

TETON COUNTY
PLANNING & ZONING

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To the Planning and Zoning Commission:

On behalf of the Mountain Meadows Subdivision HOA we would like to thank the Planning and Zoning commission for putting into place a Temporary Use Permit that will help regulate land use and activities affecting property owners and citizens of Teton County.

Due to the fact that such a permit will impact our subdivision we would like to state the following comments and questions about the current draft of Temporary Uses:

1. **(C. 3. a.) Major Temporary Uses.** Shouldn't a concert be treated differently than a fair, festival or event? "Up to 10 days" is a long time to host a concert if one chooses to do so. It seems fair to issue a 1-2 day permit for a concert.

Does a major temporary use incorporate overnight camping on land that is not designated for commercial use?

Can different concerts be hosted on the same permit? For example can an applicant get the 10-day permit and hold 2 or 3 different concerts in that time period?

Under this permit, certain venues (under new management) can take out a permit and host a number of loud concerts and events that in the past 10 years, have not been offered. How is this fair to near-by homeowners? Does a temporary permit allow for activities and events that have not been grandfathered into a particular venue?

2. **(D) Temporary Use Permits.** The list of property owners that will be notified of events should be extended beyond 300 ft. especially if the event is a concert that produces loud noise levels, which sometimes can carry nearly a mile beyond the event!
3. **(D. 2.) Application Review.** If the applicant appeals the planning administration to the Board of Adjustment will the appropriate HOA's or other entities be notified of the public hearing?
4. **(D. 5.) Term of Permit.** Does one permit for the duration of 180 days mean that only one permit would need to be issued in a given year for a landowner to hold their designated number of events per calendar year? For example can an applicant obtain a 180-day permit and hold 4 different concerts on that one permit?

5. **(E. 1.) Review Criteria.** Readjust definition of permanent use of land to include other permanent structures that may not include water and sewer but possibly include shelters, fire rings, electrical hook-ups etc...
6. **(E. 3.) Review Criteria.** Please be more specific and include examples for the phrase "significant adverse effect". Define "nearby property".
7. **(E.5.) Review Criteria.** Although facilities are provided, if they are not used, a health risk is imposed and should provide grounds for revocation of a permit.
8. **(E. 10) Review Criteria.** What is the maximum number of participants for which Teton County Sheriff Office can provide adequate security measures?

Thank you for consideration on these matters.

Sincerely;

Mountain Meadows HOA