairly? There are some glaring questions despite the potential of this idea.	Apr 5, 2012 5:44 PM
15	This has worked in many other communities. It would be great if Teton County could take this on (and there were people actually wanting to develop here).	Apr 5, 2012 4:13 PM
16	On the condition that the first person could always buy those rights back. That it wouldn't be a permant thing.	Apr 5, 2012 3:54 PM
17	How does this make sense? Your parcel's zoning allows for x houses, that's all you get. That's why the zoning was created.	Apr 5, 2012 12:48 PM
18	It depends on the extent to which you would permit the receiving party to evade	Apr 5, 2012 11:16 AM

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	the otherwise applicable restrictions for that property.	
19	I like but what happens when farmer who has sold his development rights then later can no longer farm and wants to sell his land? His land may not be marketable because it can only be sold to be farmed. Perhaps the agreement should be that the farmer loses his development rights for, say, 5 yrs, or 10 yrs, or ????	Apr 5, 2012 11:10 AM
20	What happens later when the seller wants to sell his property and perhaps will no longer will be farmed?	Apr 5, 2012 11:10 AM
21	Not sure it would work here though.	Apr 5, 2012 10:09 AM
22	Things change and in a few years no one will be happy with it.	Apr 5, 2012 7:46 AM
23	Would it circumvent the zoning in the denser site and cause friction with neighboring properties?	Apr 4, 2012 7:46 PM
24	What if the receiving parcel has been farm ground, not in the Driggs Impact zone, and is now being developed as a subdivision? Does that not increase the density? This sounds good, but the development rights transfer should preserve wild lands, animal pathways and ranch/farm lands.	Apr 4, 2012 7:22 PM
25	This might be a good tool to get development closer to cities while allowing property owner to use his development rights.	Apr 4, 2012 3:49 PM
26	Good tool	Apr 4, 2012 12:17 PM
27	I'd like to hear about areas where this has been successfully done	Apr 4, 2012 10:22 AM
28	Helps protect land values by limiting development.	Apr 4, 2012 9:20 AM
29	I like PDR's but I don't think it will really work.	Apr 4, 2012 9:13 AM
30	This has potential as a useful tool. I wonder if this tool has any hope with the existing supply of lots.	Apr 4, 2012 9:08 AM
31	Again- what development rights? If you mean transfer of entitlements (zombie subdivisions, etc) then I "like". If you mean "rights" that were unfortunately created by small lot zoning then I do not like.	Apr 4, 2012 8:59 AM
32	There is no money for this. If there was, I would never sell my development rights. I would be making a decision that could never be changed. this would follow the land forever. It would be placing restrictions on future owners. NOT RIGHT!	Apr 4, 2012 8:50 AM
33	If someone wants to sell their development rights they should be able to.	Apr 4, 2012 8:43 AM
34	I think the developing rights should stay with the property.	Apr 4, 2012 8:21 AM
35	Could get very messy!	Apr 4, 2012 7:40 AM
36	There are two issues with transfer of development rights. Some little old couple could easily be taken advantage of, by selling their development rights of the	Apr 3, 2012 4:20 PM

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	property. This makes the land less valuable in the long run for them or their children. Second issue is it would allow the developer to get around the density requirement in the PUD. It eliminates the requirements for the PUD, why have a PUD?	
37	I think a detailed ordinance would definitely have to be developed for this to work as intended.	Apr 3, 2012 3:03 PM
38	Sounds like someone had too much time on his hands. Why not use zoning laws for regulation.	Apr 3, 2012 3:00 PM
39	Development rights seem a good idea, but I don't know how effective they have been in communities where they have been tried. If they have worked, then we should borrow their guidelines so we wouldn't be re-inventing them.	Apr 3, 2012 12:02 PM
40	20 years ago there wasn't a number put on Dennie's ground and now you are telling him there is. If you were to go back to the original # then yes.	Apr 3, 2012 10:44 AM
41	my attitude toward this notion depends upon what zones can the transferred rights apply too? for instance, if I live next to A-20 and I am A-20 and the neighbor buys some A-5 rights, I face a whole different neighbor situation than initially. If I have the concept wrong, fine, then I would like the TDR program.	Apr 3, 2012 8:54 AM
42	Also subject to public corruption, allowing "good ole boys" to sell development rights to others.	Apr 3, 2012 6:35 AM
43	I like the Idea that Property Owners could Sell their Developing Rights and that would then create a Permanent Conservation Easement on their Land. There would be times that this could work well for the 'Owners' and the People of Teton County. There might also be times when this TDR could be used by a 'Developer' as a way to gain rights to 'Over Develop' a City Parcel. As long as the County/City can still say "NO" to these Developers when what they are aiming to do does not correspond with the Zoning.	Apr 2, 2012 8:13 PM
44	I liked this scenario right up until the point where the land restriction/permanent easement and until the receiving rights creating higher density. This must all be looked at on a case by case basis. To say Kenny's Driggs property is "generally more appropriate" doesn't mean it is always appropriate.	Apr 2, 2012 4:53 PM
45	Unless we down zone the rural parts of the county there are just too many lots that have been created to allow this idea to work. With thousands of lots existing it would take too many "transfers" to make a dent in the inventory and thus it would not create a more rural feeling.	Apr 2, 2012 3:37 PM
46	Existing densities preclude this working in Teton county.	Apr 2, 2012 3:36 PM
47	Our economy depends on people being here and spending money, but at this point we don't have the jobs to support more people let alone who is already here. Development creates jobs, but only for a matter of time. Lowering the density requirements doesn't seem as sustainable, can we do better than that?	Apr 2, 2012 11:06 AM
48	I think that this could be very short sighted.	Apr 2, 2012 10:14 AM

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49	Sounds good on paper - would it work as well realistically?	Apr 2, 2012 9:32 AM
50	Disclaimer: I don't know a lot about these and don't know how practical they are. However, they sound like a good idea in concept.	Apr 2, 2012 8:24 AM
51	Who ultimately enforces the TDR in perpetuity so no building occurs on the sending site? Who will monitor the sending site to ensure no development has taken place?	Apr 2, 2012 8:07 AM
52	I like the idea as long as there is a maximum density that can not be overridden by the transfer of development rights	Apr 2, 2012 8:01 AM
53	who has the right to tell an owner he must do this or that? Stay out of our freedoms	Apr 2, 2012 8:01 AM
54	what if the rights buyer wants to build denser than is allowed by codes	Apr 2, 2012 5:33 AM
55	Do not like the fact that something permanent results.	Apr 1, 2012 9:46 PM
56	Although for some that would be beneficial...I believe the county would be opening a "can of worms" for extensive paperwork and lawyer fees	Apr 1, 2012 7:51 PM
57	slippery slope	Apr 1, 2012 5:06 PM
58	As long as the receiving site is appropriate and has been approved by a zoning committee for more dense development.	Apr 1, 2012 10:11 AM
59	I like the concept; however, it seems like this process could be very difficult to administer.	Apr 1, 2012 8:05 AM
60	It sounds good on the surface.	Mar 31, 2012 10:22 PM
61	A promising idea but again, this proposal is so mushy & general that it's hard to be a proponent. The devil is in the details.	Mar 31, 2012 6:40 PM
62	Again, pretty slick but it assumes Denny will love farming til he dies, has all the money he could ever use, and has no heirs so he doesn't care what happens to his land when he's dead.	Mar 31, 2012 12:55 PM
63	sounds like it could make things more complicated with more loop holes to mess things up	Mar 31, 2012 12:22 PM
64	Any process that reduces sprawl and protects sensitive wildlands and productive farm and forest lands is a good idea.	Mar 31, 2012 8:18 AM
65	So long as the exchange was only allowed where denser population was appropriate according to the comprehensive plan.	Mar 30, 2012 2:44 PM
66	TDRs have successfully been used in other communities to preserve the community character and direct housing and growth into areas better suited to handle it.	Mar 30, 2012 2:02 PM
67	This is very bad!!!! Too many messes will result.	Mar 30, 2012 9:50 AM

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68	water rights have been bought and sold i see no problem with this	Mar 29, 2012 4:55 PM
69	Again, I think the county should stay out of the easement business. If you want it to be possible to develop more densely near driggs then zone it that way.	Mar 29, 2012 1:48 PM
70	Excellent tool; but requires "banker" to facilitate transactions, and suitable receiving areas with design standards or "form-based" zoning.	Mar 29, 2012 12:06 PM
71	This is crazy to put stipulations on landowners like this! These farmers were here long before we ever were. Who are we to come in and inflict laws on them that limit their selling options, because we wouldn't like the way it would change our scenery! How selfish!	Mar 29, 2012 11:24 AM
72	Sending and Receiving Areas need to be identified in the Comprehensive Plan, and in the city's plan if the receiving area is covered by the city's plan.	Mar 29, 2012 8:37 AM
73	As long as the development of those transfer lots are still subject to all other processes for final approval in the area they are transferred to and it is not used to get around processes there.	Mar 29, 2012 6:10 AM
74	I object to the idea of creating a permanent conservation easement I think it devalues the property	Mar 29, 2012 3:11 AM
75	As long as the receiving end brings development closer to city centers not just change one rural area to an area further out.	Mar 28, 2012 8:15 PM
76	this idea sounds a bit far fetched....some 'sending site' making money by selling it's development rights to someone in town? well, if it stops development of 'preservable' sending sights, YES>.	Mar 28, 2012 4:21 PM
77	BUT, do not down zone any lands from existing, present zoning as that dilutes the development rights and reduces value of TDR to the land owners.	Mar 28, 2012 2:54 PM
78	Why can't the land be zoned appropriately to begin with? Why can't the land just be farmed???	Mar 28, 2012 2:26 PM
79	done properly, this also makes sense	Mar 28, 2012 1:33 PM
80	still should be subject to zoning rules	Mar 28, 2012 1:07 PM
81	Very needed to protect our farmers. However, I thought this was not possible in Idaho.	Mar 28, 2012 12:24 PM
82	Why not....as long as both parties are in agreement and both benefit.	Mar 28, 2012 11:00 AM
83	Receiving site should only be where land planning regulations suggest higher density is appropriate.	Mar 28, 2012 10:53 AM
84	This is a great idea but is very difficult to achieve in reality. That doesn't mean we shouldn't put the framework in place, though.	Mar 28, 2012 9:19 AM
85	as long as the receiving site is promoting clustered development	Mar 28, 2012 8:20 AM
86	I don't feel real good about this plan, but I do see it could work. Depends on the	Mar 28, 2012 7:49 AM

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	situation.	
87	can be a slippery slope and your example does not deal with all the variatoin and complexities.....would take some really thought out processes	Mar 28, 2012 7:19 AM
88	No more "implant people" need to ruin the beautiful valley with big or huge houses.	Mar 27, 2012 9:23 PM
89	Down the road, Dennie's kids may not want to farm it and want to build a house on it and they cannot.	Mar 27, 2012 8:34 PM
90	Buy it or sell it! I do not feel that any government agencies should be involved in the in the land transfers.	Mar 27, 2012 8:30 PM
91	Again, if the agreement is made between owners then I can't see a problem but if you intend to put zoning laws in that force a land owner to do so then that would be wrong.	Mar 27, 2012 8:20 PM
92	For some people this is a great option. Currently I am not in that position. Like I said before, I want my farm to remain a farm but I don't know what the future will bring and I want to have some reasonable options.	Mar 27, 2012 8:06 PM
93	Would make rich people have even more rights than regular people.	Mar 27, 2012 7:33 PM
94	With one exception, The sending parcel should have the right to purchase other property right instead of having a PERMANENT consevation right forced upon them!	Mar 27, 2012 7:12 PM
95	too easy for dishonesty and disingenuous acts.. ..remember the how the links golf course started? now how it is managed? who's kidding who? greed greed politics, religion.....c'mon folks....just be honest up front	Mar 27, 2012 7:12 PM
96	As long as it is an appropriate place ie town to add these development rights.	Mar 27, 2012 6:56 PM
97	The part about my land becoming a PERMANENT conservation easement is wrong. I don't believe that development rights should be able to be transferred. If your land is not zoned for the development that you wish you may seek a zone change or exemption.	Mar 27, 2012 6:32 PM
98	I WILL NEVER UNDERSTAND WHY SOMEONE WOULD SELL THEIR DEVELOPMENT RIGHTS. TO ME IT IS LIKE SELLING YOUR OIL OR MINERAL RIGHTS. THE LAND HAS NO FUTURE POTENTIAL BUT TO STAY THE WAY IT IS FOR EVER. IS THIS NOT DEVALUING THE GOUND. WHEN YOU TAKE THE WATER RIGHT AWAY FROM THE GROUND, ARE YOU NOT DEVALUING THE GROUND? AM I MISSING SOMETHING? WILL THE BIRDS NOT LITE ON MY GROUND TOO?-----TRANSFERING THE DEVELOPMENT RIGHTS TO CITY PROPERTY? SOUNDS LIKE HIGH RISE, WALL TO WALL HOUSES TO ME.	Mar 27, 2012 6:16 PM
99	What would be the new density of the receiving parcel?	Mar 27, 2012 6:06 PM
100	as long as the receiving parcels are better suited for higher density/development	Mar 27, 2012 5:50 PM
101	Land use DOES change over time, there may need to be a time limit on the	Mar 27, 2012 5:49 PM

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	restrictions or an opportunity to look at individual situations again, say every 25 years.	
102	not sure about building at higher density than permitted, but like the permanent conservation easement	Mar 27, 2012 5:37 PM
103	I don't think it will work. The density entitlements in Teton County are so high that development rights don't have any value (just like all those lots out there), with down zoning there might be a chance to make it work, but it (the down zoning would need to be severe.	Mar 27, 2012 4:51 PM
104	Not quite sure on this	Mar 27, 2012 4:09 PM
105	Sounds like quite an undertaking!	Mar 27, 2012 2:33 PM
106	On the surface I have no problem, would need more information before making final decision	Mar 27, 2012 2:28 PM
107	why wouldn't kenny just get his own rights?	Mar 27, 2012 2:05 PM
108	zone changes to density in towns, open space in county.	Mar 27, 2012 1:46 PM
109	Most people at Wed. meeting had no understanding of these concepts- we will need to educate before implementation.	Mar 27, 2012 1:43 PM
110	I like the option of trading the development opportunity, but the density would need to be regulated.	Mar 27, 2012 1:40 PM
111	We would like the privilege of selling to a developer (if we feel we can't continue on the farm).	Mar 27, 2012 1:09 PM
112	Transfer of development rights only if used within three years otherwise its another speculation game and you'd think the false boom fiasco we have watched crash would have taught thats not good.	Mar 27, 2012 12:48 PM
113	As long as the owners make the deal and do it with land they own then who am I to tell them how to manage their land.	Mar 27, 2012 12:08 PM
114	This is pretty confusing and could likely result in a number of favorable and unfavorable scenarios.	Mar 27, 2012 12:04 PM
115	Again, as long as there is a publicly understood strategic plan to what lands are priority for development and which are priority for agricultural and wildlife protection.	Mar 27, 2012 12:03 PM
116	Provided the density of the receiving parcel is limited in some way.	Mar 27, 2012 11:59 AM
117	HATE THIS!!	Mar 27, 2012 11:34 AM
118	Rural county is so over platted and values so low that TDRs may be very difficult or impossible to do.	Mar 27, 2012 11:09 AM
119	I would need more information. Such as if there are restrictions of who can sell the rights, who can buy the rights, are there limits on where they can be applied.	Mar 27, 2012 10:50 AM

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etc.... Also, is there a tax on the purchase of these rights that the seller pays? If so what would the money be used for? Right now it just seems like only a very large farm owner could take advantage of this. The small land owner that was struggling to get by - the owner's of 40 acres who has undeveloped land would be left out in the cold.

120	Provided the receiving site is within the density requirements of the county and not creating a new land use area.	Mar 27, 2012 10:30 AM
121	This is a tough one.	Mar 27, 2012 10:24 AM
122	Highest and best use comes to mind	Mar 27, 2012 10:18 AM
123	More info needed	Mar 27, 2012 10:15 AM
124	Strong complement to a conservation easement strategy!	Mar 27, 2012 10:11 AM
125	I like the concept, but each case would need to be considered individually. It should not be an automatic approval in case the receiving property is not really appropriate for additional development.	Mar 27, 2012 10:01 AM
126	As long at the reciving parcel is in a dense area. Would not like to see dense developemtn move into agricultural areas	Mar 27, 2012 9:34 AM
127	someday people who think they can take the land owners rights away from them should have to have their kids starve because the man could not sell a piece of property to keep his farm going.	Mar 27, 2012 8:06 AM
128	Win. Win.	Mar 27, 2012 7:44 AM
129	I think anyone who would be willing to sell their property rights should be allowed to but when you transfer them, what deems that an appropriate allowance for the receiving owner? Maybe the one receiving it shouldn't be compacting his development so densely. I can't imagine living with my next door neighbor right next to me. Why would you move to TV only to live in a subdivision? I don't want to be forced into any of this and I don't want to pay taxes so someone can sell his development rights. Why not use the Land Trust to help with this and then the tax payers aren't assessed for it?	Mar 27, 2012 3:21 AM
130	I would have to study this out further.	Mar 26, 2012 10:19 PM
131	Seems OK on the surface but the creation of a permanent conservation easement on the seller should be reconsidered.	Mar 26, 2012 8:45 PM
132	its like selling your water right to some that dont have water right but you both get them	Mar 26, 2012 8:45 PM
133	I do not agree with permanent conservation easements. Nobody can predict the future. All this does is restrict future owners from their rights as property owners. They should not be allowed to transfer rights. Property rights stay with the property.	Mar 26, 2012 8:07 PM
134	I don't understand how when you sell your rights it becomes a conservation easement? In this example when "Dennie" sells his development rights the land	Mar 26, 2012 8:05 PM

Page 8, Q9. What do you think about creating a Transfer of Development Rights (TDR) program?

	should still be "Dennie's" in my opinion. However I may just not understand how this works because this is new to me.	
135	current zoning policies and guidelines are sufficient.	Mar 26, 2012 7:42 PM
136	Plan is over complex and we need to simplify zoning ordinances and regulateions to promote positive economic growth and stability for teton valley	Mar 26, 2012 7:20 PM
137	as long as growth remains in the cities	Mar 26, 2012 7:02 PM
138	Once again, it could work as long as the density is in keeping with the area. No more Snow Crests.	Mar 26, 2012 6:57 PM
139	Lets not make it complicated. I always go with the KISS rule.	Mar 26, 2012 6:47 PM
140	How does one ensure that the seller of property rights does not develop in the future when populations and needs have changed. Seems to me that TDR's allow for the manipulation of time; causing things to develop faster and more densely than currently needed.	Mar 26, 2012 6:24 PM
141	I guess it would depend on how many houses were transferred to where and how that aligned with the intentions of the comp plan for the receiving site...	Mar 26, 2012 5:11 PM
142	This could be further developed with a development credit bank. People that want to support conservation could buy the rights to develop and later sell the rights to protect areas of concern.	Mar 26, 2012 4:12 PM
143	It sounded fine until you said the sending site had conservation easements on it. Why should a market in development rights require forever stopping development on the sending site? It should be able to buy development rights from another site at a later time.	Mar 26, 2012 4:10 PM
144	DEFINITELY encourages development closer in, or in existing city area thus leaving more open, unsubdivided land.	Mar 26, 2012 4:05 PM
145	It depends on what you zone our property if its A60, rights for one lot is all we could sale.	Mar 26, 2012 4:04 PM
146	This is and odd idea, seems very complex and would be fraught with pits for the developer to run into and could be easily restricted. I would suggest this is a bait-and-switch tactic that makes those who want to eliminate property right able to act as though they are allowing flexibility when in reality it is just a means to the same end of restricting the property owner to allow some ambiguous emotional attachment to what a special interest group calls "beauty" or "sustainable".	Mar 26, 2012 3:41 PM
147	probably should be reviewed on case by case basis.	Mar 26, 2012 3:23 PM
148	Great, we'll just plan on building more homes period. Teton County should be figuring out how not to grow. The real value in the future of Teton County will be how few folks live here. Yes, we need to invite more second home owners to buy up our inventory and we need more work-from-home software designers and folks who use the county as their base while making their living on the road, but increasing our population just to do it is a dead end and injurious to our future.	Mar 26, 2012 2:51 PM

Page 8, Q9. What do you think about creating a Transfer of Development Rights (TDR) program?

