

What does meaningful open space mean? Is it taking the rights of the landowners away? Is taking from them and giving it to the public? What right does the community have forcing the landowners to maintain open space so they can promote Teton Valley to the tourists? Teton Valley is not a National Park. It is not public ground. It is owned by private property owners. The proposed comp plan is just a way to inflict Marxist communistic values and controls on the people, such as open space requirements, forced clustering, prevention of building churches, lighting controls & curfews, controlling soundscape, forcing us to provide bike paths and trails for them and the tourists. Is that maintaining our culture?

Maintain cultural and scenic values? The culture that the newcomers are bringing to our valley has no resemblance to our past culture. It is like telling the American Indian that we have preserved their culture. Ha! The culture they are trying to maintain is a recreation-play-and-run-and-bike-every-waking-moment culture. A feel-good culture that only serves themselves. The culture in Teton Valley before they came was about working hard to make an honest living. Obviously these "people" don't even have to work. Instead they are out on their bikes all day and gathering at Tony's to drink beer at night, secretly plotting a way to destroy the local culture and standards, all on the pretense that they are preserving our culture! Our culture was of church-going, God-fearing family-oriented residents who respected the Sabbath and worshipped God. Our word was our bond. Our contracts were made with a handshake. We were honest and neighborly. We didn't have businesses open on Sunday. We didn't even mow our lawns on Sunday. We honored the sabbath day by going to church, spending quality time with our children, and visiting and doing good things with or for our neighbors. Our culture was about freedom and sacrificing your life for freedom. Your idea of maintaining that culture is by denying the building of our churches while approving a Vodka distillery in the scenic corridor. Having marijuana-smoking, drug-infested music concerts at "Ghee?" Having wine and cheese tasting events, encouraging the consumption of alcohol? Having dogs instead of children? Living with your significant other instead of marriage? How is that maintaining our culture or scenic values? The main reason you want to maintain open spaces because you want to sell your less desirable properties at the expense of those who have desirable property.

Enjoy an abundant wildlife population? You say you want to protect the wildlife only so you can put a wildlife overlay over the entire valley and further limit development. You aren't really interested in wildlife or protecting the river or you wouldn't be advertising the Teton River to everyone and encouraging them to come to it. It can't handle all that traffic. The wildlife who currently happily co-exist with the landowners' livestock will not tolerate all of your excessive utilization of it with canoes, paddle boards, floating, and fishing intrusion of the stream. Then you propose trails and bike paths along it! Obviously you don't have a clue what you are doing to the wildlife and your methods of protecting it won't work. Herds of people walking through their habitat will destroy them. Stay away from it and you will be doing wildlife a favor. Besides that the property is mostly private. You can't have access unless you get permission or do an eminent domain.

Your guidance for future growth and a vibrant downtown is a no growth plan. I don't see how you think we can have a vibrant business climate when you don't want development or growth. People who move here need two things: 1) a place to work 2)

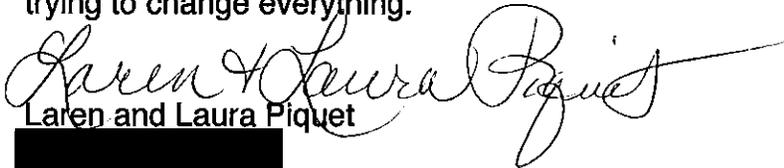
a place to live in a non-city-like atmosphere. If they wanted to live in clusters and crowded neighborhoods, they would stay where they came from. Teton Valley is beautiful, but beauty doesn't put food on your table. If there isn't a vibrant economic culture in this valley, the only people who will be able to afford to live here will be the trust-fund babies who are reliant on their daddy's pocketbook or the already wealthy people who will use this area as their vacation/second home areas. Perhaps that's your goal all along. You say you want to maintain the rural heritage but you are basically running off the very people who can maintain it for you. Do you think our children will be able to afford to run farms in Teton Valley once you limit development, strangle the economy of the valley and tax them to death with additional taxing districts, i.e., recreational tax, capital improvement districts for the already over paid fire department, and open space tax on the very land they are forced to hold open.