149	Lets keep it simple. Lets figure out our zoning and implement.	Mar 26, 2012 2:51 PM
150	Sounds interesting. Would like to know more details before giving my opinion.	Mar 26, 2012 2:48 PM
151	I like TDR programs, but their success depends upon very careful planning and designation of sending and receiving areas. This tool is only appropriate if the county is prepared to invest a lot of thought in its creation.	Mar 26, 2012 2:39 PM
152	Just another way for someone to control something that is not theirs to control, why TDR let the individuals work things out themselves they don't need rules to do this determined by outside parties.	Mar 26, 2012 2:26 PM
153	It could be a good way for a land owner to raise capital without s having to sell or develop the land outright.	Mar 26, 2012 2:23 PM
154	the concept is solid but I believe doing this in practice could prove difficult. I would like more information on this before I wholeheartedly support it.	Mar 26, 2012 2:05 PM
155	Again, good rules must be written in order to prevent abuse but this could be a good idea.	Mar 26, 2012 2:01 PM
156	sounds confusings t	Mar 26, 2012 1:51 PM
157	sounds like it could have unintended negative consequences in some cases	Mar 26, 2012 12:55 PM
158	works in theory. Only concern is creating reverse density....ie building more in the impact area then in city cores. I really think we need to grow center out. All for it if it creates more density where needed, gives a vehicle for land owners to make money and their land is protected from further development	Mar 26, 2012 12:53 PM
159	I think the key here is "the receiving land is generally more appropriate for the development." If that is a requirement of this and the sending land is in a CE, I don't see a negative impact.	Mar 26, 2012 12:53 PM
160	The concept is good, but placing such decisions into the hands of a local government with a track record of ineptitude, well, that makes me a bit nervous.	Mar 26, 2012 12:49 PM
161	Only works if there are enough lots. Otherwise, it fails for lack of financial incentive. TDR would be an appropriate way to incentivize away from AG 2.5 rather than a downzone.	Mar 26, 2012 12:45 PM
162	It would depend on how much "density" we are talking about. In some larger metropolitan areas this makes a great deal of sense since there is only so much physical land to be developed, but here we are not looking to become a densely populated area. How many micro-neighborhoods are we looking for?	Mar 26, 2012 12:42 PM
163	did you get permission from the gentlemen to included their names on this document?	Mar 26, 2012 12:38 PM
164	I am strongly against this. This does not have the ability to be done with the reality of a free market. When transferring development rights all ground becomes equally valuable, when this is not the case. Also this renders some ground without value. Also this undermines the efforts of the land trust. Above all this is not the role of government.	Mar 26, 2012 12:36 PM

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165	Difficult to track over time as ownership of the transferring parcel changes.	Mar 26, 2012 12:15 PM
166	Assumes a higher level of sophistication between all the parties (and realtors) than might be applicable.	Mar 26, 2012 12:00 PM
167	Again, would require clearly defined requirements for the transfer of development rights to prevent abuse.	Mar 26, 2012 11:59 AM
168	you have no Ordinances on Clean and Ordially. When you split lots. you get riff raff of junk, etc and no one clean up junk!!!	Mar 26, 2012 11:57 AM
169	There needs to be a willing owner and buyer, but I like this concept.	Mar 26, 2012 10:54 AM
170	I like the opportunity for developers to have the option to build higher density in appropriate areas, while preserving agriculture.	Mar 26, 2012 9:07 AM
171	works in places like jackson, not sure they are really that applicable in this depressed economy but are a great tool for actualizing value and concentrating development.	Mar 26, 2012 7:13 AM
172	I think a guy named Nikita Kruschev thought this was a good idea also	Mar 25, 2012 8:58 PM
173	This sounds ok as long as ll parties involved understand the realities of the transfer. The biggest questions, is who determines the value of "development rights" and how are current and future valuations negotiated?	Mar 25, 2012 8:42 PM
174	Is this for life?	Mar 25, 2012 8:25 PM
175	In theory this could be a good idea. In practice quite another. Buying up swamp land to gain TDR privilages would be something no land developer ever thought of before---reading this of course.	Mar 25, 2012 7:19 PM
176	It seems plausible until Dennie runs out of money again, then what? He'll find a bleeding heart somewhere that'll reverse the decision and let him develop. In the mean time, Kenny has maxed out his development.	Mar 25, 2012 7:09 PM
177	Also consider the value of cons easmnt as other values are given to open space. In the process clean air and wildlife habitat and others are created.	Mar 25, 2012 6:52 PM
178	Higher densities should only be allowed in clusters in or near city limits.	Mar 25, 2012 4:35 PM
179	This has seemed really successful elsewhere and I think would be really appropriate here.	Mar 25, 2012 3:32 PM
180	You're kidding! Move the rights of private land ownership to a "permanent conservation easement?" NO WAY!	Mar 25, 2012 12:49 PM
181	How would we control where the buyer of rights gets to develop? Presumably in a denser area like Driggs or Victor and not another open space?	Mar 25, 2012 11:47 AM
182	Good concept as long as he receiving parcel does not get too much density dumped on it.	Mar 25, 2012 9:59 AM
183	A commercial advantage for the "sending site", but this process doesn't seem to	Mar 25, 2012 9:45 AM

Page 8, Q9. What do you think about creating a Transfer of Development Rights (TDR) program?

provide adequate review for the county for a "receiving" site. What is the county review/approval for a receiving site?

184	Hopefully, this would be congruent with the overall theme of further development within urban areas.	Mar 25, 2012 9:19 AM
185	May have problems with deed restrlctions to preserve agreements for successive owners	Mar 25, 2012 8:52 AM
186	I'm in favor of it as long as the receiving parcel is indeed "more appropriate" for higher density development and it doesn't abuse the intent of existing zoning rules.	Mar 24, 2012 8:35 PM
187	I like this so long as it rights are transferred from rural to higher density. The other direction would not be palatable.	Mar 24, 2012 5:13 PM
188	sounds good in theory, but lots of bugs would have to be worked out to prevent exploitation.	Mar 24, 2012 2:29 PM
189	This could be an option if you are willing to do it. It would maybe work if you could sell development rights on a certain piece of property, say 40, 80 or 100 acres, but you could retain development rights on say the remaining 900 acres that the landowner owns.	Mar 24, 2012 1:12 PM
190	Yes, this is a good idea but guidelines and restrictions would have to be put into place to keep dense develop from happening in the areas outside of the cities. It would be better for dense development to be highly encouraged within the cities of Tetonia, Driggs and Victor and not in the areas in between.	Mar 24, 2012 12:16 PM
191	There need to be constraints that still require P&Z approval.	Mar 24, 2012 9:41 AM
192	As long as such a program doesn't supersede sensible development and zoning in the receiving site I support this.	Mar 24, 2012 9:16 AM
193	This could be god in theory but it requires close coordination with the receiving jurisdictions so that additional density is appropriate.	Mar 24, 2012 9:10 AM
194	Why can Kenny not currently develop? You say "generally allows" for higher density but this does not mean "always allows." This needs to be more clear. What kind of development is "Kenny" currently allowed and how does this change that?	Mar 24, 2012 8:11 AM
195	Absolutely not. Development rights are given based on specific pieces of land. Each piece of land has different characteristics, the development of which has different impacts. All development should go through the same process of approval and should not be transferrable.	Mar 24, 2012 7:11 AM
196	I think this sounds like a good idea in practice but, like zoning, whatever is put in place must be enforced to the "t" otherwise it's worse than having the option. Again, options...	Mar 24, 2012 4:18 AM
197	This could work if you have people willing on both ends.	Mar 23, 2012 10:59 PM
198	are there areas where this is being used?	Mar 23, 2012 9:25 PM

Page 8, Q9. What do you think about creating a Transfer of Development Rights (TDR) program?

199	As long as it's voluntary.	Mar 23, 2012 8:28 PM
200	If the receiving parcel is closer to services.	Mar 23, 2012 7:56 PM
201	Possible option but more details would be needed to implement	Mar 23, 2012 7:48 PM
202	Like as long as the receiving site is in a core area.	Mar 23, 2012 7:30 PM
203	Like it only if it helps concentrate development in area of impact	Mar 23, 2012 6:15 PM
204	The concept is great but likely won't work in T.Co. We have too many available lots right now. Also, make sure the receiving site is truly appropriate for higher density than allowed without the TDR.	Mar 23, 2012 5:50 PM
205	Why not have the option in place even if it's not going to affect very many people.	Mar 23, 2012 5:37 PM
206	Great idea. Keeps density where we need it and keeps agricultural land open.	Mar 23, 2012 3:35 PM
207	Park City UT has this program. It led to corruption by those in city government - graft, preferential treatment, etc.	Mar 23, 2012 3:31 PM
208	really like this idea. seems to be really flexible for property owners and could help develop city cores. don't get why people hate this idea? I hope Dennie and Kenny think this is hilarious, b/c I do!	Mar 23, 2012 2:18 PM
209	As long as this does not lead to development abuses elsewhere (in receiving areas).	Mar 23, 2012 2:13 PM
210	as long as there are clear guidelines on appropriate receiving and sending sites. In other words I don't think all sites should be eligible to receive necessarily.	Mar 23, 2012 1:52 PM
211	This has been tried so many places with mixed results, so would need to see how it's done.	Mar 23, 2012 1:37 PM
212	Not appropriate for a community as rural as our's	Mar 23, 2012 12:14 PM
213	This is a program that could work, but it needs to be economically driven, not solely driven by the desire to have more open space. There needs to be a balanced approach to the planning process. It needs to include economics as the lot values are substantially different then they were 5 years ago. Not only can developers not afford to pay as much for raw ground, but the infrastructure costs are now an enormous issue.	Mar 23, 2012 12:07 PM
214	Who is going to control this program? Will there be a set amount that it is worth?	Mar 23, 2012 11:48 AM
215	Never been done. No market. Much better to ease regulation and let market back.	Mar 23, 2012 10:14 AM
216	Leaves way too much room irresponsible (yet legal) development.	Mar 23, 2012 9:30 AM
217	It's a great plan. Now, to make it work, we're gonna need to downzone the sending parcels of the county and not upzone the receiving parcels. Where should higher density be permitted? In town!!!	Mar 23, 2012 9:04 AM

Page 8, Q9. What do you think about creating a Transfer of Development Rights (TDR) program?

218	I like this concept, but I've just never seen this work out....	Mar 23, 2012 8:50 AM
219	If there are strict guidelines and it does in fact increase development within city limits.	Mar 23, 2012 8:37 AM
220	This is a great idea, granted the devil is in the details.	Mar 23, 2012 8:02 AM
221	seems promising	Mar 23, 2012 3:48 AM

Land Use Tools

What do you think about zone changes?

Answer Options	Response Percent	Response Count
Like	35.6%	231
Don't Like	28.8%	187
It depends	30.8%	200
No Opinion	4.8%	31
Comments		276
<i>answered question</i>		649
<i>skipped question</i>		105

General comment category	#	% of comments
down zone rural	59	21%
property rights/value	46	17%
no A2.5	39	14%
no change	38	14%
up zone near cities	28	10%
up zone	8	3%

Number	Comments	Category	Category
1	Our zoning has lead to sprawl over these past 10 years, Change it please Some areas are too over developed with sprawly neighborhoods to be downzoned. But where possible, please do get rid of the 2.5 zoning. I do support	down zone rural	
2	lower, more rural, agricultural zoning in far remote areas too. There is way too much A20 and A2.5 zoned area for the Valley's resources and character to support without significantly degrading our quality of life. 80-acre lots would be much-preferable, and clustering of development near Tetonia, Driggs, and Victor.	no A2.5	down zone rural
3	This tool would be a great way to direct development to the areas that are most	down zone rural	
4	appropriate for development.	down zone rural	up zone near cities
5	I'm in favor of clustering high-density development only around the cities	up zone near cities	
6	You cannot 'zone' or mandate the agricultural character of the valley Could have smaller (< 2.5 acres) lots near cities, larger (+20 acres) away from the		
7	cities We don't need more zoning. This will further restrict a private property owner's right to do what they want with their land. It will make if very hard for those in rural areas to sell their land. Only so many people have the money to buy 40, 60, 180	down zone rural	up zone near cities
8	acres. They definitely concern me. I live in the A20, on 20 acres, and when I bought and built here I supported that zoning, and I thought it actually meant something, until one of my neighbors challenged it and we had to argue with him in court about the whole thing. That's when I found out the zoning was next to meaningless. at the	property rights/value	
9	time at least. Zone changes should reflect existing realities and future impacts on the land and available resources to maintain community viability. One would assume you'd want some stability and predictability in how land can be subdivided, realizing there's probably going to be a need for future flexibility as population and		
10	community priorities and values evolve. You don't have the right to tell someone who owns ground how much they can sell. You shouldn't have the right to tell a buyer how much he can buy- It's not your		
11	ground. Who made you the steward over my ground? I don't like the zoning as it is- you have no right to tell anyone what they can or	property rights/value	
12	cannot do on their own property.	property rights/value	
13	Statements are too vague to sensibly evaluate.		
14	NO	no change	
15	I don't like zoning in any form		
16	I think A 2.5 needs to go for more clustering concepts	no A2.5	
17	Don't want you to tell us what we can do with our 20 acres. It's not your ground.	property rights/value	
18	Needs to be appropriate and fit with surrounding uses		
19	Too many variables to decide at this time. The zoning should provide for the denser (2.5) zoning in the immediate vicinities of the City Impact Areas (CIA). How immediate? That shouLd depend on the size of the city concerned. Tetonia is small so the zone might be a 1/4 or 1/2 spacing from the CIA, while for Driggs and Victor it might be a 1/2 to 1 mile spacing from the		
20	CIA.	up zone near cities	

21	I think you will do more harm to this valley by changing the rules again, without the influence of the market. I know you may say that the market is resistant and this type of down zoning is necessary, but I do not agree. I think we need to do what we can to encourage growth again in this valley before the decline becomes too great for any of us to survive here!!	no change	
22	If people in the Valley value open space so much. Then the people of the Valley should make it easier to keep the space open. The current trend in farming is the cost to farm keeps going up and profits keep going down. If the Valley wants open space then instead of making it harder to farm by restrictions, more leveys imposed on them by people who don't own or maintain large tracks of land. People complaining about farm equipment on the road, people that bicycle on the back roads(riding side by side 3 to 4 riders) around blind corners and not on the bike path (creating a dangous situation for people trying to farm or ride horses to do farm work, by not slowing down on the road or driving fast through a herd of cows endangering the cows and riders and the working dogs. Trespassing on to farm and ranch ground, to fish or crosscountry ski by the farmers streams, causing more maintiance for farmer such as gates being left open and cows getting out, leaving trash behind that animals eat that make them sick, etc.... I have observed that it seems those that don't spend the time or the money want to force others to do the maintiance for them and to keep the space open. Private ground		
23	Change the zones to suit the changing times!		
24	With bigger zones then farmers can't sell off small pieces to keep farming. Also the price of land is going to go up and the only people able to live in the rural areas will have to be wealthy.	no change	
25	Clearly the county needs to progress toward strict urban growth boundaries where "development" and economic acitivity (other than ag) take place and the urban and non-ag properties carry the brunt of the tax burden while the ag property benefits from low taxes and isolation from conflicting uses. Up and down zoning are tools to implement that goal.	down zone rural	
26	Like A20 (or higher) zoning everywhere. Do not like A2.5. But I do like clustered housing near Driggs and Victor and in Teton View corridor (approx east of Hwy 33) if they pay for the additional services required thru impact fees etc (see previous comment on clustered housing).	down zone rural	no A2.5
27	There are rural areas north of Tetonia that are zoned A2.5 that definately should be zoned A20. There are too many areas designated A2.5 along the base of the mountains.	down zone rural	no A2.5
28	Larger minimum lot sizes	down zone rural	
29	The zoning already in place has provisions for changes, and I absolutely oppose changing rules on landowners who have worked within those constraints.	no change	
30	I strongly support downzoning! There are far too many areas that are zoned A-2.5. Many of these should be A-20 or larger.	down zone rural	
31	Whatever the biggest zoning you can do, do that. Can you do 400 acer zones?	down zone rural	
32	JUst trying to take away land owners rights and limiting who can be land owners.	no change	property rights/value
33	If there was a way to grow the A20 at the expense of the A2.5 with the owner in agreement-that would be the best option.	down zone rural	
34	How about an A-1 zone?	up zone	
35	Using the comp plan to change zoning would devalue property, be a hardship to people who purchased at current zoning and be a violation of Idaho Statutes.	no change	property rights/value
36	DOWN ZONE in rural areas, Cluster even in rural areas. Get rid of ag 2.5 zoning, as this leads to sprawl and there are too many platted ag 2.5 acre plots.	down zone rural	no A2.5
37	Zoning by variance is death to planning!		
38	Down zone all of it. As a realtor, people don't want small lots scattered throughout the county. Supply and demand is simple and process. The less lots the more valuable the real estate.	down zone rural	
39	Any 7th grader who has a basic grasp of economics knows that the less you have of a product means the higher the price. So, anyone that thinks being able to divide their property into 5,000 lots is going to make them more money needs to go back to 7th grade. Or, drive over to Jackson, WY (30 minute drive east) and visit their P&Z department and look at the # of properties there. Then go talk to a realtor and listen to what property goes for. Yep, few properties available means HIGHER values.	down zone rural	
40	I believe our 2.5 zoning should be changed to 20 acre zoning and 20 should go to 100.	down zone rural	no A2.5
41	Please get rid of 2.5 acres zoning. It should be down zoned. Please down zone the more remote areas of the county.	down zone rural	no A2.5
42	I feel that it would be appropriate to down zone certain areas in this valley based on cost of services to further out areas.	down zone rural	

43	Downzoning is a must for the county. We need to push growth to the cities - not allow checkerboard 2.5 acre lots across our county. If you want to develop buy property in the city. Property values in our rural county will only be benefited through downsizing.	down zone rural	no A2.5
44	Zoning is taking of property rights. How can a group of people put restrictions on private property that takes all decisions from the land owner. All of the open space that belongs to individuals is their life - thier inheritance - their purchase - their living - their retirement - their savings - thier 401K and the County wants to take over the control of that? That is wrong.	property rights/value	
45	Property rights should be protected. Zone changes should be able to go anyway (up or down) the property owner wants.	up zone	property rights/value
46	We need our zoning to stay the same - 2.5 - especially along the mountain foothills.	no change	
47	I think it needs to be kept smaller. If you only have 10 acres - you can't do anything! Not even family splits.	up zone	
48	Good idea to help landowners get the best use out of their land and still meet the public needs as long as the public needs are subservient to that of the landowner.		
49	Are you limiting what a land owner can do with his own land? How much input should the individual that lives on a small town lot have? He is not paying the taxes for the individual that wants to sub devide so why should he have much say in diciding how the land owner developes his land.	property rights/value	
50	I like the idea of creating zones of lower density in the rural areas and higher density near existing population centers.	down zone rural	
51	Probably, fewer 2.5 acre parcels, effected coincidentally with removal of the non viable subdivisions.		no A2.5
52	10 Years ago I was at a P&Z meeting where a farmer was wanting to change to a 2.5 zone from a A20. He did this because he was worried about the over regulation. He still has not subdivided. Nor does he plan to. Over regulating takes from one and gives it to another. Those in the area of impact can have lots of homes. People out of town can have one. This is ironic, as many of the people now crying for more regulation live in the type of housing they now want to stop.		
53	Tough one. Good luck. It makes sense in some situations. In others it may not be such a good idea.		
54	This is overly simplistic and will not improve the overall poor design of this valley's existing planning. Modern planning ideas take into account that communities should be convenient, i.e. a group of 50 or 100 or more homes should not have to get into a car to buy bread and milk. Your concept of keeping all restaurants, stores, and anything commercial only inside city limits is outdated, inconvenient and bad for traffic and the environment.		
55	I would want more Info on what the Goals of these Changes would be		
56	I need more information.		
57	It is a tough decision to do the dreaded down zone, but I think that it is necessary. Combine that with conservation development and cluster incentives and it could work without over turning the apple cart.	down zone rural	
58	Not in favor until I know what the changes will be		
59	If my children want to live here would it be possible?		
60	Not sure at this time.		
61	I am 100% in favor of zoning for higher density in existing population centers	up zone near cities	
62	let the markets decide. Planners are not smart enough to do all of this	no change	
63	Grey and yellow are tooooo large, and the city impact areas keep growing - not due to public consent, there is no choice; that is wrong.		
64	smaller lots are easier to maintain. For those who have the funds to purchase larger lots and maintain them that would be fine.		
65	Too restrictive	no change	
66	Maybe some zoning needs to be changed, but eliminating all the 2 1/2 acre zoning for the purpose of creating open space or large lots at the expense of farmers and tax payers is not the right way.	property rights/value	
67	I think it should all be A-2.5. Or smaller around city impacts. If a farmer needs a subdivision to make it, he should be allowed to. If he wants to sell 20 acres then that is fine too. Its his land let him do as he wishes. Farmers take care of the land better than the people that really have no interest in the land.	up zone	property rights/value
68	Sometimes opening up larger areas leads to areas that are not maintained...more thistles and weeds.		
69	I assume your wanting to restrict the west side land from development. I believe that's a taking.	property rights/value	
70	As long as land is currently undeveloped, A2.5 should go be increased to 20		no A2.5
71	As long as the higher density parcels remain near the existing population centers to ecourage growth in the heart of our communities.	up zone near cities	
72	Like. Need more information on the specifics of zone changes		

	The larger the acreage in rural zoning areas, the better. Conversely, zone for higher density in urban areas.	down zone rural	up zone near cities
73	Not at all fair to downzone.	property rights/value	
74	I favor changing the A20 to A360 or more to encourage economically viable farms (a 20 A farm is not viable) and reducing the tax burden on persons who farm (and preserve open space). Before rezoning residential lands, I favor delineating lands with high agricultural and wildland value as well as high flooding, drainage, and		
75	subsidence risk.	down zone rural	
76	previos comp plans have got the results intended and now you dont like i		
77	I would approve of up-zoning the A2.5 but would not like to see any down zoning.	up zone	
78	I cannot tell from the map where these zones are		
79	Those who have 2.5 already should not be forced to revert back to larger parcels.	no change	
80	The entire west side 60+ acres and please get away from the river!!!	down zone rural	
81	You cannot ask a property owner with 2.5 zoning to agree to a down zoning without full compensation because the down zoning destroys the value of the property.	property rights/value	
82	a20 workes for neighbors any thing bigger will limit locals that work here from buying here.		
83	Way too much land is A2.5.	no A2.5	
84	From the examples mentioned above it sounds like it is all going up. I think 20 acres is a lot. That makes it hard for someone who isn't a millionaire, or a child of a current land owner, to move to your valley. Sounds elitest. (and yes, by the time you buy 20 acres and build a house it will be close to a million) But I think the A2.5 is ok.	no change	
85	Support AG20 and above (i.e. change AG20 to AG80) in rural areas. Support any increase in lot size applied to AG2.5 areas.	down zone rural	no A2.5
86	Essential--driving the outcomes of all other regs	down zone rural	up zone near cities
87	not enough information given. I feel that this question is presented to mask its intended purpose.		
88	In general, the extent of the 2.5 acre zone is a recipe for economic disaster, from both the standpoint of public service cost, and the loss of the valley's rural character leading to lower property value and fewer tourism dollars. But it is impossible to answer such a sweeping question on such a broad area. Of course there are many issues. The question should be broken down by areas and overlays and by situation. Straight up downzoning will be appropriate in some areas/situations; while a TDR and cluster approach would be more appropriate in others.	no A2.5	
89	If the property owner is requesting the change or is in agreement with the change fine, but if it is aginst the will of the property owner then no.	property rights/value	
90	I don't understand the need to encourage the idea to creat higher density clusters of development		
91	Who is going to be able to maintain 20 acres. Do you know how much 20 acres is? You have to have equipment to run it. If we change the zoning to 20 acres only the rich will be able to afford a piece of ground outside of a subdivision!!!	no change	
92	No comment.		
93	I have seen many ag 20 turn into 'developments' with only a few acres per lot.....so, I would like to see zoning be for REAL>		
94	I moved here because I like the "grey" areas, not the "red"	no change	
95	Zone changes, particularly down zoning, reduces value and dilutes TDRights. Let the private sector voluntarily TDR, without a taking that diminishes landowners net worth.	property rights/value	
96	Changes from A20 to (for example) A30, A40, or A60, take away property rights!!! That should not happen.	property rights/value	
97	how much more unsightly development can we have on the highway. Zone it properly		
98	all depends on fairness		
99	I don't like purely for the divide it will create in our community and perceptions of devaluing property value and rights. Leave it and focus on other mechanisms that may be beneficial and help the county realize its goals.	no change	
100	zone change very carefully. I believe A2.5 is still needed in the yellow area of the map. Average buyers can't afford or don't want 20 acre parcels. If they do want 20 acres great. Don't take away A2.5.	no change	
101	Usually having more choices is not a bad thing. I really think that the land owners and the communities would have to have a say in what became what.		
102	Feel that zoning should reflect population growth and current population centers and may need to be adjusted from time to time to locate and promote growth where it makes the most sense		
103	DEFINITELY need to get rid of all that yellow. Very much like the idea of some large minimum-lot-size zones.	no A2.5	

104	I cannot tell what the "foothills" zone is, but it has to be sensible to avoid development based wildlife conflicts if we want to continue to enjoy wildlife at the core of our Valley. These zones are crucial and without them we will create an island whereby no wildlife can get to the protected center of the Valley, if these foothill zones are zoned poorly		
105	We have lived with this plan for some time, but if you are going to do any changing take it lower, because the 2.5 is still a lot of upkeep for 1 house.	up zone	
106	I am for higher density in town and lower density out of town	down zone rural	up zone near cities
107	The property owner should have the opportunity to have it remain as it is or change it if they would like to.	no change	
108	I discourage any more zone changes. Each time changes occur the land owners are penalized for the benefit of the non land owners. If you don't own it, you have no say.	no change	
109	The land owners that have the most land should have more of a say in what happens to their land, than those living inside city limits.	property rights/value	
110	You don't have a right to devalue a landowners property by zoning them to some exaggerated amount like A40 or greater. IS NOT YOUR LAND!	property rights/value	
111	I did not like the current zoning when it went in to place but I have resigned myself to it. Remember when there was a flood of farmers who changed their zoning from A-20 to A2.5? I went with what they gave me. Some of the ground is A-20 and some is A-2.5. I think that further restrictions would be a subtle form of theft.	property rights/value	
112	It's hard enough to get out house out of town, making zoning A40 or A60 would only make it worse. Talk about favoring rich people.	no change	
113	As cities continue to grow some zone changes would help in that growth. Other zone changes enacted just for the sake of limiting what I can do with MY property are not good.	property rights/value	
114	I FELL THIS COUNTY HAS BEEN HURT ENOUGH WITH THE 2.5. SHOW NE TWO LOTS IN THE COUNTY WITH 2.5 ACRE LOTS AND YOU WILL SEE WEEDS AND VEGITATION THAT IS NOT BEING MAINTAINED. EVEN LOTS WITH 1 ACRE IS HARD TO MANAGE. THAT'S NOT THE MAIN REASON I DISLIKE IT--IT TAKES THE RIGHTS OF THE LAND OWNER BY SOMEONE NOT OWNING LAND. IT'S NOT RIGHT TO USE UNRIGHTEOUS DOMINION OVER OTHER PEOPLE. WHAT IS UNRIGHTEOUS DOMINION? TAKING OR STEELING THAT WHICH IS NOT YOURS. WE HAVE LEARNED BY SAD EXPERIANCE THAT IT IS THE NATURE AND DISPOSITION OF ALMOST ALL MEN, AS SOON AS THEY GET A LITTLE AUTHORITY, AS THEY SUPPOSE, THEY WILL IMMEDIATELY BEGIN TO EXERCISE UNRIGHTEOUS DOMINION.	property rights/value	
115	How do you compensate owners of small parcels that will now be included in larger areas? Creates increased cost per parcel for HOA dues.	property rights/value	
116	Would it affect the family lot splits?		
117	i think it is worth doing if we can condense development and create a plan that protects open spaces and habitat	down zone rural	
118	This will probably stir up a hornet's nest, individuals within every area will object because it interferes with their plans!		
119	I don't really like A2.5 zoning	no A2.5	
120	density should definitely be moved forward in city areas, eliminating sickening sprawl in the rest of the valley.	up zone near cities	
121	Again, the weed problem is already rampant, and unless you have livestock, who wants 2.5 and larger acreage to take care of - usually no one.		
122	Some decrease in density is desirable, and a great decrease in density would be even more desirable, but there is a limit to what can reasonably be proposed without having the landowners rise up in arms		
123	I get how density should stay closer to the municipalities and I understand that growth needs to be managed. I feel the planning sentiments are following a pattern that is similar to the national banks, going from an under restricted time to an over restricted time. There needs to be a balance. Limiting lots to 40-60 acres per site is over restricting. Especially to land owners who bought an asset with a vision. Each lot needs to be looked at individually. If someone bought a parcel 10 years ago at 2.5 / acre density and now you tell them its a 20 acre min. That is too controlling and catering to only wealthy purchasers. Grand father clause all current land owner into a moderate plan and push new plans for future land owners. I don't think there should be any mandate greater than 20 acres. I understand incentive programs to increase land lots, but 20 is fair.	no change	
124	I am very cautious of zone changes. I own land that is zoned A2.5 and although I have no plans to develop, I would vigorously oppose re-zoning my property.	no change	
125	I like it if zoning goes away		
126	Zone changes need to go back to Ag-20 on west side	no A2.5	
127	The 2.5 densities can work near areas of impact, but not in the greater valley areas. Density should be close to areas of impact.	down zone rural	up zone near cities

	Existing zones should be grandfathered. We have spent a huge amount of money for the process of zoning. To have it simply reassigned would be stealing from us.		
128	Also do not blanket zone properties. Assess key properties.	property rights/value	
129	what is predictable and feasible should govern land use zoning, any other 'spec dreams' or 'fields of dreams' should be denied.		
130	Zone changes. according to Idaho code or law #67-6500 "general or advisory" "long range" that states it seems to me, zones can be changed as conditions and circumstances warrant.		
131	This would allow native animals to move freely.		
132	Seems like downzoning will be a challenge - at a minimum try to bring back all the land that was loosely given 2.5 zoning in early 2000's - beyond that seems like a battle unless landowners compensated for downzoning their property		
133	no larger than a-20		
134	It depends on how the densities are decided upon in the ordinances		
135	willing		
136	Are you kidding? A2.5 to A20? NO! Let people have the option of building where and how they wish, rather than imposing restrictive governmental regulations on the people. Again, for what and why?	no change	property rights/value
137	This map is unreadable!! Is this a joke?		
138	as long as we don't loosen it up		
139	This is putting restrictions on people in the future. That is not right, especially because the people wanting to do this live in the towns and want to take rights away from other. Typical Democrat.	property rights/value	
140	Changing them to larger parcels takes value and rights away from land owner.	property rights/value	
141	I think changing the zoning to decrease density is a major mistake. If you consider the economic impact, and that growth for an area is actually desirable if managed well. Changing our ordinances, feel like an aggressive act to try and keep the valley from growing instead of managing and directing the growth effectively. You need to lead the people who live here into the future that includes a vision of unity, growth, and harmony between maintain our beautiful surroundings and ensuring that everyone is on equal footing to enjoy it and prosper. The changes you are suggesting would only allow the extra rich to live that life style that so many want.	no change	property rights/value
142	The less 2.5 we have the better....	no A2.5	
143	This is confusing and beyond my knowledge.		
144	Has to make sense. Highest and best use comes to mind again		
145	Past history, current development needs, economic factors, etc. need to be looked at. Outside studies are not showing facts, only indicators. Not necessarily a bad thing but all local factors are not considered in these studies, regardless of intent.		
146	Have to be careful that it doesn't become a "takings" issue in public and landowner opinion!	property rights/value	
147	Again, we should be careful that this doesn't serve to make land prohibitively expensive and reduce the tax base.		
148	I am opposed to zone homes in size above 5 acres		
149	we know where the towns are and we know where the farming is and too much is spent on trying to categorize our property, leave it alone find another job and leave our land alone, it REALLY is not your believe it our not	no change	property rights/value
150	I favor an ag zone over all with the right to change that zone through due process for cluster development		
151	Protect what open space we still have.		
152	Taking property rights away from land owners, I am not in favor of this	property rights/value	
153	Leave them at no bigger than A-20. Going any higher divisions is a taking of our property and it isn't fair. We own it, we paid for it, we shouldn't have to be forced to keep land open for others recreational playground. We aren't planning on developing but we want our options open enough so we can sell off property as the market demands it. I don't see anyone wanting to buy property right now or in the near future. Why do we need this restriction?	property rights/value	
154	I think A20 is restrictive enough and putting higher acreage restrictions on property is too much of a burden on agriculture. There is also much of our beautiful Valley that is simply not workable agricultural land even though it is in the rural areas. I favor leaving the zoning the way it is, even with A2.5, with strong incentives for clustering and and transfer of development rights to create the open space.	no change	property rights/value
155	Adamantly opposed.	no change	
156	taking property right away	property rights/value	
157	I do not approve of modifying zoning for construction of a large church in a residential/agricultural zone		

158	I think the zoning should depend on the location of the property. It is obvious to me the light industrial areas can be located away from areas too visible, or can be screened. Businesses should be located near town centers or in their impact zone. Since land owners already own their property i think it is a very difficult thing to do to limit what they can and cannot do with their land. We live in America. This debate will continue always, until people become less selfish. The difference between a developer and an environmentalist is a developer wants his house in the woods, and an environmentalist already has his house in the woods.		
159	I don't want 20 acres to take care of. I am not going to farm it so why would I want that much land? 2.5 is plenty and should still be an option!		
160	current zoning is sufficient	no change	
161	Current zoning regulations are sufficient and most opportunistic for landowners.	no change	
162	as long as agricultural areas have very ow density and all zoning should provide for conservation and protection of wetlands and habitat	down zone rural	
163	I like the up zoning, but I fear you will have some very unhappy farmer:	up zone near cities	
164	Keep it flexible, I think lots sizes should be able to vary, from 1 acre to 2 acre to 5 to 15, whatever. It would increase the chances for selling the lots, but not everyone wants or can afford 20 acres, but some who are only looking for 20.		
165	Lets discuss this more		
166	Why penalize a family that owns an 80 acre parcel and has four children. If the older parents want to divide the property into four parcels they should be allowed this right.		
167	I like zone changes that would create less density in the more rural areas and more density closer to the cities.	down zone rural	up zone near cities
168	The idiots that set up the current zoning have created a circumstance that is noxious weed friendly. Making lot sized even larger makes the problem worse. Again this is government trampling on the rights of the property owner.	property rights/value	
169	It obviously depends on what would be changed and how		
170	There are already areas of density in the areas of A2.5 and A20. The zone changes take away the ability to have the 5 and 10 acre horse property that many people like. It appears to say you are a farmer or you are a city dweller and leaves the in the middle out of the equation. Zone change as proposed will be a taking of property rights.	property rights/value	
171	A 180 ? Are you out of kidding. That is three lots a sqaure mile. Most Homesteads are 160 acres. Many of us (LARGE LAND OWNERS) own less than 160 acres. Anything larger than A20 Would definitely devalue OUR land.	property rights/value	
172	I'd prefer to have zoning laws repealed entirely, but I'd rather keep what we have now than further restrict owner's use of their land.	no change	
173	What about selling the building rights - ie 7 or so possible sites on a 20 acre piece before a rezone should occur?		
174	Perhaps if zone changes were allowed once per 100 years but it seems that every time we turn around the land owner is being thrown back to the starting line. Some financial plans take a lifetime to materialize. If a farmer must liquidate his farm to fund his retirement after his body wears out and 10 years ago his land value was high because of an A2.5 zoning but suddenly "for the greater good" he is relegated back to A80 because someone decided it was time to have more space, he is stuck with worthless land. If I moved into a home next to yours and did something like spilled an oil tanker on the ground that eliminated your property value, you might be upset too. The farmer has no legal recourse to follow. (and by the way he is so busy providing you food and working to support his family he doesn't have the time to read the paper and come to all the meetings to protect the rights he had just a few years ago and that used to be protected under the constitution - a special interest groups' dream.	property rights/value	
175	I think it is critical for our community to preserve open space as much as possible and cluster development close to the city centers - downgrade rural areas and upgrade land close to Victor, Driggs, and Tetonia. Not only is this important from a preservation of open space and scenic corridor perspective but it is also important from a monetary perspective as well. It is expensive to defendant rural properties from fire when located close to the wild, urban interface. It is also expensive to run roads and amenities and keep those amenities maintained.	down zone rural	up zone near cities
176	And I am assuming that the county would love to increase the acreage when changing zones? If the zone changes decreased in acreage than I would be for it. This is another way that the county can do a landgrab at the expense of the person who rightfully and legally owns the property.	up zone	
177	2.5 is too large, I would prefer minimum 1 acre, 20 acre zoning should consider 10 acre	no A2.5	

	Need more A-20 and less A2.5. The farmers who want to subdivide need to be responsible and understand this will mean the death of this county. They missed their chance when Hoopes was setting the pace, then we had another flush of subdivisions before the promised moratorium. If we keep creating subdivisions this place will be a ghost town.	no A2.5	
178			
179	I definatetly don't like anything larger than A-20		
	I support zoning changes that push density to impact areas as we grow, and provide ever greater protection for rural areas, particularly those that feature either		
180	soils of high quality or sensitive wildlife habitats, including those in foothill areas.	down zone rural	up zone near cities
181	2.5 zoning in rural ag land to dense to maintain charachter of county	no A2.5	
182	NO!!!!!!	no change	
	Rural area's should stay A 20, All private owned land needs to be able to sell off		
183	for finance reasons. some lands are only 40 acres.or less. Leave 2.5 Zone as is .	no change	
	I am okay with the concept, but any changes should have the buy in of those		
184	mostly affected (land owners whose property rights are affected).		
185	Rlght now we have too many A2.5	no A2.5	
186	A20 is downzoned enough. A2.5 is too prevalenl	no A2.5	
	I donot support we need keep as is but again I say don't interfere with property		
187	rights.	no change	property rights/value
	This is not right. This is a land grab. This is probably the hottest issue in this		
188	comprehensive plan. This will get a lot of people up in arms. It is an underhanded way of controlling development and is a way of committing legal theft. It also devalues the property.	property rights/value	
189	A2.5 to A20	no A2.5	
	I like but let those who own the land determine the zone size based on it not		
190	devaluing their neighbors property, not what the non land owners want the land to look like. If they want the land to stay a certain way, they should buy it. Then they can do with it as they like.	property rights/value	
	I am less concerned with increasing the AG20 than I am about increasing the		
191	AG2.5. I feel like AG2.5 was misplaced all over in areas where we have wildlife habitat and migration, etc. It is also fairly aesthetically "assaulting."	no A2.5	
192	we need more options. Specifically bigger then 20. Also 2.5 in my opinion is too small for where the parcels are located.	no A2.5	down zone rural
	This is the core of the plan. All other issues hinge on this one. I believe that if there is tax incentive to keep land in an A20 zoning to keep an agriculture tax rate, all other issues fall into place. A2.5 is not conducive to ag. That doesn't mean that people with that zoning should be forced to change, only that they should pay far stiffer taxes for that decision. This would, in my opinion, encourage land owners to hold their ground in agriculture, but does not force them to do so. It is also important that ag land is not forced into a larger zoning than 20 acres. Ag producers need to have the ability to divide and sell ground in a reasonable amount that is also relative to how ground is traditionally divided. Such as: 20, 40,		
193	80, 160 acres. The only zoning that makes sense for ag is A20.	no change	
	Highly skeptical that the current P&Z or BOCC would approve an upzone. Plus,		
194	downzoning may lead to panicked applications. Deal with it through TDRs.		
	I would like to see most concentration around the existing cities and maintain the existing rural atmosphere of our county. I think there is room to reduce the amount		
195	of 2.5 acres available and increase the acreage of those parcels.	no A2.5	up zone near cities
	Blanket changes no, conditional changes for specific projects and opportunities		
196	yes.		
197	Do not change zoning.	no change	
	generally, I would like to see more mixed acreage size in zones..2.5, 5, 10, and on		
198	plats submitted..Historically, family plots and farms and acreage were different sizes.		
	A 2.5 zone is difficult to maintain, too small for farming, too big for landowners. I'd rather see 1 or .5 acre lots in higher densities, surrounded by an A 40 zone or ever		
199	a greenbelt / easement that is not developed.	no A2.5	
	If this important step could be taken OUT of the Comp Plan (decided upon as a		
200	separate process), perhaps more folks will be amenable to it.		
	Would encourage 10 acre lots, which would allow ag use. Would not recommend		
201	large acreage subdivision. Instead, push the open space cluster development.		
202	it's terrible to have 2.5 acre lots in the Big Hole foothills	no A2.5	

203	Yes, yes, yes! This is the most valuable tool we can use. Most of the Ag 2.5 zoning is located in remote, critical habitat areas. For example, the foothills of the Big Hole Mountains, Horseshoe Canyon, Rammell Mountain Road, Bitch Creek, Badger Creek, both the Leigh Creeks, part of the Teton River wetlands, and all the northern foothills of the Teton Mountains are all 2.5-acre zoning. We need to protect these habitat areas with conservation zoning that is low density (not 2.5). In addition, the most remote agricultural areas should be extremely low density zoning (i.e., recommended 40-60+ acres). We need to have Ag 40 and Ag 60 on the table and not limit ourselves to just Ag 20 and 2.5. The county needs to stop using 2.5 acre zoning altogether.	no A2.5	down zone rural
204	Downzoning is necessary to retain rural character-- 40+ acres should be the minimum in most of the un-incorporated county	down zone rural	
205	I have seen this map many times but have never been able to read the detail.		
206	zoning by variance is death! make some good applicable new zones		
207	I'd have to see what the specific changes are.		
208	There is no need to make it less dense	no change	
209	ever hear of "takings"?	property rights/value	
210	Leave things the way they are.	no change	
211	Do not go any larger than 2.5 for house hold		
212	I think the concept is a good one...however, coming up with specific categories could be challenging. But, i think it's a good idea.		
213	This could be a negotiating night mare. Can all the land owners be satisfied with any restrictions?		
214	I think the neighbors would need to have a strong say in this matter, but for the most part I think a few already developed places that are 2.5 could go smaller, and some less developed ones could go larger. I'd like to see the 20's go to 40 with a provision for families to have multiple homes on their lot.		
215	Zone changes are a necessary componate of land use management		
216	TDR zone changes will accrue more than a cons easmt. to the sender if other values such as open space and wildlife habitat are automatically created.		
217	We have put considerable time and money into our planning and feel a new zone change would be unfair an or amounting to a taking	property rights/value	
218	Lower density should be! □ The densities should decrease the further the distance from the cities.	down zone rural	up zone near cities
219	There should be no zone changes without public VOTE, not just a "public process." Otherwise, 3 County Commissioners have way too much power over the rest of us.		
220	I think we should up zone in rural areas. The cost of services is just too great.	down zone rural	
221	Again, additional development (hard to justify over the foreseeable future) should be more dense overall and within urban areas.	up zone near cities	
222	More concerned with land use restrictions than the difference of A2.5 or A20, for my ag property..		
223	Stop fragmenting open land. Use zoning to ensure that development is in or close to towns.	up zone near cities	
224	I'm in favor of creating greater density in the city impact zones and much less density in the rural area.	down zone rural	up zone near cities
225	I definitely like the idea of trying to create areas that are more "pristine", and areas of higher density, rather than houses dotted all over the landscape, every 20 acres or so. My assumption is that is the spirit of what this new zoning would hope to accomplish?	down zone rural	up zone near cities
226	I would like to see zone changes in the valley. Larger zones such as A60 or A80 should be added to protect the open space character of the valley. development should be cluster and more infill in the cities. I could support changing the current A2.5 to A20	down zone rural	no A2.5
227	Down zone it all except cities and impact areas	down zone rural	
228	Have not studied the map enough		
229	Down zone. A 2.5 areas are highly detrimental.	down zone rural	no A2.5
230	i like the idea- but if i just bought property and it got re-zoned i'd be pretty angry. i like the previous idea TRG's? where owners can choose to sell development rights to areas of greater density- so they get some financial reward for the re-zoning.		
231	Do not change zones to anything higher than A20. This amounts to a taking of land. I think you should be able to sell some smaller lots of 1 acre if there is market for them. Most people cannot afford larger parcels. There should be some way that you could sell smaller parcels. □ Most farmers do not want to sell their land and do so only to survive or to sell it all because they have no family that wants to continue farming or they are about to go bankrupt.	no change	property rights/value
232	Leave it as it is.	no change	