Fair, predictable, and cost-effective development: First of all do you really think that taking away the property-owners development rights is **FAIR**? How do you think that is fair? Would it be fair if the farmers came to your property (your home, your car, your bike, your skis) and said, "We decided that everyone should be able to live in a home like yours, drive a nice car like yours, bike on a nice bike like yours, or ski with such great ski equipment as you have. We are going to make an ordinance that states that you can no longer control how you use these things. You need to make them available for everyone to use. Also, you can't sell any of it either, because you need to have it available for the community to use because that is what the community desires." You are doing that to the landowners when you tell us what we can do with our land all on the guise that it is what the community wants. **Predictable?** How is that possible? How are you going to control when, how, who, what people want to purchase in this valley? If you think you can control that by only allowing the current 7000+ units to sell before anything else can be developed, then you are making a serious mistake. In a free market society, the market (what people want to purchase) determines development. I guess you can say it is predictable because you are going to stifle all development, unless it serves your lifestyle of biking, hiking, and paddleboarding or it sells your property that you have for sale before the rest of us can sell any of ours. **Cost effective?** I suppose you are pretending that means cost-effective to the county's tax base? I know that many of you think that by allowing development out of town, you will cost the county more money. That is the biggest misnomer you are forcing on everyone so far. When a person builds out of town, he pays for his septic tank, his well, his road and maintenance of his road, running electrical to his property, and running telephone to his property. You claim that EMS, Fire and Sheriff will have more expense if people live out of town. First of all, there is NO guarantee that the city dweller will only utilize those services in the city limits. There is no guarantee that the biker will not get hurt on the road between Bates and Cedron, that the city dweller won't have a wreck on Highway 33 near the county boundaries by Madison County, or that someone who lives in the city, won't commit a crime, such as killing his wife, outside the city limits. The county has to provide these services on all four corners of the valley, whether people live in town or out of town. That is an irrational and very debatable argument. **Incentives that support rural character?** What would that be? A tax on the landowners who will be forced to keep open space for the community's desire? I would

totally be in favor of incentives if it comes from the ones who are proposing this new comp plan.

Support for recreation. No, and hell no! If you want recreation, then pay for it out of your own pocket. Why should other people have to pay for your playtime?

Quality of Life? Our quality of life was a lot better before you all came in here and tried to make Teton Valley look and smell like Sun Valley, Vale, Steamboat Springs, or Jackson Hole, Wyoming. We are Teton Valley and we were a whole better place to live before you all moved in here. If you really wanted to preserve our lifestyle, then quit trying to change everything.



Laren and Laura Piquet



Dear Planning and Zoning:

The scenic corridor is another example of taking the property owner's development rights. We own 20 acres of ground along the scenic corridor. Every bit of our property is in the corridor. The regulations for the scenic corridor is totally unreasonable. It basically give our property to the public, while we pay the taxes. How is that fair? If they don't like what they see along the corridor, then the tourists can just go elsewhere!

We also disagree that the landowners should be forced to maintain open space for the liberal bike riders who are doing nothing to give back to the community. They don't have to work. They ride bikes all day long. They sit and dream up the ideas that only benefit them on a constant basis. They pretend it is to preserve the rural heritage but this comp plan does not do that. Instead it is forcing the minority to be subject to the majority, if it is really true that the majority wants what you say they want. We don't believe that your surveys were a true representation of the valley people's desires. Most of the people who live here didn't take the survey because they weren't involved with it or didn't know about it. A lot of your older generations don't own a computer or how to get to your website.

We are against additional taxes, such as a recreation district, capital improvement tax for Fire, or open space. If you want recreation, pay for it yourselves. You are going to tax the rural citizens right out of the valley. TV will only be for the rich and the trust fund babies.