<p>I think the density for areas in the red should be encouraged to be less than .5 acre. The yellow areas of 1 house per 2.5 acres is not great. Most people can't take care of 2.5 acres. Weeds are a big problem and it cuts up the land so that farming can't be done between properties leaving massive land underdeveloped or properly taken care of. So much of the land in this valley is poorly planned. Also, there should be extensive landscaping requirements for property that is within 100'</p> <p>233 of the visual corridor or Hwy.</p>	up zone near cities	
<p>Given the number of existing plats we need to do something or the concept of planning will become moot.</p> <p>234</p>		
<p>Zone changes are critical to preserve the rural character of the valley. Downzoning is essential!</p> <p>235</p>	down zone rural	
<p>this is complicated but may be necessary to achieve community goals</p> <p>236</p>	down zone rural	up zone near cities
<p>If I understand correctly that it would change building 1 house per 2.5 acres to only building 1 house per 20 acres I am for it.</p> <p>237</p>	down zone rural	no A2.5
<p>I think you will need to expand your current city impact zones in order to get the change in yellow to A20 passed.</p> <p>238</p>		
<p>Zones should be changeable based on what is best for the land, animals, and community. It would be my hope that zones are changed to create more density in already dense areas and less density in open spaces. Responsible zoning that benefits all people, animals, and the environment.</p> <p>239</p>	down zone rural	up zone near cities
<p>if for larger, not smaller</p> <p>240</p>	down zone rural	
<p>We need more and better ones.</p> <p>241</p>		
<p>I don't think going above A20 is fair to the farmers. The best argument I heard the other night is A20 stays A20 and the rest is NOT ZONED AG. So, some A2.5 would have to go to A20, the rest to other zoning. And out of the most vocal farmer's mouth is A20 needs to be strictly enforced, no exceptions. But maybe that means smaller family lot splits might not be an option.</p> <p>242</p>	no A2.5	
<p>The higher the Zone, the more money you are taking out of the agricultural pockets. We need to be reasonable on what zones we put in. Anything above A20 is unreasonable and unfair.</p> <p>243</p>	property rights/value	
<p>This will be a tough sell in the abstract.</p> <p>244</p>		
<p>Only allow for clustered developments.</p> <p>245</p>		
<p>some zone changes are needed. Also depends on demographics and how populations shift in the valley</p> <p>246</p>		
<p>Zoning in core areas should be dense, with increasing acreage zoned parcels the further from the core areas of Driggs, Victor and Tetonia. Zoning in the rural areas should be at least ag 40 or 80 acres.</p> <p>247</p>	down zone rural	up zone near cities
<p>We strongly support downzoning of the rural areas and other sensitive areas (riparian, wildlife corridors, etc.) If a community goal is to preserve agriculture, then the current ag lands should be zoned as A-40 or A-60. And 2.5 acre zoning outside of the Areas of City Impact has created ugly areas such as seen in "Drictor." We would support a clustering requirement for subdivisions in these A-40+ zones. No bonuses for the no. of housing units, but required clustering. (Not too dense. Not to look urban.)</p> <p>248</p>	down zone rural	
<p>I would like to see us be more thoughtful in how we zone and continue to develop our valley.</p> <p>249</p>		
<p>We need to be careful with the changing tides of economics with this</p> <p>250</p>		
<p>I want to see concentrated development in towns. No more subdivisions outside of the city limits</p> <p>251</p>	up zone near cities	
<p>I like it if the zones are changed from A2.5 to A1.0 and A20 is changed to A10. 2.5 acres is too big for most people and the extra land becomes wasted. If someone wants more land for horses or open area they can buy 10 acres whereas 20 acres would be too much.</p> <p>252</p>	up zone	
<p>We need more lower density options. A60 A160. Etc</p> <p>253</p>	down zone rural	
<p>Zone changes are difficult but are a potentially valuable tool for keeping pace with population trends, etc</p> <p>254</p>		
<p>There are currently only 2 zoning designations in our county: Ag 20 and Ag 2.5. We need more, better, zoning districts. Most of the Ag 2.5 zoning is located in remote, critical habitat areas. For example, the foothills of the Big Hole Mountains, Horseshoe Canyon, Rammell Mountain Road, Bitch Creek, Badger Creek, both the Leigh Creeks, part of the Teton River wetlands, and all the northern foothills of the Teton Mountains are all 2.5-acre zoning. We need to protect these habitat areas with conservation zoning. In addition, the most remote agricultural areas should be extremely low density zoning (ie: 40-60-acres)</p> <p>255</p>	more zones	
<p>the grandfathering seems to be a nightmare. all for lower density in rural and sensitive wildlife areas, but would it be more disjointed after all said and done?</p> <p>256</p>		
<p>Consider cluster zone options that require smaller lots with bigger land chunks set aside for ag or open space. A20 in current 2.5 would be good.</p> <p>257</p>	no A2.5	

258	i am strongly in favor of down zoning and at a minimum getting A-2.5 to A-20. in the right areas i support zones as big as a160 or greater.	no A2.5	down zone rural
259	I'm in favor of dense development in "urban" areas, and creating zoning that promotes LESS sprawl	up zone near cities	
260	I support higher density in impact areas (red) and having less density in rural (grey and yellow) zones. These more rural areas are more expensive to service and it would be great to maintain the larger tracts on continuous land.	up zone near cities	down zone rural
261	Ag. Zones need to be changed to 20.	no A2.5	
262	Zone changes are good. They let the things change as land use changes		
263	I think anything over 35 acre zoning is too restrictive		
264	There are appropriate times for zone changes. However, zone changes should not be changing constantly. A land owner needs to have some sense that if he invests in property, it is going to be what it was when he purchased it. The challenge I see on the changing of the zoning ordinance is that most people in favor of larger parcels don't own any land. They are looking for others to preserve open space for their enjoyment. That is not right. I am not a farmer, but I am in support of personal property rights. 20 acres is a large parcel. There should be incentives in place that encourage larger lots and clusters, to preserve the beauty of our valley so that it doesn't become a checker board of homes on 20 acre lots. That said, taking away a person's right to develop their property by making it 1 per 60 or 1 per 180 is an inappropriate action. It is especially bad timing with the local economy and we just spent thousands of dollars to do all of this a couple of years ago. Nothing has changed, but people still want to take more land without paying for it, so we are addressing the same issues again. When does it stop?	property rights/value	
265	How will it affect my property? Who is it going to benefit?		
266	Leave as is.	no change	
267	This question has no substance. What are you proposing to change the zones to? How can we have an opinion when there is no information.		
268	I like zone changes if it moves in the direction of more "grey" and less Yellow. We all lived through the development boom and learned how important it is to preserve our land responsibly and stop excessive subdivisions, clusters and overall ugly development.	down zone rural	
269	I favor downzoning.	down zone rural	
270	Need a major downzone in the county. Q: Why do more people live in the county than in the three cities combined? A: Failed zoning! Counties in Idaho are intended to be rural, unincorporated areas. Cities are incentivized through the tax code and various statutory schemes to hold the density and population base. We've done it backwards. Why encourage 2.5 acre residential development outside cities when the county can't afford to provide services and has no power to effectively raise the capital to meet those needs? People live in cities. Cows and potatoes live in the county. Or that's the way it ought to be. The bigger the zone, Ag 160, 320, 640, whatever -- the better. Make it difficult to live outside the city unless you're already there. Don't make it easier.	down zone rural	
271	I support downzoning, but what also needs to happen is we need several new zoning districts. Director could probably remain as Ag 2.5. Some areas are probably appropriate for 10-acre zoning. Others are appropriate for 20 acre zoning. However, we can't continue to have the foothills of the Big Hole Mtns, Rammell Mtn Road, Bitch Creek, Badger Creek, all the Leigh Creeks continue to be 2.5-acre zoning. That's just plain crazy to have such high zoning out there - and these areas are also critical habitat! !!		
272	I for one do believe the very most remote areas of our county (waaaaay out on the dry farms) should be 60-acre zoning.	down zone rural	
273	We need to have less land zoned, which will increase property values		
274	I like Ag 60 zoning!!!! Get rid of ALL the 2.5 acre zoning except for maybe some of the most over-developed sprawl-ish areas.	down zone rural	no A2.5
275	There should not be "A"2.5, ag exemption should only apply to large parcels of land. If you want 2.5 zoning, you should have to pay taxes on it. It is in this communities long term interest to protect our land and control our development. We need to undo the shortsighted, self interested decisions that were made prior to and during the boom that led us down this disasterous path. One word, - downzone.	down zone rural	
276	I think we HAVE to change 2.5. zoning. That's what got us in the mess we are in now. As a result large land owners value is decreasing because of the many 2.5 acre zombie subdivisions that surround them. Let's NOT continue that trend!	no A2.5	
277	too much A2.5 zoning - need to downzone	no A2.5	

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1	Making major initiative to build out the cities first. To improve resources/sidewalks, etc to encourage a regrowth in Downtown before large rural subdivisions happen. Better zoning within towns will help encourage this more sustainable growth and add a great deal to the local character.	Apr 6, 2012 4:20 PM
2	Significantly increase the density of development in and near the existing towns. Limit the number of building permits issued each year, and hold a "beauty contest" for which ones get issued.	Apr 6, 2012 3:27 PM
3	Enhance scenic corridor, direct development away from Hwy 33, remediate old gravel pits, clean up run down farms in the scenic corridor.	Apr 6, 2012 1:29 PM
4	Above all property rights need to be protected. We all love the beauty of the Valley and want to keep it as open as possible but we cannot step on the rights of those people who own land here. More than anything I have concerns about the developments already here that aren't built out.	Apr 6, 2012 1:29 PM
5	I love Music, but why should I have to see it and hear it when I may be traveling trough town. Here is a plan. Why don't we set our stage back 300 feet off main street, no lets make it a nice 1000 feet. If you catch my scenic drift. I'm sorry but I think in most of this regulatory process, we are changing and taking what we have no right to take. Lets think about giving a little back to those who own the land. Let the property owners own it. Those of us who don't own it should buy it and then go through the procedure to change it to our liking.	Apr 6, 2012 1:20 PM
6	Like the idea of keeping development consolidated	Apr 6, 2012 12:57 PM
7	Define our heritage. Farming is a wonderful way of life that I personally enjoy. However, our heritage is rich beyond farming! I see a great increase in recreation use. Outdoor activities in general, fishing/floating the Teton River, biking, hiking, skiing, skating, etc., are what make Teton Valley a gem to me. Why all the focus on perserving one business, agriculture, as our collective heritage? The goal of protecting open space and wildlife cannot fall to the backs of our local farmers by limiting their land use and options and thereby forcing them to continue to farm. I do not accept that our heritage is limited to agriculture.	Apr 6, 2012 12:34 PM
8	using taxes or a levee to "rent" open space is a good idea, as long as the agreement period is long enough to preserve the open space that was paid for when land prices go up. Otherwise, tax payers will pay for open spece that is essentially "free" during periods of low land values (very few people are selling or building anyway), and then if another speculative boom comes along, the open space we were counting on evaporates. Some committment to open space is necessary, and if a landowner that has recieved payments opts out, they pay back the benefits to the county or other appropriate receiver.	Apr 6, 2012 10:52 AM
9	The job of preserving and enhancing the rural character and heritage of Teton Valley is the job of private citizens not government. Government's job is to protect the property rights of it's citizens. When government infringes on the rights of it's citizens, it becomes oppressive. Rather than consider more regulations, zoning and ordinances, we need to find ways that citizens can volunteer, give, etc to make this a community we all want to live in. Say	Apr 6, 2012 10:44 AM

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someone living on the river wants to give some land for a bird watching center? Then rather than government instituting a levy to pay that person for the land either private citizens could reimburse the owner or the county could consider a tax break for the owner for a year.

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| 10 | I feel that we need to promote the idea of preserving our "heritage" fish and wildlife. For example, Yellowstone cutthroat trout are our native, "heritage" fish that is threatened by non-native fish, habitat degradation and dewatering of our tributaries. Heritage wildlife migration routes should also be protected. But we need to provide market based incentives for landowners to protect our heritage fish and wildlife. These incentives could come from levies, conservation groups or other sources. For example, downstream water users, including hydro-power and the fishing industries are currently willing to pay farmers for their water to send it down stream to them but we lack a clear mechanism to make this happen. | Apr 6, 2012 10:23 AM |
| 11 | Don't try to change the character to match what is seen in other areas, keep our character unique. | Apr 6, 2012 9:55 AM |
| 12 | One small idea--if people were more widely educated about the property tax break on farmed ground, they might make more of an effort to site their houses with farming and the movement of farm equipment in mind. I find lots of people learn about it after they've built. Maybe they could even receive "suggestions" along those lines. | Apr 6, 2012 9:06 AM |
| 13 | concentrate housing growth, support farmers and ranchers.... win/win is possible only with good planning | Apr 6, 2012 9:00 AM |
| 14 | Not knowledgeable enough on land use to comment. | Apr 6, 2012 9:00 AM |
| 15 | think a good job is being done but need to keep up the activity | Apr 6, 2012 8:42 AM |
| 16 | As best as can be managed, try to maintain business growth near population centers where existing density offers greater potential for successful ventures. Work with large landowners to understand their perspectives and attempt to find common ground to accomplish broader community land use goals. Farming is hard and financially unstable, but unregulated land use has far greater potential to undermine the value of the assets that make this valley unique and a desirable place to live and work. | Apr 6, 2012 8:41 AM |
| 17 | Do not allow a continuous line of development (residential & commercial) along the scenic corridor. Institute a tax/fine on non-operational vehicles (junkers) on any property in the County. Ban gravel pits from Teton Valley & require the operators of existing gravel pits to remediate them, e.g., line them to serve as ponds & revegetate the surrounding area. | Apr 6, 2012 8:07 AM |
| 18 | No scenic corridor- People who own ground and pay taxes are the only ones who should have any say in any of this! Elect new commissioners who were born and raised here and so were their parents- who understand our character and heritage. No comprehensive plan! no revised plan. How much ground do you own? How do you contribute to our community? If you don't own property in the county, you don't have the right to tell land owners what they can or | Apr 6, 2012 7:46 AM |

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	cannot do.	
19	The property owners should have the only vote	Apr 6, 2012 7:37 AM
20	I would like to see additional businesses in the area. More work does not have to constitute less rural, just further from the breadline.	Apr 6, 2012 7:37 AM
21	No scenic corridor- you can't penalize someone because they live along the highway. Get out and vote!	Apr 6, 2012 7:35 AM
22	Hold developers or banks (if foreclosed) responsible to uphold previous agreements and maintain the property or impose fines or penalties so the county or some other agency can clean up these messes.	Apr 6, 2012 7:34 AM
23	NO OPEN SPACE! It's not your ground! Get the krusty county commissioners out of office and elect people who have common sense! Quit letting VARD ruin our community!!	Apr 6, 2012 7:29 AM
24	I think the options you have presented are really worthy of a lot more credit than I read about in the paper. The greater good of preserving Teton Valley and allowing conscientious development is still what is best for EVERYONE's interest moving forward. Thanks for all you do fighting the fight..	Apr 6, 2012 7:27 AM
25	Leave us alone. Stop VARD from running the commissioners and running the valley- they are not good! oh, i forgot, you are VARD!	Apr 6, 2012 7:25 AM
26	No scenic corridor what-so-ever- none of your concern what my place looks like. You don't have a clue what our heritage is about- and you never will- The rural character of Teton Valley is lost- it's been gone for 25 years.	Apr 6, 2012 7:20 AM
27	Property Owners should be the only ones with a say for there land.	Apr 6, 2012 7:14 AM
28	Proper zonong, impact fees,	Apr 6, 2012 7:05 AM
29	The valley is beautiful because of the natural resources. It is these natural resources that we need to build our community and the economy around. More regulations that preserve the natural resources and beauty for future generations will ensure future prosperity for the Valley and residents.	Apr 6, 2012 5:02 AM
30	Every one work together and not impose values on each other.	Apr 6, 2012 2:11 AM
31	Developers should be responsible for planting the farmland they develop or disturb to prevent invasive species from dominating the vegetation of their land and their neighbors.	Apr 5, 2012 9:34 PM
32	Don't put much faith in what the farmers say (oops I do have 40 ac of farmland), so don't put much faith in what the big time farmers have to say. They controlled the growth policies of Teton County for far too long and made an utter mess of things here! 8000 empty lots? What could they have been thinking? We don't need more of their dubious schemes to get rich quick at the expense of the rural character of Teton County.	Apr 5, 2012 6:18 PM
33	I believe that more important to preserving "open space" is the importance of	Apr 5, 2012 6:00 PM

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preserving our character. That character is not defined by how dark our skies are, by how much open space we have around our dwellings. It is not defined by how many pathways we have, or the reduction in the number of potential building sites. Our character is preserved by how we treat our neighbors. I have lived here all my life. In years past, when you asked anyone who had recently moved to the valley, almost without exception, the reason given was that it was a beautiful place, and the people that already lived here were equally as amazing. The people in this valley cared more about how their neighbors were doing, than about what their neighbors were doing with their land. You planners talk about preserving the heritage, the character, but I honestly feel like you don't know what is at the heart of that, and I can promise you, it's not how much space you have between your house and your neighbors!!!

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| 34 | If you want open space develop a program to make it pay! In the end we all know the dollar talks. We can see that by all the people with money that disobey the ordinances and then pay the fine and keep building. We should be working to help make life easier on those that are trying to keep the Valley character like they have been doing for the past 90 years not force change and restrictions on them. | Apr 5, 2012 4:23 PM |
| 35 | Keep businesses, churches, schools, etc. in the downtown core areas and make them safely walkable! | Apr 5, 2012 4:15 PM |
| 36 | keeping zoning that is in place, (ie. residential) and maintaining non commercial permitting especially along the scenic corridor. somehow enforcing the conditions of special use permits that were issued to quite a few businesses along the scenic corridor where certain setbacks, signing, and landscaping was to have taken place and hasn't. I would also like to see home owners have more input and time to state their case as to how possible future development in their vicinity could affect them. I would like to see the small home owner have a real voice in the planning and zoning hearings. | Apr 5, 2012 3:18 PM |
| 37 | I hate to admit it but I've now attended 3 meetings. I do not like how the LDS people seem to only care for themselves. NOT good neighbors. And they should stop "pushing their weight" around. | Apr 5, 2012 1:46 PM |
| 38 | trust in people to make good decisions with their private property. If someone wants to make decisions and have control over a piece of property they should have to buy it. And government should not be buying private property for open space. To preserve our rural character I think we should be trying to find more ways to encourage community togetherness. This comp plan seems to be causing more of a divide. | Apr 5, 2012 12:37 PM |
| 39 | don't improve or maintain the roads!! just kidding. | Apr 5, 2012 11:22 AM |
| 40 | Weeds/fallow land. Hard problem. Need to deal w/ this. How? Levy? Impact fees? Bonds on new subdiv? What County agency would then be responsible were its budget increased thru the raising of such monies? | Apr 5, 2012 11:10 AM |
| 41 | There needs to be consideration of the sellers need for profit, what potential buyers want and what the infrastructure and economy of this county will support. | Apr 5, 2012 11:10 AM |

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42	The reason why land is so cheap over here is because there is a lot of available land. The reason land is so expensive in Jackson is because only 3% of the land is private and most of that has already been developed. Whatever decisions are to be made should be to the benefit of the entire community, the year round community.	Apr 5, 2012 11:03 AM
43	Stop building wasteful and expensive, ecologically disastrous golf courses. Continue building bicycle paths and walkways. Improve life and lifestyle within towns. Initiate incentives for use of solar, wind and passive solar use, both in clustered communities and individual homes. Devise incentives for sustainable agriculture and organic markets. Provide outlets for charging electric cars or golf carts so as to lead surrounding areas in innovation as well as reduce noise and CO2. Enforce rules already in place.	Apr 5, 2012 10:49 AM
44	Make sure any developer has all financing needed to complete their project/ not get partially done & then pull out leaving an unsightly mess.	Apr 5, 2012 7:52 AM
45	I think our fathers did a great job. It brought you here and now you want to change it. Leave it alone and be happy with what you have or leave.	Apr 5, 2012 7:49 AM
46	Think before developing. Once something is there, it's very hard, if not impossible, to go back!!	Apr 4, 2012 8:17 PM
47	Finding ways to keep the farms viable, changing farming practices and enforcing weed control on non-farming properties, whether it be chemical or more natural forms such as the use of goats.	Apr 4, 2012 7:48 PM
48	Must use efficient yard lights that do not light up the sky or light up the neighbor's house. More money for county weed control. More informative signs for finding public access locations. Enable wildlife to move along their natural pathways by managing fences and providing gateways. Improve bike routes, hiking and horse trails, and improve fishing access along the Teton River.	Apr 4, 2012 7:36 PM
49	Respect the farm land, but some farmers could respect the farm & clean it up.	Apr 4, 2012 4:21 PM
50	The Comp plan process has driven the wedge deeper between larger land owners and small or no land owners. Keep plan simple and avoid confusion and how suits. If Teton County is going to get involved in the Trails & Pathways recreation group, it should also be involved in other groups including equestrian, motorized, golfing etc. Leave recreation in the private sector or the hands of user groups and out of the pockets of the tax payers.	Apr 4, 2012 3:52 PM
51	It would be great to have a public trail along portions of Teton River.	Apr 4, 2012 3:37 PM
52	you are trying to creat tourists for the businesses in the towns what about the farmers you want them to farm no matter the prices they get for what they raise but you say just keep farming we want your open scenic space--so what do they use for money	Apr 4, 2012 2:49 PM
53	Do not do zoning changes illegally, in the middle of the night so to speak, violating owner's civil rights, and negatively impacting the future value of property and saleability.	Apr 4, 2012 2:01 PM

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54	A scenic corridor is good but needs to be clarified. I also support the wildlife corridor, but people need to be educated. Don't make Fox Creek (for instance) more sprawled. We need a foothills region that is part of the scenic corridor and has lower density zoning. I like the idea of a Rec district and mixed-use development in downtown cities. I want to know where a "city" ends and the "country" begins when traveling through our county. There needs to be education about basic land-use planning, as there are a lot of misconceptions.	Apr 4, 2012 12:34 PM
55	I was in Ian's group, and would just like to say that the written notes definitely only represent the view of some of the group members. The note-taker had a very decided point of view and only wrote down the comments that supported her viewpoint.	Apr 4, 2012 12:22 PM
56	Don't let an outcry derail this. This valley has been TRASHED by lack of plan-learn from history and implement this plan. We are on a wretched path allowing run amok development hold a vision.	Apr 4, 2012 12:18 PM
57	Highway burming- view corridors protected/wildlife corridors protected. Density in the city limits.	Apr 4, 2012 12:10 PM
58	Support programs that help farmers and ranchers become more efficient and successful	Apr 4, 2012 10:32 AM
59	Letting the elected officials who got elected DO THEIR JOBS. I voite for candidates that I feel reflect my values for the community and property right and EXPECT those candidates to stick up for their beliefs and zone/plan accordingly, and not bow to a "vocal minority" that didn't even vote for them!!	Apr 4, 2012 9:25 AM
60	Promote city infill!!	Apr 4, 2012 9:17 AM
61	Bruce arnold had a suggestion that active farms should be exempt from the scenic corridor. This seems like a good idea (except that you should still have to control weeds.)	Apr 4, 2012 9:14 AM
62	I do support wildlife overlays. I do support pathways. I do support character protection guidelines.	Apr 4, 2012 9:09 AM
63	I want to see the law that says this has to be re-done every 10 years. Where can I find that? If there are 10,000 vacant lots in Teton county, who in their right mind would want more or would want to spend the money to do a new subdivision. I can't see their will be any significant changes in the nex 10 years. Also, people own vacant subdivisions, but they paid to have done what is done. why take it away? Couldn't it be farmed without erasing the platting?	Apr 4, 2012 8:54 AM
64	Let property owners decide what use their property is used for.	Apr 4, 2012 8:45 AM
65	VARD is still trying to tell us how to run things that some one else pay for it.	Apr 4, 2012 8:36 AM
66	Entertainment for NON-drinkers would be nice. "Music on Main" seems to be a great big beer party. Landowners need their property rights protected - not taken away!1 To preserve a rural area - it has to stay with its farming and ranching - housing needs to be in the city area. absolutely NO truck route thru the Bates	Apr 4, 2012 8:32 AM

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area! That's the best farm ground in the valley! Truscks service the businesses in towns! & the hiway is already built! we don't need more bicycle paths! We need those riders to be more considerate of those others who use the roads!

67 Landowners need their property rights protected. They've been wise stewarts for generations! Apr 4, 2012 8:23 AM

68 Quite honestly this valley has changed alot over the last 40 years that I have been here, JUST LIKE EVERYWHERE in the world. Do we take away a landowners rights of their land so that we can "preserve" that for someone elses enjoyment. I think not, If that someone else likes that open space feel free to purchase a large tract of land so that they can preserve it around them. The burden of keeping the open spaces and rural character should NOT be put upon the shoulders of farmers and ranchers of the area. Apr 4, 2012 7:47 AM

69 Bike trails and bird refuges should be paid for by users, not at the expensive of the landowners. The land owners should be the ones voting on the use of their land. Not the renter in town. Let's keep the government small. We do not need more taxes or regulations. Apr 3, 2012 4:25 PM

70 I feel it is the people that offers the rural character and heritage of Teton Valley. Land owners have rights to use/sell their ground as they see fit. The land owner is paying the taxes. Not people living in town. VARD is perfect example of a group trying to push rules/laws that in most cases hurts land owners. Apr 3, 2012 4:15 PM

71 Get rid of VARD and have the municipalities hold public meetings to discuss these items. The questions in this survey can be very one sided and only benefits one group in the valley. These questions have consequences that need to have follow up questions not lock the public into the unknown. Apr 3, 2012 4:06 PM

72 Fact: Tax revenues from increases in housing do not pay for the resultant increases in costs of community infrastructure. As a consequence, all of us either experience a rise in taxes (including renters, via increases in rental rates) or a lowering of services, or both. Those people who are gassing about encroaching socialism, yet are wanting to either be or sell to, developers should consider this when they want to do something that passes on the costs of their actions to the rest of us. These are the same people who would vote down a recreation center for the community and don't understand the irony. I have heard some landowners say that they have the right to do whatever, and however, they want with their land. I understand their sentiment and even sympathize to an extent. And some feel that, even though a person might be a legal resident of the county, they shouldn't have a say in matters that affect land use if they don't own land. Neither of these perspectives are worth much time in response, because they come from ignorance. We live in a democracy (well ok, a republic, but the distinction usually doesn't matter) and each persons vote counts. I suggest to those people that they actually educate themselves instead of just repeating what pappy or someone said, and read the foundation documents of this country. Somehow, the idea seems fixed in the landowners minds that large quantities of small parcels would bring more value to their land, rather than keeping a mindful eye on quality. Probably, the idea comes from developers who are not known for integrity, but for fast bucks and the short view. If there are too many small lots, their value won't be high. Supply and demand. Apr 3, 2012 12:22 PM

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The problems of rising infrastructural costs cannot be ignored. Builders and developers have laughed with joy at the free ride that they've been given here, since we have no effective impact fees. They are truly public welfare recipients. Results? Drive out west on the Bates road to Horseshoe Canyon. There won't be a paved road, soon. Drive around the valley and note the ungraded dirt roads. Many county services are diminishing and some county employees are under paid. I give an emphatic 'yes' vote to a new and improved comprehensive plan. We need one to ensure that Teton County remains a desirable place in which to live. I can think of many ugly, randomly developed places that are a result of no planning. Most of us don't want to live in Anywhere, U.S.A., or we wouldn't be here. There are a few people who ignored the whole planning process that has been nurtured by dedicated people for many months. Now, those people are alert and packing the planning meetings with no regard to others. Even though they have packed the house, they are still just a minority and should not be allowed to overwhelm your good work to the detriment of the County. Now is the time for the long view, with careful direction, along with courage for convictions. A good comprehensive plan will not only result in continuance of a beautiful and high-quality place in which to live, which some folks don't seem to get, but will maintain a higher economic value too, which those folks might get. Finally, remember the 6 p's: Proper prior planning prevents piss-poor performance.

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| 73 | Give the property rights back to the people who own the property. It's not yours for the taking. | Apr 3, 2012 10:44 AM |
| 74 | Significant Impact Fees and performance bonds are mandatory for Teton County in order to prudently protect the character and future expense to the other property owners/investors in this valley as development pressures ramp up again in the (distant) future. I'm not saying that landowners/developers cannot develop their property but we need to insure that the future ramifications of their current actions don't burden us down the road! | Apr 3, 2012 8:58 AM |
| 75 | Co-operation! | Apr 3, 2012 8:27 AM |
| 76 | Throw out your zoning, planning, scenic corridor and other outdated plans....and get new and flexible people in city and county planning. | Apr 3, 2012 6:39 AM |
| 77 | Do NOT allow Big Box Stores or Fast Food Chain's to exist in Teton County. I am a builder who has worked with Clients from all over our Country, and everyone one of them has stated to me that what they Love about teton County is that it is NOT 'Any Town USA'. The unique 'feel' of our Valley depends on not having all these same Franchises that are in every other town. | Apr 2, 2012 8:13 PM |
| 78 | There are many P & Z issues that can be taken up here and some are too lengthy for an online survey. One thing that needs to happen is that we need to use what we have to enhance our rural character. For starters, we have built a beautiful museum that no one pays attention to. This building is in the impact area and is more or less ignored and mismanaged. Use this land and the adjacent fairgrounds property to celebrate our way of life through community activities that are intermittent year-round rather than a few weeks each fall. These kinds of enhancements are needed much more than dictating where some farmer can and can't build a fence to "save the wildlife". | Apr 2, 2012 5:04 PM |

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79	Eliminate PUDs as they have been envisioned in the rural parts of the county. They have not worked. Make sure that that impact fees in the rural county are not cheaper that the fees in the towns. Create a well defined urban growth boundary around the town and enforce it. The county should identify areas of "service" and not provide services outside those areas for a period of time. Have a "by right" parcel size in the rural parts of the county. For example if you have 60 acres that has frontage on a county road allow that parcel to be built on with an administrative process. No need to go through the subdivision process.	Apr 2, 2012 3:51 PM
80	Eliminate PUDs in the rural parts of the valley. Encourage building commercially in the cities as opposed to rurally and protect from sprawl. Have urban growth boundaries.	Apr 2, 2012 3:45 PM
81	The biggest problem was the get rich quick, build it cheap and get out	Apr 2, 2012 10:33 AM
82	Let the large land owners and farmers do what they want with their land.	Apr 2, 2012 10:32 AM
83	Limit all economic development and high density residential to a mile or less from the main transportation corridor Hwy 33.	Apr 2, 2012 8:38 AM
84	Stay out of the rights and property of free citizens.	Apr 2, 2012 8:03 AM
85	Stop making more and more restrictions- Whats beautiful to one is not to another.	Apr 2, 2012 6:20 AM
86	there seem to be larger families, like ours with 8 siblings, that would like to split the land for inheritances but would require smaller lots, ie 2.5 or close to it. How can those family's split with out having to sell the whole farm?	Apr 2, 2012 5:40 AM
87	Preserve the heritage of the valley through loosening of the rules, not making them more restrictive. The valley has always represented the freedoms that we enjoy.	Apr 1, 2012 9:55 PM
88	Driggs has a rural character and had heritage before all the outsiders came in and brought their dogs and demands to control property right of owners. They liked the Teton Valley when they came...leave it alone. We love it the way it is.	Apr 1, 2012 9:46 PM
89	Farmers and people that have a real interest in the land they own, through heritage or their living are better stewards of the land than people that have no real interest other than they like what they found here.	Apr 1, 2012 9:45 PM
90	When too many have too much to say, there comes tension and confusion. I agree to a plan, but be careful what you do and don't let me do on the little piece of land that I labor hard to make payments on and devote my life to maintaining.	Apr 1, 2012 7:54 PM
91	Don't try to tell other people what to do with their own land.	Apr 1, 2012 6:57 PM
92	Access to water, beautifying open space and access to open space	Apr 1, 2012 5:57 PM
93	Clean up the farm land. Old equipment ,junk cars,old straw,hay.	Apr 1, 2012 5:21 PM
94	Dog management is an issue that needs attention	Apr 1, 2012 5:06 PM

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95	Religious organizations must be excluded from the unconstitutional dictates of the County, as guaranteed by the 1st Amendment to the US Constitution. The County must not overstep the constitutional and legislative limits placed on it by both the US Government and State of Idaho, including the 1st Amendment to the US Constitution and the State of Idaho's Right to Farm Act.	Apr 1, 2012 4:17 PM
96	Personal property rights need to remain paramount. Farmers should have the right to do what they want with their land!!	Apr 1, 2012 4:16 PM
97	protect view corridors from sprawl (especially north of driggs) bike path driggs to tetonia	Apr 1, 2012 2:08 PM
98	Safer travel and better roads along scenic corridor. Divided highway between Victor and Driggs. Improvement or rebuilding of Major county roads along corridor.	Apr 1, 2012 11:41 AM
99	I am impressed with the communication and progress. There are extremely well thought out ideas already on the table. I see them as very forward thinking. It's very important to cease this opportunity to protect the beauty and support planned growth here in Teton Valley in a way that will benefit all our citizens.	Apr 1, 2012 10:17 AM
100	increased stream buffers increased incentives or streamlined reviews for replatting (of zombies) increased landscaping standards for hi way strip subdivisions	Apr 1, 2012 10:02 AM
101	Continued public input. Continued transparency of the process. Not an easy task. Thanks to all of the volunteers.	Apr 1, 2012 8:10 AM
102	Let the owners of the land rights decide as long as it doesnt affect health,safety and welfare. Of surrounding owners	Apr 1, 2012 12:12 AM
103	I have been very disappointed that there is no park that preserves views of the Tetons for everyone to enjoy. Most of the time you just have to enjoy them from your car unless you own land in a view corridor. I am also disappointed that this survey does not include questions about protecting wildlife corridors. Perhaps this is part of rural zoning but I was hoping for more proction & emphasis on this area.	Mar 31, 2012 6:48 PM
104	We all love the rural character of the valley and want to preserve it sanely, but you just cannot rob the landowners, many here for several generations, to do so. The only fair way is through voluntary and paid conservation easements and land trusts and that is going to take a lot of money. Perhaps our commissioners need to put THEIR money where their mouths are. A wise man listens to his neighbors. Those who won't will find tenure on the BOCC shortlived.	Mar 31, 2012 1:05 PM
105	It is nearly impossible for myself to live here. I have never recieved a huge trust fund or had a rich uncle, just hard working parents who made their way. Land prices are still too high to afford. I was born and raised here and would like the same for my children. My income depends on growth and development and putting more restrictions on any potential investors is going to crunch us even more. There has to be responsibility in development but not more government.	Mar 31, 2012 12:36 PM

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106	Take a serious look at what Oregon and most European countries have done to protect agricultural and wildlands, reduce infrastructure costs of sprawl, and reduce risks from flooding and earthquakes.	Mar 31, 2012 8:27 AM
107	we just want to make a living	Mar 31, 2012 6:55 AM
108	Less sprawl, more development in towns. In general, we need to encourage a culture where smaller, more efficient homes are hip and the big, energy hog show-homes become a thing of the past.	Mar 31, 2012 5:57 AM
109	Require half constructed building areas to be reclaimed land.	Mar 30, 2012 5:14 PM
110	Vote Republican!	Mar 30, 2012 4:37 PM
111	higher density, maintaining open space/scenic corridors. Creative ways to develop that include wildlife habitat preservation (instead of more golf courses)	Mar 30, 2012 2:57 PM
112	Don't allow Californians or people from East Coast	Mar 30, 2012 2:50 PM
113	Market the environment, the scenery, and the outdoor recreational opportunities to help residents realize the economic potential of protecting the natural resources.	Mar 30, 2012 2:05 PM
114	I believe that the Agriculture land in the valley is here because the farmer loves the land, they have no desire to sell the land. It has been in the family in most cases for generations. I don't believe that the government should dictate on how they should take care of their land. In most cases they are going to be very conservative. So to further burden them is very unfair!	Mar 30, 2012 2:00 PM
115	Register large tracks of agricultural land as designated rural land	Mar 30, 2012 1:57 PM
116	The "heritage" of Teton Valley is to leave all of the choices for controlling our land to the land owner. Keep government out of it.	Mar 30, 2012 1:18 PM
117	1)"Farming/Ranching Heritage Days" where farmers and ranchers give tours of their farms to the public. This can be done by van pool. 2)Farmers should be able to sell their products from their homes. 3)There should be no "upzoning" or land use changes that increase allowed density. 4) Farmers should post signs telling what is growing in their fields--maybe a tax incentive to do so, or pay for the signs out of a county fund. 5) A column in the local paper spotlighting different area farm/ranch families.	Mar 30, 2012 1:17 PM
118	Private property owners should not be forced to accommodate others wants.	Mar 30, 2012 1:15 PM
119	Do not place undue pressure or special requirements on farmers / ranchers, concerning their properties.	Mar 30, 2012 12:57 PM
120	keep stores and services in existing urban centers instead of creating lots of "shopping malls"; stricter commercial zoning requirements; no more scud missile launch site concrete plants in the scenic view and remove Burns plant on Hwy 33	Mar 30, 2012 12:51 PM
121	Keep urban spread to a minimum, discourage "leapfrogging", maintain any	Mar 30, 2012 12:33 PM

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wildlife migration areas.

122	County commissioners should not be able to disregard the comments and input given by farmers and large landowners. If a farmer wants to give a 5 acre parcel or less to a family member to build a home, that should be their right.	Mar 30, 2012 12:02 PM
123	Make the laws favorable to all citizens.	Mar 30, 2012 10:51 AM
124	More roads designated as scenic corridors and setbacks geometrically determined so as to preserve the view	Mar 30, 2012 9:54 AM
125	County should actively work to create value added businesses for farmers, so there is incentive to continue farming.	Mar 30, 2012 8:51 AM
126	I think it is very dangerous for the County to override the wishes of landowners and, in effect, appropriate private property for public use which is what is really going here. Such a result will have long standing political , social and economic ramifications which no responsible public body should permit to occur. It ought to be possible if the parties are proceeding in good faith to work out compromises that reasonably preserve open space while at the same time protecting property rights and values. It is very important not to pass any comprehensive plan over the strenuous objections of the property owners. Apart from being unfair to landowners, such a result will end up serving no one's interests and be bad for the County and the local economy.	Mar 30, 2012 8:10 AM
127	Stop developing and keep the transplants from taking it over. Go back to what it originally was, a small close knit community where everyone knows everyone else. The newcomers have ruined the integrity of what Teton Valley was built on. Why do people move from a place like Jackson, or California because they don't like what it's become then immediately turn it into what they just left? Get a clue. Give the power back to the native Teton Valley citizens. Every time I go visit my old valley, I can't believe how ridiculous it is, it's sickening. It was a great place to grow up, terrible place to live now.	Mar 29, 2012 5:48 PM
128	i am the character and my heritage runs six generations deep. stop thinking about what isnt yours in the first place if you want to worry about preserving the locals. the economy, farming and family all need there space to develop by the golden rule some will grow and some fail but if we keep are hands off then maby it will be the american way. im sure the new brewery instead of a church is just the step in this enhanings direction. or maby not ha ha ha.	Mar 29, 2012 5:08 PM
129	A property owner of many acres should have more of a weighted "vote" as to what happens with property, then someone who only owns 1 acre of ground.	Mar 29, 2012 2:42 PM
130	Stick with zoning, then be strict. A lot of these ideas seem very complicated. And I hate to side with the Tea Party, but it sounds like if these ideas were enacted that the county government would need to add several positions, hire consultants, and probably more (get bigger). The levy to purchase conservation easements sounds terrible. Fix the county roads and bridges before you go creating more issues.	Mar 29, 2012 2:00 PM
131	Continue to have open meetings and community awareness programs. I think	Mar 29, 2012 12:55 PM

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	the more education and understanding really helps. Thank you for these initiatives.	
132	No big box stores, large structures with imposing features or parking lots in non-city zones (Driggs and Victor proper). There is too much development and restoration needed of existing city structures to build more. Half of Victor Main Street is vacant, yet there is discussion of commercial development elsewhere.	Mar 29, 2012 12:35 PM
133	Get serious about outdoor-lighting regulation, following example of Driggs. Eco-tourism is growing, and dark skies are sought by amateur astronomers.	Mar 29, 2012 12:12 PM
134	Ag control needs to remain with the farmers and ranchers, not with unrelated groups.	Mar 29, 2012 11:04 AM
135	Teton Valley was settled and populated by people that have given it its current character. People have been moving into the valley because they like it here (which is great), but they feel like they know best what the valley needs and ignore the people that made it great in the first place. Specifically, how is a church obstructing a scenic corridor when it has no "grand" view, is surrounded by lumber stores, tree farms, golf courses encompassed in a development, apartment buildings and an open pit that is more of an eyesore than any other feature in the entire valley? Get real! The population (specifically the religion) that comprises the greatest majority of the people in the valley is being discriminated against.	Mar 29, 2012 10:28 AM
136	Restrictions on commercial strip malls along highway between Victor and Driggs and Teton and Driggs. Place commercial close to towns. Industrial zones need to be identified and uses that are allowed and prohibited specified.	Mar 29, 2012 9:10 AM
137	Create village nodes outside of the cities and impact areas; utilize the existing townsites and other areas that fall outside of critical area overlays and make sense within the transportation network. Clausen, Cache, Bates, Felt, Darby, etc. could all be TDR receiving areas. Find and create a village center for the Fox Creek area. Add a park and ride lot there; allow neighborhood commercial / mixed use development at the center of these villages. Plan at the neighborhood level to help enhance local identity and input. Work to develop and market new and existing agricultural products. Make the 1/2 mile adjacent to scenic roads a default Sending Area. Plant trees in along the Victor to Driggs bike path. Clean up the junk yards; enforce nuisance standards.	Mar 29, 2012 8:55 AM
138	the first consideration should be the desires of and the plans the property owner has for th use of his land. be good niebors consider access to be private	Mar 29, 2012 3:22 AM
139	Keep the zoning rules that are in place and let land owners manage their own land.	Mar 28, 2012 10:49 PM
140	SCENIC CORRIDOR is a big one, keeping large Big Box businesses out as well - even if it is hardship in some way we should preserve what we have	Mar 28, 2012 9:31 PM
141	We need to preserve peoples PROPERTY RIGHTS!!!	Mar 28, 2012 9:12 PM
142	None - Keep up the good work.	Mar 28, 2012 8:18 PM

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143	Stop taking away property rights from land owners. IT IS THE PROPERTY OWNERS LAND! Stop making open space on the backs of the farmers. There are few of us left.	Mar 28, 2012 8:00 PM
144	The preservation of the rural character of the valley did fine many years ago without all changes to zoning and regulation, but now that alot of people have discovered are gem have tarnished what it once was. Now that you have your cabin on the river you want to stop the rest.	Mar 28, 2012 7:30 PM
145	Leave peoples land alone, let people decide what to do with their own land. If you don't like what they do then buy their land and do what you see fit with it. we don't need any more government regulations, restrictions or meddling. let it go.	Mar 28, 2012 5:25 PM
146	have a SMART GROWTH progessive comprehensive plan.	Mar 28, 2012 4:23 PM
147	stop building new subdivisions until there is a need for them (JOBS)	Mar 28, 2012 3:49 PM
148	All no new commercial buildings in non-red zones	Mar 28, 2012 3:08 PM
149	Prefer broad flexibility of property rights without any down zoning. Yes, can adopt regulations that encourage proper clustering and reduce urban sprawl, hence preserving our sense of place and environment friendliness.	Mar 28, 2012 2:57 PM
150	Don't take away property rights!!!!!! People that come from outside the area that have no understanding of the agricultural and traditional way of life should not try to tell people what to do with THEIR land.	Mar 28, 2012 2:33 PM
151	The best way to protect the character of Teton Valley if for you to get off the backs of Farmers and Ranchers and let people who no what's good for the land and wildlife continue to care for it. Why people who have moved here in the last few years from a city somewhear feel such an overwhelming need to save this valley from the people who've been caring for it for the last 120 years or so, is hard to fathom. You good people are in complete control of any request for building or development or land use in this County. Why is that not enough? Why the need to take away our heritage which we and several generations before have paid a heavy price in blood sweat and tears for? The wildlife corridores and their enormous size I feel is the scariest part of your Comp Plan. With nothing but lines drawn on a map you assume the right to take away people's rights and property values. The whole premise of these corridores are based on fality, just falsehood and pipedreams. Nobody living knows more about wildlife on the west side of Teton Valley than I do. Their history, needs, travel patterns, winter and summer ranges, populations rises and falls. Of course needs and winter ranges and travel patterns need to be considered in every case. But the corridores as you have them drawn are just foolishnes. They are obviously nothing more or less than a tool by which you plan to take away the property values and rights of any and every individual who falls within the stroke of your pen!	Mar 28, 2012 2:02 PM
152	I am a native of 43 years, with ancestors that have been there for over 100 years, so I feel very strongly that new developments should be limited to a certain distance from the "city" limits. I hate seeing housing developments in the middle of nowhere where there used to be individual farms and land. I would	Mar 28, 2012 1:44 PM

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rather see a "spread" from the city out than a spread plopped down in the "country".

153	Keep as much open space as possible and work with landowners on conservation easements.	Mar 28, 2012 1:36 PM
154	make the comp. plan a "living" doc. Start close to town, and leave rural until later	Mar 28, 2012 1:11 PM
155	Encourage TDR- that seems to be the best tool for preserving our open space and giving farmers the dollars they deserve. Although I see the benefits of changing zoning to A60, the damage it will cause is irreversible to our long-time residents.	Mar 28, 2012 12:36 PM
156	Fix and widen the roads to make them safer for bikes. Continue w/ TVTP Rails to Trails enhancement. Support for our local farmers and ranchers, large and small is so important as well as supporting our local businesses.	Mar 28, 2012 12:33 PM
157	Preserving character of the valley is a nice idea, but we have to live here and survive economically as well. If we have the opportunity to bring in business and create jobs, we have to look at the benefits to the community and not just how it impacts the environment. I talked to a gentleman recently who was thinking of bringing his business here and the government here made it so difficult to even get started that he went to Fremont county and is now going to start up there. We need to make sure the people who live here are taken care of as well as the land.	Mar 28, 2012 11:07 AM
158	I wish I could contribute some original ideas, but although I can't I do have confidence in the process that is currently underway.	Mar 28, 2012 9:51 AM
159	I like the idea of visual corridors leading from 33 down to the river between Driggs and Victor. I think that being able to look out and across the valley provides more sense of open space than people realize. This would entail something like requiring a greater setback from the highway and some restricted building heights in 2-3 designated zones between Driggs and Victor. There is already one permanently protected corridor by the land trust office. This may be far too progressive for this county, though.	Mar 28, 2012 9:24 AM
160	I cannot think of any others	Mar 28, 2012 9:22 AM
161	Anything that will minimize the sprawl, eliminate all of the 2.5 acre subdivisions, and build up our core city Main Streets.	Mar 28, 2012 9:22 AM
162	we need a farming-for-wildlife incentive to promote food plots and secondary uses of farm/agricultural processes that are mutually beneficial to the farmer and to the wildlife that will use that land the rest of the year	Mar 28, 2012 8:23 AM
163	I think the less control the better, but I like the idea of different options in the plan. One plan doesn't fit every situation. It makes better communities if you can all be reasonable. The people pushing some of these ideas are not large property owners and it has take our rights away. We have been able to manage this community for a long time because we have to make a living here and we	Mar 28, 2012 7:56 AM

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want to keep it nice.

164	Enforce current rules. Have violators punished by making them remove/fix their violations. E.g.- house on the hill in Tetonia. P&Z has lost so much credibility by letting violators "off the hook." This entire process seems like a waste of time without any enforcement.	Mar 28, 2012 7:53 AM
165	in general i think you are on the right track....we are part time visitors to our home there from back east as we still work....as an architect the former do anything process was mindblowing.....the fact you can still build in a floodplane still has me scratching my head..... consolidate your cores and generate activity where retail breeds off retail....still not sure why even on little ave going up ski hill why some of the retail streched out....gucci bird etc....understand why in concpet but the "center" needed better densification.....clena up the valley scenic cooridor....not bad but in some areas could use work. living in the east where all this trasniton on a major scale happened decades ago it is facinating to watch it play out in teton valley now in 2012.....you are in a future defineing moment in time and have it at your finger tips to be albe to do it all....maintain river water outdoors wildlife and create vehicles for the long time locals to see returns on thier family efforts and help them maintain.....dont blow it!!	Mar 28, 2012 7:26 AM
166	limit mobile homes in the valley	Mar 28, 2012 7:13 AM
167	Establishment of open space fund to acquire easements and or park lands is highly encouraged. Cooperation with Ducks Unlimited and other such organizations is also encouraged. Also, do not lose sight of one man one vote principle.	Mar 28, 2012 6:42 AM
168	We need to preserve open space and control urban sprawl. We need to set aside areas for walking and bike paths.	Mar 28, 2012 6:34 AM
169	Some people need to leave the valley completely & allow the people who have lived here (or raised here) to voice their rights. People shouldn't go into a meeting with their mind or opinion already made up. A new church is needed! Please allow it! Fix roads as well! Some of the roads in the valley have gotten awful. Don't just try to cover the holes up!!!	Mar 27, 2012 9:28 PM
170	landowners have been doing fine .let them continue to decide what's best for their own land .	Mar 27, 2012 8:41 PM
171	We do not know what the next 10 to 15 years will be bring so the property owners need to have their options open to deal with the unknown future.	Mar 27, 2012 8:41 PM
172	Let the market work. If the rural character is desired by the land owners, it will exist. If not things will change. The rural character existed very well untill people got their piece of paradise and then wanted to say what their neighbor should do. If it is not a health or safety issue, then... buy it, move or live with it!!	Mar 27, 2012 8:40 PM
173	more affordable housing and cooperative community gardens, ideally also green houses.	Mar 27, 2012 8:30 PM
174	Let the old time locals have a voice and stop trying to shut out the very people	Mar 27, 2012 8:27 PM

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who's families pioneered this valley!!!!

175	I think the LOCALS (if you have lived here for a generation or more) opinions should be valued more. They are the reason this place was so inviting to those who are not locals. They kept this area beautiful and they should be able to keep it that way not feel forced to give up their rights that they have worked so hard to keep.	Mar 27, 2012 8:26 PM
176	I think that growth should be allowed to occur at the current zoning. Not everyone wants to live in the city. I just don't think that the solution to growth problems is to create further restrictions. I have not been able to attend any of the community meetings but I have been following what is going on. I do appreciate those who are sincere in the planning for the future of this beautiful valley. Please don't forget the many families who for decades have preserved its beauty for those of us that have followed.	Mar 27, 2012 8:07 PM
177	All the fighting is dumb, I'm tired of people that are stubborn and just try to force things on other people, even if it's really not the best thing for the community. Wish we had a average person on the board.	Mar 27, 2012 7:35 PM
178	If you change the current existing zoning from 2 and a half 20 or higher you will in essence be taking away The value from that property In terms of potential entitlements. Unless you can prove that the value will not be taken away you are in violation of the state zoning and comprehensive	Mar 27, 2012 7:32 PM
179	One thing we may not be able to avoid is population growth, and in turn higher demand for building and everything that comes with it. But lighting should have restrictions so we can keep out night sky which I think is in place. Ranchers and Farmers have the right to do whatever the heck they feel like doing with their land (unless it were to greatly damage wild life areas). There should never be any building any higher than 1/3 up our mountains. Never force ranchers or farmers to have trails leading through their private property without their consent! It is private for a reason!	Mar 27, 2012 7:21 PM
180	this process started 30 years ago. what grade would you give it so far? C plus at best? at least people who had their head in the sand are aware they can't hide now.	Mar 27, 2012 7:14 PM
181	Cluster subdivisions where the farmer gets involved with providing the residence their food for half the year or more. This would continue to provide the farmer some income from these small cluster subdivisions. Education for local farmers on organic and alternatic farming. Sponcer a talk by Joel Salatine and other cutting edge farmers. Help inspire our farmers to keep farming. Help educate our local people to buy from our local farmers and how important it is to the keeping the rural caractor of the valley. Want to live in the country.. eat local, put your money where your mouth is! Education goes a long way. Thank you!	Mar 27, 2012 7:06 PM
182	Please maintain the height variances and night light levels to a minimum. We must also maintain the tremendous views for all to enjoy.	Mar 27, 2012 7:05 PM
183	Stop trying to run over everyone else's property rights. If I own a piece of property and want to develop it I should be able to do so as long as I am on	Mar 27, 2012 6:43 PM

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infringing on anyone else's property rights.

184 DON'T TRY TO CONTROL THOSE WHO FARM THE LAND. THEY LOVE THE SOIL MORE THAN MOST OF US WILL EVER KNOW. THEY ARE GOOD PEOPLE WHO LOVE THEIR FAMILIES AND DON'T HAVE TIME TO GET INTO OTHER PEOPLES BUSINESS. IF YOU ARE GOING TO BRING THE PLAN TO A VOTE, I WOULD SUGGEST THAT THOSE WHO OWN MORE THAN TEN (10) ACRES BE THE VOTERS. IF YOU REALLY WANT STRICT LAWS TO GOVERN THOSE WHO HAVE FARMS AND RANCHS, LET THEM PREPARE THE PLAN. Mar 27, 2012 6:43 PM

185 Let the farmer farm but don't let those areas go to waste. Get rid of the trailer parks along the highway 33 because I rather see farm land being farmed or beautiful houses and land or for example the beautiful church that the Latter Day Saints are wanting to build. Mar 27, 2012 6:25 PM

186 Keeping high density development to with in city areas of impact. Understanding the needs of farmers/ranchers is important, but they also need to keep in mind the danger of urban sprawl in regards to lot splits and unsustainable subdivisions. Mar 27, 2012 6:11 PM

187 i lived in boulder, co for a little while and they focused efforts on building (by purchasing) a ring of open space around the city so that essentially every neighborhood had open space/pathways within 8 mins from their house or so. we're obviously not exactly boulder, but creating a plan with a goal of what sort of space pattern we are going for...whether a ring around the valley, or more corridors, or clusters, or whatever fits us best...then gives the valley a vision to work towards and hopefully helps give the community a clear vision of what will be allowed where. Mar 27, 2012 6:01 PM

188 You are well on the way to making the place truly unaffordable for the locals and people who need jobs, what with high taxes and utility rates and no jobs. So, you may lose many folks who just get tired of starving and not making a living. Realtors and developers are part of the problem, not part of the solution-- make it very difficult to get a realtor's licence--require all realty office to be locally owned and run. Force developers to sell properties for the cost of development plus a reasonable profit, not whatever the market will bear. Force developers to cough up money reflecting the actual costs of their development to the county. It is time to run the county for the benefit of the residents, not for developers and speculators! Mar 27, 2012 6:00 PM

189 Vote out the current commisioners Mar 27, 2012 5:41 PM

190 everyone working together on this! Mar 27, 2012 5:39 PM

191 Changing property tax laws so all subdivided land is taxed at the higher level. Impact fees that reflect increased cost of providing services the further out from the city centers Mar 27, 2012 4:54 PM

192 I think it would help if the information received was less biased, including pictures and descriptions. This definitely was a one-sided survey. Mar 27, 2012 4:51 PM

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193	Farmers and settlers of the valley have been able to keep heritage without mandates made by persons who have recently moved here with few problems.	Mar 27, 2012 4:35 PM
194	Implement a moratorium on new subdivisions until the current inventory is reduced significantly.	Mar 27, 2012 4:24 PM
195	Do not allow developers to run amok in the valley. How about a per load tax on heavy trucks being used in developments. The Huntsman Springs development destroyed the Bates Road. It's a mess.	Mar 27, 2012 4:13 PM
196	The farmers and ranchers have been conservationists their whole lives. Let them do their jobs and if you have any questions on what's best, ask them. They've kept this valley in the condition that you so now enjoy. Their rights are being infringed upon.	Mar 27, 2012 4:09 PM
197	Create an annual "Teton Valley Farm Day" celebration, during which local farmers give field tours, permit visitors to mingle with the critters (maybe not the Bagleys' bison), etc. This would help non-farmers better understand the challenges faced by agriculturalists, and would help the farmers realize that the public appreciates their livelihood and the fact that farming preserves open space.	Mar 27, 2012 3:35 PM
198	Get rid of as many of the dead and unviable developments as possible. Establish viable conservation trusts	Mar 27, 2012 3:03 PM
199	I was borned and raised in Teton Valley, and think it is one of the most beautiful places there is. The rural character is what makes it special. However I feel very strongly about property rights. I think you can acheive the objective by using incentives rather than mandates. Farmers and ranchers by necessity must be good stewards of the land but not because of regulations. Over regulation is harmful to the economy and creates more problems than they solve . I think any serious resident will want to preserve the character of Teton Valley but not because they are forced to by restrictive ordinances. Incentives work far better than bullying by ordinance. I would likely sell someone a conservation easement is the economic incentive was there, but I would vigorously oppose someone trying to force that on any landowner.	Mar 27, 2012 2:51 PM
200	The failed subdivisions have created a blight. What will happen to all the homes/lots that didn't sell and are just sitting there? Some if the previous ideas should be able to help.	Mar 27, 2012 2:37 PM
201	Increase the sales tax and use proceeds to buy property or buy development rights (for just 50 years). The purchased property should then be leased for farming to help maintain our rural character.	Mar 27, 2012 2:20 PM
202	Density stays the same so can maintain there value. Let owner determine what when and how they want their property to develop. Reward: tax incentives or other ways for land owner not develop. Not take away their rights.	Mar 27, 2012 2:17 PM
203	Don't force us to set the scene or the tone for everyone else's playground! It's our property- not everyone's. Don't use force us to be a bargaining chip for the tourism scene. You're using the farmer as a pawn. A-20 divisions max. Let us	Mar 27, 2012 2:13 PM

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	plan our own use and divisions with 5 time splits per tax division within reason.	
204	Let people do what they want with their property.	Mar 27, 2012 2:08 PM
205	Perhaps large lot break off. Sell only small parcel but set aside rest as easement with deed restrictions on it. Creates more buyers, preserve land- buyer has less to manage and can afford it.	Mar 27, 2012 2:01 PM
206	Preserving as much open land as possible, with well-planned developments allowed. Carefully zoning which would prohibit stake centers and cement towers in the scenic corridors. Cement towers don't belong at all. And other large buildings should be placed in appropriate spaces within the towns.	Mar 27, 2012 2:00 PM
207	I believe that it was a lack of regulation, a lack of enforcement of the zoning that did exist and a lack of planning for the future that is responsible for the glut of development that saddles every property owner in the valley. Our property values have been destroyed and our emergency services are stretched far and wide to reach outlying developments. Please utilize the tools that you have (down zoning, clustering, transfers, easements, etc.) to lower the amount of lots and homes for sale. Please also protect wildlife and the rivers. We cannot replace either one. Wildlife, rivers, forests are important parts of our quality of life here but they are also huge economic drivers. We are blessed to have them. Once they are gone, they are gone forever and we are just like anywhere else.	Mar 27, 2012 1:55 PM
208	Direct development on in-filling towns. density in towns- open space in the county.	Mar 27, 2012 1:47 PM
209	Don't loose sight of domestic water consumption. As population increases- it will be in short supply and ag water will flow down stream!	Mar 27, 2012 1:44 PM
210	keeping the scenic corridor scenic.	Mar 27, 2012 1:43 PM
211	No more "trailer communities" like those that have destroyed tetonia, put restrictions on how small lots in town can be and how many homes can go on one lot. Also how many sheds or shops. The north west area of the city looks like the ghetto now days. There is nothing wrong with trailer houses but that many have been stacked so deeply it has ruined the asthetics	Mar 27, 2012 1:35 PM
212	keeping height low. Buildings reasonably small. Buildings that look alike, continuity.	Mar 27, 2012 1:14 PM
213	More trails open to the public to enjoy.	Mar 27, 2012 1:13 PM
214	Farming is now becoming a Big Business with many needing many acres to make it pay off. It becomes hard to find help at times. Many farmers are needing to find work elsewhere during the day and farm on the side. By passing this comprehensive plan, you are limiting our ability to provide for our families. you will be forcing us to go through foreclosure. You will be taking away our individual rights!	Mar 27, 2012 1:11 PM
215	Haven't spent muh time on thinking about it, but am delighted bothbthatbyou are and that you have approached it a thoughtful and comprehensive manner. I	Mar 27, 2012 1:06 PM

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hope you get more appreciation in the future than in the recent past.

216	The wildlife is gone. they won't come back. too many people, dogs, bikes, motorcycles, 4 wheelers and snow machines and of course, cars. Whitetails live well with people but the wild animals that we used to have (1 mile out of tetonia) are no more. Moose, deer-mule deer, elk, bear, cougar- they just go elsewhere. Its way too late to save the wildlife. Farmers over the years have successfully kept the valley from becoming another Sun Valley & Jackson Hole. Keep them alive and well and viable. They protect and maintain the open space so desired. Don't regulate and tax them out of existence. Your large lots and cluster developments will occur naturally if you don't over regulate. They've kept the valley as clear as it is. Help them survive its the saving of the whole thing, open spaces rural atmosphere, simple, quiet life.	Mar 27, 2012 12:54 PM
217	Keep new buildings from being erected along the highways.	Mar 27, 2012 12:50 PM
218	I like the fact that large landowners are now participating in the process - but lets not unwind the good work that has been done to date - we should not make long term planning decisions based on who can mobilize the largest and loudest crowd.	Mar 27, 2012 12:40 PM
219	Once a plan and ordinances are in place, stick to a plan so the valley has a clear plan for growth. Ensure that every development has a clear reliable source of potable and irrigation water prior to development. Incentivize a tax structure for farmers and other landowners who permanently donate conservation easements or keeping water instream. Require every development to provide open space that is a benefit to the public (as described above). Pass zoning ordinances that encourage development densities near existing towns. Eliminate the loopholes that promote poor development and high densities in unsuitable areas (Mountain Legends).	Mar 27, 2012 12:13 PM
220	Let the farmers farm. Adding the conditions will cause more to leave. The quickest way to ruin the land is to take the cows off the land. At that time we will be over run with thistles. Look at the land run by the land trust south of town.	Mar 27, 2012 12:10 PM
221	Keep development close to density centers and not just within areas of impact. Contemporary example would be the denial of the church outside Victor - it was too far from the town limits, and commissioners made the correct decision to deny a development that failed to meet three out of four conditions required to approve a CUP.	Mar 27, 2012 12:07 PM
222	We need to begin to tear down uninhabitable houses built years ago for spec that were never sold and to more activity return undeveloped subdivisions back to open spaces.	Mar 27, 2012 11:56 AM
223	better/more education of large land owners of benefiats of preservation	Mar 27, 2012 11:46 AM
224	Keep clustered developments near cities and open land, just that, open	Mar 27, 2012 11:45 AM
225	Well, in order to preserve the heritage of Teton Valley we first need to export the implants who are trying to change it. It was fine before they came. But now that they have come, they want to restrict everything and make it like the places they	Mar 27, 2012 11:43 AM

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left. To preserve the rural character of the Valley we must first start by eliminating Grand Targhee Ski Resort. This would certainly allow the mountains to go back to their pristine nature and discourage imports from moving in.

226	Continue best efforts to push commercial development to the towns, avoid strip mall effects along the highways	Mar 27, 2012 11:41 AM
227	do away with 2.5's	Mar 27, 2012 11:40 AM
228	Two of the three county commissioners are NOT natives, they need to be voted out! Let the LOCALS and NOT the "move-ins" decide. The two, not native commissioners, are only doing this because they came into this valley got a piece of the pie and now want to shut it down. Those cowards need to leave!!	Mar 27, 2012 11:39 AM
229	VARD needs to stop pushing ideas that only will help them get the things they want. They are sure they are the ones meeting in the middle, but taking rights and creating regulations on people that do not effect their personal property is not right. We can work together, but that doesn't work when the commissioner vote just to shove things down the land owners through just because they are part of the all knowing VARD. Those land owners welcomed you here. Know it is not VARDs responsibility to tell others they can't come and enjoy this area. You moved for a reason, don't change this place to resemble where you came from.	Mar 27, 2012 11:20 AM
230	The goal needs to be clear and the right tool applied. We can't say "preserve rural character" and then allow tools that implement rural sprawl. Using a screwdriver to pound a nail just doesn't work.	Mar 27, 2012 11:10 AM
231	Allow the new Stake Center to be built where people are asking for it. There isn't that much traffic on Hwy33 especially on Sundays. Also, please upgrade roads especially when people complain about them and get rid of POTHOLES!!!	Mar 27, 2012 11:07 AM
232	Like cluster housing subdivisions and ag 20 splits. Think land owners can do splits to family so the family can stay on the ranch.	Mar 27, 2012 11:06 AM
233	Please quit taking extreme viewpoints. The valley is going to grow, it NEEDS to grow in order for the people who live here to flourish. Will you please quit fighting the growth, and lead the community to a better way of doing things. Find some balance and quite trying to force people into submission. There needs to be a middle way. I way to protect the valley's character without making it so only the rich can live in the country. I know you can find a creative innovative way to promote and enhance our way of life and do both. It does no one any good to focus entirely on one side of the issue. I am sick to death of both factions, and quite frankly your current administration and P&Z board is obviously biased. It does not do the county any good to be part of a tug-o-war between two groups. Pushing this through before the election simply because there is a chance the country commissioners may change would be a travesty and unethical. We truly need a balanced plan that the majority of the people understand and support in order for it to be effective. Instead of two overly vocal groups pulling it back and forth between two extremes over the course of time. You are the counties effected leaders, I suggest you put your own view points behind you, and start creating a vision for the future that the majority of people can stand	Mar 27, 2012 11:04 AM

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behind.

234	Open space Undeveloped wild land not farm land is needed	Mar 27, 2012 11:00 AM
235	No development along Hwy 33 between Victor and Driggs! No more MD expansion, no church on the frontage road, etc.	Mar 27, 2012 10:46 AM
236	Ploease try to involve existing land owners. People not owning property in the valley should not have a vote or a voice.	Mar 27, 2012 10:39 AM
237	Upkeep of fencing along the highways and byways of the valley....noxious weed control mandates...etc	Mar 27, 2012 10:33 AM
238	Listen to the stewards of the land. Decades of ownership have allowed the landowners to care for the land. While many of us have moved here because we love the land, lets not forget that our neighbors have lived here for 150+ years, adjusted to all kinds of development and economies and have kept the land for us to live, work and play on. I have only noticed the depletion of wildlife since the increased use of back-country areas and population growth. It is rare indeed to see a moose in town, not so in the not so distant past. I honestly feel that time, the market will sort itself out. Dictating never works, only continued dialogue. I'm not in support of ANY outside report, funding or interference of any kind. If we can't resolve this in house, something is horribly wrong. I am trying to keep an even perspective on all current proceedings. Eminent domain scares the heck out of me.	Mar 27, 2012 10:32 AM
239	You are not going to like this but we need to intelligently develop this valley, including movie theatres, homes, etc. This inevitably will lead to some erosion of the rural character of teton valley; some of that has occurred already. The only way to grow jobs, tax base, etc, is thru reasonable growth, and the valley desperately needs jobs outside the tourist trade.	Mar 27, 2012 10:29 AM
240	First, what does heritage mean? Who cares about monikers? Rural character? Does this mean to have areas of abandoned farm equipment, weeds, dirty streets and livestock roaming waterways? The rural character currently makes Teton Valley seem a valley of dirty, arrogant and selfish people. How about cleaning up and having health and welfare examine what passes for normal land use out here. Sure there are those who care for their property and land in a responsible manner but right now the majority of rural character resembles a dump.	Mar 27, 2012 10:28 AM
241	Both sides in this Valley need to realize that the other is NOT the enemy! And that ultimately we all care about the land and the people who live (or will live) here. Realizing this will go a long way to building consensus on how to preserve/enhance both rural character/heritage and property rights.	Mar 27, 2012 10:14 AM
242	I'd love to see more trails and bike lanes or pathways so residents and visitors can more easily enjoy the scenic beauty.	Mar 27, 2012 10:04 AM
243	Look carefully at Jackson, Sun Valley, etc. to see what can be learned...what mistakes have been made that we can avoid and what innovations adopted that we can "borrow".	Mar 27, 2012 8:32 AM

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244	When my great grand father came to Teton Valley in 1888 with six other families, is was there intent to be ranchers; no boarders, no fences. (The previous inhabitants had just barely been displaced and settled in "Fort Hall".) The new settlers were no doubt irritated by the arriaval of the farmers with their fences and thirsty crops and probably complained loudly that there ranching life was compromised. And we all have complained when the next wave of fortune seekers or life style seekers want to regulate or change or little valley. The answer must be simple. Think "bundle of rights". Inherent with land ownership comes the right to do what you want with your own property. This is fundamental. Large complex solutions with layers and layers of rules serves to divide people becasue no one will be be satisfied.	Mar 27, 2012 8:22 AM
245	none right now	Mar 27, 2012 8:18 AM
246	leave the property owners alone we got along just fine before all the trust babies and their friends started wanting what we have!!!!	Mar 27, 2012 8:10 AM
247	to keep things the way they are and adjuust to change acordingly.	Mar 27, 2012 8:09 AM
248	We need a Rifle range - a safe place to shoot, and pass on shooting culture.	Mar 27, 2012 7:49 AM
249	Peoples property rights should never be taken away. We need less government telling the people what they can and can't do.	Mar 27, 2012 6:54 AM
250	I lived in an area where the thought was, "If we don't build the roads, people won't come." Well, they came, by the droves and the place ended up with tons of people and inadequate roads and infrastructure. Before any building is allowed, we must consider the county's ability to build and maintain adequate roads. Many roads in the Teton Valley at the present time are very poorly maintained by the county. I would be in favor of raising taxes to maintain these roads and/or requiring developers to build the roads for their subdivisions. But of utmost importance is making sure there is open space because this beautiful valley doesn't deserve sprawling growth and big box buildings.	Mar 27, 2012 5:21 AM
251	Drive vard out	Mar 27, 2012 4:56 AM
252	We love farming and the rural life but we don't want people who do no farm to set restrictions on us just so they will have their outdoor recreation and open space that they did nothing to obtain except to set restrictions on those who do own it. I don't think the movement to control us has any concern about the farmer. They just want us to be "public land" for them so we can keep the land open and they don't have to pay the taxes on it, manage it or control the weeds. Meanwhile they can get on their bikes and peddle all day long while the farmer will be forced to farm for them It's all a method to control the landowners for the benefit of a special interest group of people who don't have to work for a living. They live on trust and grant money or their daddy's pocketbook. They have lots of time to inflict regulation on the ones who do work. We should be able to manage our own properties by setting the number of homes in a parcel such as 5 per hundred acres but they can be split off in 1 acre pieces, or less, and they don't have to be clustered unless you, the landowner, wants them to be. There is no reason to set it higher than A-20.	Mar 27, 2012 3:21 AM

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253	You have already lost the heritage that used to be here by allowing original buildings in town to be tore down so that what was left of the heritage and uniqueness is gone, there are only a handful of buildings that still represent what was once here.	Mar 26, 2012 10:22 PM
254	Agriculture is the best way to preserve and enhance the rural character and heritage of Teton Valley. Before any change is made a carefull evaluation of it's effects on agricuture should be high priority. Any less is like shooting yourself in the foot.	Mar 26, 2012 9:59 PM
255	Don't try to tell us everything we can or can't do. We love Teton Valley and we will continue to take care of it.	Mar 26, 2012 8:54 PM
256	Non-property owners, non-permanent residents and advocacy groups should not be allowed to comment on rural properties. They typically have nothing to do with the heritage of this valley.	Mar 26, 2012 8:53 PM
257	My main platform is to stay as close to the constitution as possible. That is where safety is. When people start demanding what another person can or cannot do it is dangerous. When a subdivision goes in there should be CC&Rs put into place for protection. Then someone can vote with his money, if he likes the restrictions he can buy, if not he goes somewhere else. I am for open space. depending on who has to pay for it. If the subdivision wants open space, then the subdivision should pay for it. The problem in this county, is emotion runs it. If an applicant wants a subdivision, he may get rejected based on someones love for driving by that piece of property, and view, not on the laws in place. If a person wants to change things, then he gets involved and works through the constitutional process and changes the laws.	Mar 26, 2012 8:26 PM
258	Even though I have grown up here I am not for "preserving" or "enhancing" the rural character of Teton Valley. Everyone who has came to Teton Valley has done so because of the majestic beauty of the surrounding mountain ranges. No one came here so they could look at the swamp that runs through our valley along our river, they didn't come here to look at CRP, Wheat, or Hay fields. We all are hear because of the mountains! If I wanted a swamp and agriculture I would have moved to Rexburg. I don't believe that for those of us that have been here our whole lives or those who have moved here should be putting restrictions on others who may want to come enjoy the beauty of the mountains with such large open spaces, large acre subdivisions. I want more people to be able to love the beauty that I have been privileged to have been around my entire life. Come join us and enjoy what has brought thousands of people to our valley! Don't restrict and don't tred on property rights and call it preserving or enhancing our heritage. The people who own the land have done a fine job of that already!	Mar 26, 2012 8:16 PM
259	celebrate the rural character and heritage of teton valley by creating events and activities that honor and encourage those things rather than limiting property owners rights	Mar 26, 2012 7:46 PM
260	Celebrate the Rural Character and Heritage of Teton Valley with other events rather than restricting property owners rights.	Mar 26, 2012 7:24 PM

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261	I am not a native of Teton Valley. This place was beautiful 13 years ago when I moved here, and it still is now. What is frustrating is how the community has change when the population increased (until recently). When these farmers and ranchers (who by the way did a great job of preserving the land before any of us came) had to fight to keep their property rights (example: emergency wildlife corridor push through on a Friday night during a long weekend) the division between them and the VARD like groups widen, and I cannot blame them. I moved here from the San Francisco area, which is also very beautiful, and similar things were done just like what is in this survey. But what really happens for the sake of nature, wildlife, character, is you get to decide who gets to live here and who does not. There was a article in the San Francisco Chronicle a few years back reporting on how minorities and families are having to move out of the bay area because they can't afford it. The reality was that all families have been moving of the bay area for years because they could not afford it. This was evident by the increase in housing reaching out to Modesto and Stockton. When you limit space and development, less to choose from, prices will go up, then you get to decide who gets to live here, only the ones who can afford it!. Look at Jackson, all the natives are leaving, there kids can't afford to live there. Very sad! We should be working on promoting this valley economically, not breaking it down and dividing. We can do better here, Remember it's not the place, it's the people who make it great!	Mar 26, 2012 7:17 PM
262	Hwy 33 view corridor beautification project (Height restrictions and use restrictions). Prevent sprawl Dricor & Drictonia. Signage regulations and no billboards (like Vermont).	Mar 26, 2012 7:02 PM
263	I would appreciate it if individual properly rights are protected.	Mar 26, 2012 6:45 PM
264	one should not desire to stop progress just as one wouldn't want to stop a child from growing. towns are like people--we change, we grow. one should always remember their roots and heritage, but not dwell in the past. we preserve memories not states of being. we enhance a character by allowing it to grow and prosper. we do that by not being too restrictive. yet there is a balance, it is not a free for all--that balance comes by understanding the general will of the community members--we shouldn't trounce upon each others rights.	Mar 26, 2012 6:34 PM
265	Property rights should be decided upon by the property owners. Some rules do need to be put in place to protect the beauty of the valley, however prpoerty owners are entitled to ownership rights.	Mar 26, 2012 5:21 PM
266	Get government out of the way and let the people be. This whole thing appears to be an instance of people coming into the valley, getting what they want then getting selfish and not wanting anyone else to come in. Why is it the people, after getting what they want, go about limiting what others can get? The most important thing that government can do is get out of the way.	Mar 26, 2012 5:12 PM
267	Provide a tax incentive to return dead subdivisions back to the zoning of neighboring lands or to the previous zoning.	Mar 26, 2012 5:00 PM
268	responcible developement is a musst. I think that the learning curve that we went through in the last boom was very educational. I also think that we should find what the majority of people want and then proceed being careful not to walk over	Mar 26, 2012 4:48 PM

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the land owners and take the rights that have by right of ownership to do what they want to do. Difficult.

269 If you want rural character and heritage, then you want agriculture. The best thing you can do is leave us alone, and let us do our job of protecting this valley. Our land is our life, our worth, and our equity. Mar 26, 2012 4:40 PM

270 Yes, I have lots of ideas. I think that what has been ignored is what has created such an attractive environment in the first place and that is the culture and the needs of the people who have lived here for over 100 years. Our family moved here in 1889 and have struggled to raise a family and provide for our needs. We don't have second home, we don't go on vacation, we don't tell other people how to live. When I was told to stop driving my tractor on the road because it was making the road dirty I knew we were in trouble. When the new home owners wanted me to stop baling hay at midnight because it was hard to sleep while in their summer home with my machinery going, I knew we were in trouble. When I tried to develop the very ground that was under farming complaint, the same homeowners complained that I was going to ruin the view and used the Planning and Zoning process along with the comprehensive plan to stop the development that they themselves had started. The "last man on the mountain" or "I got mine but to hell with you" syndrome that now pervades our society here in Teton Valley is disturbing. I am being cut off on both fronts; farming and developing. The people doing it are using the very thing that is supposed to protect me to force me to support their emotional attachment to the very thing they won't let me do. Confused? So am I. I feel forced to farm and pay for everyone else's enjoyment of the "atmosphere" and "rural character" while being criticized at every turn (too many pesticides, too much manure and bad smell, too noisy, too messy). Sound frustrating? Yes it is very frustrating- so the question was other ideas? YES STOP REGULATING THE PROPERTY OWNER OR BUY THE LAND AT A FAIR MARKET VALUE AND KEEP IT OPEN YOURSELF. If my children felt as though farming was going to be a viable alternative to their other professions they would love to farm but they were hounded and criticized by groups like VARD to where they could see that farming was not going to be tolerated. Now the "Comprehensive plan" threatens to so de-value my land that I will never be able to either keep farming or quit farming. The bank will eventually foreclose and TRLT will be able to buy the rights at a fraction of the value it had before all the regulation. But it was all for the "greater good" right. Not good for me but great for the person who earned a large sum of money in another place and came to the society that my great-grandfather, my grandfather, my father, me, and my children created. My idea to preserve that "heritage"? STOP FORCING THE ISSUE! We preserved it just fine for over 100 years so why suddenly does the very person who moved into the "heritage" and "rural character" want to preserve what their very presence eliminates? I am not-so-pleased to have created a place for them to enjoy while being forced to work until the day I die while they bask in their lawn chairs with an unobstructed view of the Tetons for 10 years until they grow tired of the winter I have endured for 70 years and move to greener golf fairways leaving me with an A80 designation and a comprehensive plan that devalued my property and eliminated my property rights to the point where soon the very people who created the "rural character" will be here to be the "heritage" of it. IDEAS? STOP REFUSING TO LET ME FARM BUT DEMANDING THAT I FARM! IF YOU DON'T LIKE WHAT WE HAVE CREATED WITH SMELLY COWS AND Mar 26, 2012 4:33 PM

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DIRTY,NOISY TRACTORS DON'T COME HERE! And now that you are here STOP DEMANDING THAT I GIVE YOU WHAT I HAVE POURED MY BLOOD SWEAT AND TEARS INTO SO THAT YOU CAN FEEL BETTER ABOUT THE SCENIC COORIDOR YOU DRIVE THROUGH AFTER PARKING YOUR JET IN THE NEW HANGER YOU USED TO OBSTRUCT THE VIEW AROUND THE AIRPORT WITH! STOP ALL THE REGULATION. LEAVE THE COMPREHENSIVE PLAN THE WAY IT IS AND FOLLOW THROUGH ON THE PLAN. STOP MOVING THE TARGET!

271	You go guys and gals!	Mar 26, 2012 4:31 PM
272	For those that want open space at the expence of others I suggest - purchase the property. Want to protect the open space? Buy it.	Mar 26, 2012 4:21 PM
273	focusing development in or near the city centers. Preserving open space and establishing a general framework, with regulations, to do so.	Mar 26, 2012 4:17 PM
274	Higher density in city centers, more incentives for land easments.	Mar 26, 2012 4:15 PM
275	As previously noted, I disagree that people owning a tiny fraction of the valley should be busying themselves telling all others in the valley what the "character" of the valley should be. I feel that private land trusts and supporting local farmers and ranchers (both by buying their products and by keeping everyone's property and sales taxes low) are the best way to keep open space.	Mar 26, 2012 4:13 PM
276	This is a good start. As a property owner I would like to retain the rights to 'trade'my building/subdivision rights in ie - trading to increase density within, or close to, the city - before an upgrade in zoning further out .	Mar 26, 2012 4:13 PM
277	Maintain personal property rights; however, there is nothing wrong with giving property owners options.	Mar 26, 2012 3:37 PM
278	It should not be left up to people who have only been here a few years to tell people who have been here or that the land has been in their families for hundreds of years to tell them what they can do with their land.	Mar 26, 2012 3:25 PM
279	This is a rural county. This valley has been a beautiful place for decades because the residents care about it. I get so ticked off when I read how some new residents want to put controls on other people's property. How can the county believe that the opinion of a part-time valley resident can carry the same weight of someone who has worked their life to eke out a living in this area. We should be trying to find incentives to help farmers stay in agriculture if we want to enhance the rural character of this valley. Most people enjoy open space and farm ground, but complain when they smell the manure or smoke when farmers have to burn their residual hay stacks in the springtime. If the zoning is over-restrictive for farmers they will have to sell out. That proposition shouldn't please anyone.	Mar 26, 2012 3:23 PM
280	Leave current regs in place. No further restrictions or relaxing of restrictions.	Mar 26, 2012 3:00 PM
281	Areas of Impact are too big for Victor and Driggs. These are Rural Resort Towns, not cities. And just leave Tetonia out of this. This county now has	Mar 26, 2012 2:57 PM

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enough rental and condo housing for 20 years. Now we need to invite well-financed second home owners and full-timers to make Teton County their home. It's us against lots of other choice locations. Our value is in staying small and visually attractive. We don't need a Rec Center or the district and new taxes that go along with it. We need to get rid of Monte Woolstenhume and his crony teachers and keep Jeff Brandt and his vision. Folks will leave if the schools continue to deteriorate.

282	How about understanding that we ARE a rural community. We will most likely STAY a rural community now that the feeding frenzy of 2005-07 is past. There are enough lots currently completed to serve our needs for years to come. Part of preserving our rural character would be to observe and respect personal property rights. We have had some amazing people move to Teton Valley to coexist along with our amazing valley natives. There needs to be a give and take so we can all get along. It does seem, however, that the 'give' has been expected from farmers and landowners, with others in the 'taking' mode. Landowners have been villainized unfairly in many cases. There has to be a way to meet in the middle.	Mar 26, 2012 2:56 PM
283	Jobs, Jobs, Jobs	Mar 26, 2012 2:55 PM
284	I fear that current thinking is directing too much development into foothill areas. In the past these have been areas with higher development pressure and many key wildlife winter ranges, such as those near Victor, have been essentially lost. We need to protect those remaining areas to the greatest extent possible.	Mar 26, 2012 2:44 PM
285	Most people who have land appreciate it and will keep it preserved with out the restrictions put on it. There are a few exceptions but even with the restrictions there will be those who will not take care of the land. the majority will and have!! That's why it here for all who come to enjoy the beauty of this valley. It isn't available for just any one to trespass on but if asked it would be allowed within reason. people have worked hard for generations for what they have, why can just a few people come in to the valley and decide what is good for land owner when they have no idea what has gone before so that they can have the right to that land. It has taken generations to develop and farm ,most land owners have preserved what they have for many , many years, why do we need to put restrictions on the property owner?	Mar 26, 2012 2:43 PM
286	See if Ted Turner is willing to buy up all those zombie subdivisions, vacate them and turn it all into a huge ranch? :)	Mar 26, 2012 2:43 PM
287	Water, wildlife, scenic beauty, agriculture are all important. Concentrate housing and business use to Village hubs. Stop spread on hwy 33.	Mar 26, 2012 2:39 PM
288	Any new policies would be much more welcome and accepted if they are based more on incentives for conservation rather than harsh restrictions that change the way people have lived and worked here for the past 100 years. Remember it is the rural atmosphere that makes Teton Valley a desirable destination, those of us that have long toiled in the soil to make this place home must not be punished for creating an inviting environment coveted by others.	Mar 26, 2012 2:34 PM
289	Maintain the existing rural roads, they need gravel . The roads are in worse	Mar 26, 2012 2:21 PM

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	condition now than they were 30 years ago , when there was only 3 small road graders.	
290	At this time I do not perceive a threat to the rural heritage or character of Teton Valley, other than the poor development practices of the past.	Mar 26, 2012 2:15 PM
291	Tools to make developers keep historic buildings.	Mar 26, 2012 2:08 PM
292	We need to do things that will bring back trust and respect of the land and Each other and quit thinking of just what I get out of it.	Mar 26, 2012 1:59 PM
293	Keep it rural, we are not an urban area. Let the land owners decide what they want to do with their land, if they want to split it for family let them. Do not force them to change their land. Just because someone does not like what you are doing to your land does not give them the right to force you to change your land, if a person wants restrictions on their neighbors they need to be in a subdivision.	Mar 26, 2012 1:55 PM
294	Teton Valley is what it is because of the people who have had their roots here. The rural character of the valley will remain as it is because of the people, not the restrictions you place on them. The less it is governed, the more rural it will be.	Mar 26, 2012 1:53 PM
295	Encourage businesses to come here. Create an environment that stimulates the local economy. Give incentives out for Farmers to tear down eyesores and paint what it left.	Mar 26, 2012 1:51 PM
296	Allow property owners to decide that for themselves concerning their own property.	Mar 26, 2012 1:49 PM
297	We moved to this valley because of its current rural character, and want to leave everything as is.	Mar 26, 2012 1:43 PM
298	Decrease of government control. The ordinances already override private property rights and now the proposals are even worse.	Mar 26, 2012 1:36 PM
299	Please do not take away a land owers rights to do with their property as they feel they need just so someone driving through our valley can enjoy the rural character... or so that the city folks can enjoy seeing open spaces outside of the city. IF THEY WANT TO KEEP THE OPEN SPACES! THEY NEED TO BUY THE LAND AND THEN THEY CAN DO WITH IT AS THEY WANT.	Mar 26, 2012 1:17 PM
300	maintain property rights at all cost.	Mar 26, 2012 1:14 PM
301	Leave it alone, let the farmers do what they need to do to survive.	Mar 26, 2012 1:07 PM
302	I think we need to concentrate on the economy of Teton Valley Idaho. I think that we need to make it viable for businesses to grow and move here to hire our residents and possible future residence. We have all these "vacated subdivisions" let's try to get people to move here.	Mar 26, 2012 1:04 PM
303	Any time we can prevent sprawl, which will organically create an inviting and prosperous town and protect the natural beauty of the county land, which is our greatest asset, we should be taking the steps to get there.	Mar 26, 2012 1:00 PM

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304	I believe that VARD has too much influence on the "rural character" of the valley. I am not sure they have a real feel or understanding of the heritage of this valley. I believe what the two of the County Commissioners did in not granting a CUP to build an additional LDS church shows that they have little feel for the heitage of the valley.	Mar 26, 2012 12:59 PM
305	Preserving and enhancing rural character is not the role of government. This has to be an act of its citizens. The role of government in this case is zoning, and the tax attached to it. When done correctly it can help to meet the goals of farmers/ranchers and city/subdivision residents alike. This is an issue best kept as simple as possible. Remember when government controls your neighbor, it controls you as well.	Mar 26, 2012 12:56 PM
306	We need to get rid of CUPs. Either premit a use or don't. CUPs allow for abuse with too much subjectivity. Also, we have been changing the zoning ordinance non-stop for the last 10 years. To reduce acrimony in the community, we need get to a point where we leave things alone so people can safely rely on their property status.	Mar 26, 2012 12:48 PM
307	There needs to be a changes made to the current sewer pond in the City of Driggs.	Mar 26, 2012 12:44 PM
308	Scratch the framework maps, they infringe on property rights.	Mar 26, 2012 12:40 PM
309	scenic corridors are a great idea..Unfortunately, it appears that the damage is done, thanks to CUP's. What good is zoning when we we make so easy for the County/Cities to consider CUP's. And, when has one been denied down the road after being approved? I think that grandfathering in businesses and uses that have been established for years is sound and fair as long as the business and uses stay within the realm of related business and services that historically operated on the property.	Mar 26, 2012 12:21 PM
310	I am very dissapointed the wetlands along Teton Creek were designated a scenic corridor in the 1980"s Gordy Gillete was allowed to subdivide down there. This is critical habitat as are all the arteries of life that come from the Canyons, Teton, Darby Creek, Fox, Creek, etc. these areas should be protected. I live close by and moose travel to Targhee Ranch in the early morning and evenings from that area. This creekbed and the protection of the trees is CRITICAL HABITAT , what happened to the scenic corridor ? Also, people shouldn't be allowed up Teton Canyon to sight in thier rifles, this is very disturbing up there.	Mar 26, 2012 12:15 PM
311	Already stated in a previous comment...	Mar 26, 2012 12:03 PM
312	My biggest issue is that it seems like little actual "listening" is going on at public hearings..... input must be weighed for the greater good, not just who shouts the loudest or which agenda is represented by more bodies.....	Mar 26, 2012 12:02 PM
313	Protect streams, hillsides, and wildlife areas. Provide incentives to preserve open space and large acreage.	Mar 26, 2012 12:02 PM
314	Get outside and clean up your junk neighbors hoods. or get fined!! What want	Mar 26, 2012 12:00 PM

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	people to come visit to generate REV.. Than Clean up and stop dumping. Trashy Neighbors Bring down Property value.	
315	Education education education.	Mar 26, 2012 11:53 AM
316	Requiring elected P&Z officials to receive training on land use, laws, and zoning before they can serve	Mar 26, 2012 11:52 AM
317	Give incentives to developers with infill development in cities, and stop approving developments that are not in compliance with zoning and lead to sprawl. There needs to be a lot more education in our community about the economic benefits of building close to town. Down zoning is the most effective tool we can use.	Mar 26, 2012 11:01 AM
318	Incentivize large parcels of land to stay in production agriculture, by removing all levies from their property taxes. Apply the levies to the homesites of agricultural producers, but not on the farm/pasture ground.	Mar 26, 2012 9:45 AM
319	Please do not let a late and loud minority derail this important community process. The old guard has trashed this place, something needs to be done to protect the values we all claim to hold.	Mar 26, 2012 7:14 AM
320	If someone develops a subdivision, they should have to pay enough fees to cover the plowing and road upkeep, so that taxes aren't forced to rise on the rest of us.	Mar 26, 2012 6:21 AM
321	Not to stop development but to encourage naturalizing it with trees and shrubs to soften the view of structures	Mar 25, 2012 9:46 PM
322	send the varders and rinaldites back to the east coast where they came from	Mar 25, 2012 8:59 PM
323	Let's learn from our mistakes of fast development in the past and make this valley one that can be enjoyed, preserved and as great as it is now for generations to come.	Mar 25, 2012 8:52 PM
324	The biggest idea for maintaining the rural character is to convince new comers to get over what their neighbors are doing. This place has been attractive to people because of the people. It has become a place where property value is more important anything else. The Left cares nothing about the "heritage" of this valley, as evidenced by the ridiculous fight against the building of the LDS church (I find it ironic that the commissioners used "traffic safety" as a reason to deny the CUP, but the drunkfest called Music on Main has no safety considerations to deal with???? Double standards here???). If you want to preverve the rural character and heritage, quit forgetting about who protected this place and kept this place alive at great expense!!!!	Mar 25, 2012 8:50 PM
325	Rather than trying to completely reinvent the wheel on this very important issue, I wonder if it would be helpful to research other valleys and areas that have dealt with land rights issues that have been historically agrarian in nature. I think looking at many of the European countries, and others around the States would help lend information to our particular challenge.	Mar 25, 2012 8:35 PM
326	We need to have an alliance/organization/co-op of landowners to be the arbiters	Mar 25, 2012 8:29 PM

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of decisions that might effect other landowners. They need to be the ones who decide how to manage the large acreages to keep the values high, ag intact, wildlife abundant, etc. Bringing the urban residents into this conversation is a real problem and not necessary. I am not suggesting that farmers "work it out" between themselves, but that a group of large landowners, with representation from developers and real estate professionals and the county all work together to ensure that a cutthroat, sell-off mentality doesn't develop. If the farmers can work together to keep potato prices fair and quality high, they can do the same for land prices and quality. The ag ext service can help with this.

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| 327 | <p>You can't pretend that farming is a legitimate economic engine for the community for starters. A farmer pays how much in taxes? Spends how much in the valley compared to an accounting firm or other business that pays salaries, rent, utilities, the long list of business taxes. The tax base from a farm does not begin to pay for services. Check the tax assessors office, \$157.00 a year for 375 acres, while a business in town pays \$8,000.00 for 1.5 acres. Defend that reality please. At this altitude with our length of growing season there is a reason farming is used largely as a tax write off/tax dodge. Some farms earn more by selling their water rights down stream than they could earn farming. The Teton Valley farming culture just like the western cowboy mystique in that it is largely a fantasy. Do the math. If you could make money farming we would have farming. It is just that simple. Establishing a new economic paradigm based on sustainable practices will enable the valley to build a future while preserving the open land that represents the classic Rockwell americana image tourists and locals would like to see promoted.</p> | Mar 25, 2012 7:50 PM |
| 328 | <p>Whatever you do, someone will more than likely not be happy. Some will abuse the system, some will get abused by it. Good luck.</p> | Mar 25, 2012 7:12 PM |
| 329 | <p>Get farmers and ranchers to talk to their fellow farmers and ranchers in places where smart planning has been in place for a couple of decades or more so they can learn the lessons from them about how they will benefit. If this group, who seem to be the most opposed to the planning process can learn that they will benefit, the whole process will be easier and the rural character will be preserved. If there are no such places where farmers and ranchers are benefiting, some rethinking will need to take place...</p> | Mar 25, 2012 6:58 PM |
| 330 | <p>Make the developer pay a tax to the county road and bridge department to be used over the county to help with road infrastructure.</p> | Mar 25, 2012 6:56 PM |
| 331 | <p>Do not create another panic situation as in 2004 when the new comp plan came into being....Farmers and other landowners were quite concerned that they would never be able to develop their ground once new laws came in, so they then sold out quickly to developers who pushed their projects through....creating speculation and uneasiness in the markets. If we just allow for natural development and a comp plan (then zoning after) which is steady, our valley is a lot more likely to remain more rural. Landowners get nervous when they see increased regulations coming in, and will do what they must to protect their assets.</p> | Mar 25, 2012 6:46 PM |
| 332 | <p>don't concentrate so much on rural character and focus on preserving private property rights.</p> | Mar 25, 2012 5:57 PM |

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333	Don't allow high density development in rural areas or in view corridors.. The Valley's economy is more dependent than ever on tourism and outdoor recreation. The scenic beauty brings people here; destroy it and they won't come.	Mar 25, 2012 4:41 PM
334	Honestly, I'm worried about this small "screeching" group of latecomers taking over the process. Shouldn't this be a representative process (where each individual's input counts equally regardless of the vehicle of communication (survey, attendance at a meeting)? Then why all the hullabaloo about this vocal minority causing an entire rewrite? just because they're frantic and vocal now shouldn't mean that their opinions should count more than anyone else's. Please stand your ground, planners. You have good ideas and should have the entire public good in mind (hopefully) whereas many unelected folks primarily have their own interest in mind over the public good. Don't be intimidated by them. Thank you.	Mar 25, 2012 3:38 PM
335	Try to get parties from "old "and "new" ideas that are respected and known well by their peers to work together to help soften the division.	Mar 25, 2012 3:10 PM
336	Who says that preserving or enhancing the rural character and heritage of Teton Valley is the only option or that you should be worrying yourselves about it at all? How about fostering free market capitalism, encouraging private entrepreneurs, multiple use of public lands? These things can be done without infringing on private property rights.	Mar 25, 2012 1:00 PM
337	Fire vrd	Mar 25, 2012 12:45 PM
338	burning along Drictor corridor split rail fencing from curve into Victor (from Jackson) to town. Victor Main Street treed in middle.	Mar 25, 2012 11:50 AM
339	This survey is very regulatory. not one mention of the cost of development and using economics to drive behavior instead of regulation.	Mar 25, 2012 10:01 AM
340	Additional messaging implying that your "property rights" effect everyone. An understanding of simple supply and demand economics so that people see less really is more.	Mar 25, 2012 9:23 AM
341	Take a close look at the damage (environmental and economic) that the last Comp Plan allowed and do better. Land ownership does not give the rilght to harm other owners (next door and accros the Valley) Learn from the past.	Mar 25, 2012 9:03 AM
342	Making it more difficult or expensive for cities or townships to annex. Placing high taxes [other tariffs] on developed property vs undeveloped.Enc.cluster/parks in townships and existing high residential areas.	Mar 24, 2012 9:31 PM
343	None at this point. Thank you for your hard work!	Mar 24, 2012 8:41 PM
344	Just leave private property rights alone, it's not my responsiblity to provide your open space	Mar 24, 2012 8:24 PM
345	keep the views in tact and consider that there is so much undeveloped lots now that we do not need any more for any reason until the economy perks up...	Mar 24, 2012 5:56 PM

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346	I like the idea of creating higher density, sustainable communities (eliminating need to drive to get to shopping, work, etc), bordered by the much more rural/wetlands beauty that makes it such a remarkable and beautiful place to live.	Mar 24, 2012 5:19 PM
347	Community center with indoor year round pool, climbing walls, racquetball courts, that development helps to pay for. Really figuring out how much it costs to repair and maintain our roads and presenting that to the county and state for a higher permanent levy. Annual trash days that allow the folks in the county to bring any and all garbage, cars, hazardous materials to dispose of for free...	Mar 24, 2012 3:55 PM
348	Somewhat similar architectural styles in the towns of Victor, Driggs and Tetonia to give a bit of a unified valley feel	Mar 24, 2012 3:47 PM
349	Promote suitable, diverse business development to take pressure from construction and other development industries as these are not sustainable.	Mar 24, 2012 3:37 PM
350	Stop talking (and acting) about preserving and enhancing rural character when real objective is something else; more county control of land use.	Mar 24, 2012 3:21 PM
351	not allowing special interest groups, big developers or religious groups bully their way into being above any laws. lets keep the long term ideals of the community ABOVE the short term desires of the individual.	Mar 24, 2012 2:35 PM
352	Landowners preserve, protect and take care of all of this open space that everyone seems to want. There seems to be this attitude out there that this open space belongs to everyone who moves in here. We are happy to share it, but we would like to have some recognition that what we do is important and that the land is ours. It is our private property. I have noticed that someone will move here, buy property and immediately put up a fence and a no trespassing sign. People have been able to ride snowmobiles across our land and that is not a problem as long as they do not destroy anything. A few years ago, I noticed someone put an article in the paper complaining about snowmobilers riding their machines on their property. It had probably been open before, but now , IT IS OUR PROPERTY AND YOU STAY OFF.! In the summers when our crops are planted then we expect people to respect and stay off our planted cropland. I feel there is an attitude that we should bend and bow to those who demand open space . I believe we have been called a special interest group. We own this property. We would be easier to work if a few of the Special Interest Groups would realize that. We could probably work something out, IF our voices are heard and we feel that we are getting some give and take in this.	Mar 24, 2012 1:43 PM
353	A wise man said, he teaches correct principles and lets them govern themselves. We agree and think this is the only way we can maintain our freedoms.	Mar 24, 2012 1:05 PM
354	Instead of coming up with ideas of regulating farmers and making regulations that keep making a living harder each year. Come up with a way to actually make the open space pay for itself. The discussion on how to build ski trails won't do that unless the owner of the open space can be paid to keep it open. Just not tax breaks, that does not put food on the table.	Mar 24, 2012 12:58 PM
355	I would recommend that all commercial development and even some housing development be required to show the ht and size of the proposed buildings with	Mar 24, 2012 12:31 PM

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stakes and flags. This is done in many communities throughout the US. It gives the people impacted by future development the right and visual ability to see how proposed development will impact the visual site lines to vistas. Hearings should be held on all proposed development that impacts neighbors and community. If people could see the height and size of proposed buildings then they could have a fair opportunity to approve or oppose it. Also, the County should encourage tree and shrub plantings with new development. In places in California and New York there are ordinances that require people to replant trees and shrubs to the same quantity that has been removed. We have large and beautiful cottonwoods, aspen, pine and other trees that are over a hundred years old within our cities and county. We should protect these resources and encourage planting of trees and shrubs. The visual corridor along hwy 33 should be protected and more trees and shrubs need to be planted to screen the poor development that has already been done. Use Blaine County's planning to help direct our planning.

356	Looks like you are on the right track, keep up the good work!	Mar 24, 2012 10:11 AM
357	We have developed a lot of good baselines over the past decade. They need to be enforced. Examples have to be set (the Tetonia annexation defense is a great example of what to do--letting people get away with building houses on hills or create retail sprawl are what needs to be stopped in its tracks in a way that sends a message).	Mar 24, 2012 9:45 AM
358	Can we provide incentives for planting native species in open spaces and conservation areas, and in visual buffer areas? Perhaps a property tax rebate to offset the cost of installation?	Mar 24, 2012 9:22 AM
359	Tax breaks for small as well as large farms, e.g. farms such as Alpenglow in Victor (only 5 acres but provides a family livelihood). Poverty and a slow economy seem to be doing a lot to maintain and expand our rural character...	Mar 24, 2012 9:14 AM
360	no new subdivision. make the old subdivisions reapply for new permits ,that may make are property values go up .. BUILD A TUNNEL THROUGH TETON PASS ??	Mar 24, 2012 8:51 AM
361	Pay close and careful attention to the impact of humans on the land, water, and animals of Teton Valley. Take into account the effects of the glut of building and subdividing that has already taken place and be more strict and attentive if/when approving more. Teton Valley is a unique and gorgeous place which is home to many animals, birds, and natural features. Respect that above all else when making decisions for the humans involved. Thank you for your hard work!!	Mar 24, 2012 7:15 AM
362	preserving small chunks of land next to towns. This would reduce sprawl as well as make in town living feel connected to rural.	Mar 24, 2012 7:03 AM
363	We should try and preserve the scenic corridor. What has happened between Victor and Driggs is so ugly. Georgina Worthington	Mar 24, 2012 6:00 AM
364	More opportunities to come together and talk about our community needs. Also, smaller group discussions and surveys seem to fetch more opinions. We need to hear from all the constituents in the valley.	Mar 24, 2012 5:54 AM

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365	Finding ways for old farmers to connect with new farmers and encourage collaboration to make farming more lucrative. Imagine an all organic valley. That's my vision.	Mar 24, 2012 4:22 AM
366	I believe a mediation process should be included by which neighboring properties can agree to allow variances to a property owner. The ongoing attempts to fix the chaos of the zones and codes handed down over the years has not served many people. Having a mediation process allows for zones and rules to be guidelines while mediation allows for individual situations to be worked through. Impact areas would weigh in as well as adjoining property owners.	Mar 24, 2012 1:57 AM
367	Rural character is not that important for it takes away property rights that we cherish.	Mar 23, 2012 11:03 PM
368	More commissioners. We have a big enough area and enough people now that without numbers in office it becomes unfair.	Mar 23, 2012 9:44 PM
369	The biggest challenge it seems to me is how to have an non emotional conversation about a lot of these ideas with the various parties. Sadly the national dialogue barely exists and misinformation and and anger seem to rule. If you could get some calmer people from the group that feels threatened to the table and have a discussion about what everyone would like to see the Valley to look like in 10-20 years and then look at these options as ways to reach that goal. People need to feel they have been heard and turn off their radios.	Mar 23, 2012 9:33 PM
370	Land trust concept has been a successful tool for conserving rural heritage. Land use management is a necessity in order to address concerns of all. What farmers do with their land affect everyone and has an economic impact on taxpayers. I don't believe it is fair that farmers can impact our valley in a negative way just because they believe they have a right to do what they please.	Mar 23, 2012 8:00 PM
371	Prioritize. Give water quality, wildlife corridors, cost of services, and community health, safety, welfare, and economy higher priority than personal "rights" to develop property.	Mar 23, 2012 7:56 PM
372	Get rid of the 2.5 acre zoning. Core areas dense and then increase to large acreage far from core. Present system is an eye sore. Get rid of the zombie subdivisions as they just grow weeds.	Mar 23, 2012 7:39 PM
373	Do not give weighted influence to the large property owners. Influence should be one person, one vote. Owning more property than another person should NEVER give a person more influence. Everyone who lives in Teton Valley (full or part-time) should have an equal voice in determining the future of the Valley. Renters pay property taxes indirectly and should have equal rights with property owners.	Mar 23, 2012 5:59 PM
374	None right now.	Mar 23, 2012 5:38 PM
375	Like the comp plan. Just because a minority suddenly shows up all this work should Not be gutted	Mar 23, 2012 5:14 PM

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376	The planning process has been underway for 18 months. Nine hours over the course of three meetings have created this new review. An old saying, "When you're up to your 'eyeballs' in alligators, sometimes you forget that your primary objective is to drain the swamp." The work has been done. Public input invited numerous times. It's time to move forward. If the loudest voices in the room have their way and the process begins again, well, don't forget those alligators. The character of the valley hangs in the balance. This simple survey shows me that all interests in our valley can be heard and validated. Then we can move forward with the business of preserving the place we all call home.	Mar 23, 2012 5:07 PM
377	Keep up your good work! You are appreciated.	Mar 23, 2012 5:00 PM
378	More bike trails! NO STAKE CENTER! No more developments outside of city limits, please.	Mar 23, 2012 4:42 PM
379	Encourage/ study other agricultural uses for land in the valley that would benefit farmers and provide a way for them to continue to farm at a sustainable and meaningful level. We need them in the valley!! No farms, no food. If we could help them stay on their land and make a good living, we might avoid some of the conflicts we have over property rights.	Mar 23, 2012 3:40 PM
380	Property owners should have the right to create what rural character and heritage they want. They own it, they pay for it and they take care of it. Leave it to them to make the decision!	Mar 23, 2012 3:26 PM
381	I am disappointed in the nature of the public debate on TV 2020, where folks have the ignorant gall to call it socialism and claim that it is a non land owner land grab, etc. Thus, I think folks need a better understanding of the value and history of land use planning which dates back hundreds of years. That might give us a better starting point for debate.	Mar 23, 2012 3:10 PM
382	Keep subdivisions to a minimum, keep open spaces, don't let one religious group have free reign over people of other beliefs, don't try to rush things through, lets have a good plan for development	Mar 23, 2012 2:33 PM
383	you guys are doing a great job and I am sorry you are having a rough time of it this late in the party. please keep up the good work, patience, cool heads and outreach. there are people in Teton County, ID that really appreciate what you are doing.	Mar 23, 2012 2:22 PM
384	I appreciate Teton Valley 2020's efforts to make sure that everyone is heard. But it also the responsibility of all citizens to inform themselves and engage in public processes (that have been sufficiently advertised, as TV2020 has) in a timely manner. I hope that it is made very clear to the individuals provoking this detour that their input will be balanced against ALL OF THE OTHER INPUT that has already been collected throughout the process. Just because they are the majority in one meeting does not mean that they represent a majority in the complete set of comments that have been collected. I think the solutions presented here represent some great opportunities to conserve local open space, while protecting the property rights of land owners. These are complicated issues, and creative solutions will be needed to help sort through the gray area.	Mar 23, 2012 2:18 PM

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385	Real leadership from our planners and decision makers on setting this valley up for long term success in all areas including economic, agricultural, environmental, historic, and social.	Mar 23, 2012 2:03 PM
386	Encouraging or requiring business store fronts to border main streets with parking lots in back (the opposite of Broulims).	Mar 23, 2012 2:01 PM
387	Zone changes - I support changing the rural areas to A35, A40, A60 or A180 and changing the current A2.5 zone to A20. I buy locally produced meat and fresh food to help support local farmers. We should invest in a small batch barley processing plant. Think creatively of what can be locally produced and invest!	Mar 23, 2012 1:47 PM
388	didn't anyone learn anything with the real estate crisis??	Mar 23, 2012 1:45 PM
389	Buy and develop property in town. Put your money where your mouth is.	Mar 23, 2012 1:30 PM
390	Encourage professional development by being consistent and sticking with what you decide for a reasonable period of time. If our subdivision and zoning ordinances are set up in a way to encourage character and preserve heritage, economics will drive the development to fit that mold. Financial incentives work better for businessmen than approaches that feel more like extortion.	Mar 23, 2012 12:18 PM
391	I don't think non-farmers realize that a farm is not just for fun or for their personal enjoyment! I don't mind you driving by to see my animals, or even to enjoy my view, but don't tell me what I can do on my land! I should have the right to split off a few acres for my children or grandchildren without having to create a subdivision. If I have a bad year - I may have to even sell a few acres. I don't like selling, but if I have no other choice I may have to do that.	Mar 23, 2012 11:55 AM
392	enforce the sign ordinance in the scenic corridor	Mar 23, 2012 11:35 AM
393	Abandon over regulatory concepts. Let market rule.	Mar 23, 2012 10:18 AM
394	Nice survey. I like the pictures.	Mar 23, 2012 10:12 AM
395	Signage restrictions, billboard removal, Highway corridor tree planting. Responsible development, mandatory open space. We have the opportunity and time right now to protect our greatest asset, which is our natural beauty of living in the greater yellowstone ecosystem	Mar 23, 2012 9:41 AM
396	We need to continue to reach out to landowners to demonstrate to them the benefits of these kinds of land-use tools to their own bottom-lines - perhaps publicized stories and testimonials of property owners who have benefited from doing conservation easements, re-platting subdivisions, or just honoring wildlife corridor guidelines and compare them to the guy with 100 cookie-cutter 2.5 acre lots for sale.	Mar 23, 2012 9:27 AM
397	Three ideas: 1. Downzone. 2. Downzone. 3. Downzone.	Mar 23, 2012 9:09 AM
398	Change is hard. The patterns of growth that have been set into play over the past decade are going to be challenged for our community to grapple with. We, as a community need to be able to make some tough choices. Our zoning needs to change, we need to vacate incomplete plats, and have a very REAL	Mar 23, 2012 9:00 AM

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conversation about open space bonds. That's what it is going to take to preserve this valley.

399 This place will loose all character if we continue to develop in the way that we have in the last decade. We must also look at ways to improve the overall character and appearance within our city limits. It must be a place where people want to stop. We are located in a gateway to parks, it would only improve our overall economy. We need to start seeing NEW developement in town. Mar 23, 2012 8:41 AM

400 I'm sick of all these nasty old timers showing up and blaming change on all the new comers. We "move-ins" moved here because YOU SOLD YOUR LAND TO DEVELOPERS! Duh. Mar 23, 2012 8:25 AM

401 Downzoning. It has to happen. I am tired of hearing the ag community act like a bunch of self interested petulant children. We tried it their way, look where it got us. Non-ag small lot landowners (ie the "hippies" and "ski bums") pay, by far, the majority of property taxes (look it up), and the ag community does not bear the costs of their own land mismanagement. Mar 23, 2012 8:20 AM

402 Guidelines for a scenic corridor are needed Mar 23, 2012 3:50 AM