We don't want Teton Valley to be another Jackson Hole or Sun Valley. If that's where you want to live, move there! If you want it to be like where you are from, go back!

We also didn't like the church being denied but the vodka distillery was allowed to be built right on the scenic corridor just outside of Driggs. Isn't that great? What an eyesore! It even has a tower on it! It's going to be ugly! At least a church is a beautiful building.

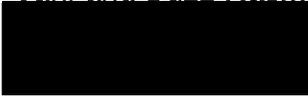
We think the dark skies movement is ridiculous. Look up, the stars are there! Turning on a light didn't make them go away. You claim we are trespassing on other's property with our light? That is stupid. You know what else is stupid? Tripping and falling because you can't see where you are going because the lights are so dim. Getting robbed because the night light has been taken away for protection.

We also think your idea of rural heritage is a joke. Do you even know what rural heritage means? It means having families and farming and working hard for a living. It means a house on every 20 acres because that was how TV was settled. It means going without when the crops don't yield and the weather doesn't cooperate. It's being a friend to your neighbor and doing his farming or taking him a meal because he is sick. It means living in a little farm house where the snow blows in on your blankets in the winter and your cup of water freezes solid on your headboard by morning. It's going out and milking the cows or getting in wood even when it isn't convenient or fun for you. It's

raising a garden so you can feed your 8 kids. It's having chickens for eggs and chicken noodle soup, not because it is organic. It's having a horse because you need to use it on a farm or to go hunting for your winter's food. It's about freedom to make your own living without others' interfering. It's about defending your property from invasions from outside marauders. It's about watching a calf being born and helping it suck it's mother for the first time. It's usually hand-to-mouth and now you want to take away our ability to sell out when we retire for what our property should be worth, before you came along and devalued our property with the scenic corridor and comp plan, or deny us the right to give our legacy, our property, to our children.

Jani Rasmussen

Jani and Buzz Rasmussen



Dear Teton County P&Z Commission,

Thank you for all your hard work so far in drafting our community's comprehensive plan. I have a few comments on the plan that I would like to share with you and the County Commissioners.

I applaud the level of detail that each of the committees have put into the plan. I understand that the maps are an overview. I have seen that there are some comments to remove the distressed subdivision maps in the plan, but I disagree. As a community, we need to know what is platted and on the ground now, learn from the past, and plan for a more sustainable future for the Valley. This means that we need to accept "the good, the bad, and the ugly" and learn from what has worked well and not so well in our own community, as well as other similar communities. Please keep the map(s) and the level of detail that took months to achieve.

I disagree that the word "preserve" needs to be taken out of the agricultural heritage vision statement in Chapter 5. The committee worked for months to develop their ideas and goals, as well as the language for the plan. To "nurture" doesn't really make sense to me and this is overly captious criticism.

I believe that the industrial areas (shown on the Framework map) need to be clarified. While it makes sense to have light industrial areas near Victor and Driggs, the heavy industrial uses should be limited to the area north of Driggs by the airport (where other "heavy" uses are currently designated).

I also believe that the Plan needs to address the oversupply of residential lots. The oversupply creates an economic burden on our economy and are unmarketable. It could potentially take decades to develop as currently platted (there is well-researched data supporting this). This hurts land owners the most and drives down the value of land. As a community, we should strive to level supply and demand, and direct future growth in city limits, NOT in the county, which should be designated rural. This would have many economic benefits to local businesses, decrease the costs of goods and services, and would help to encourage vibrant downtown areas.

Last, wildlife and open space are incredibly important for our area (these qualities were outlined as important by the community at the start of the Comprehensive Planning process in 2010). This is a huge reason why people decide to live and visit the West, so we should be proud of our natural and wildlife resources and encourage protection and conservation of these resources. Thus, the wildlife overlay is of utmost importance to ensure wildlife resources remain and are healthy for future generations. The wildlife, scenic views, open space, and recreational opportunities bring tremendous economic value to our area. We need to ensure that we can enjoy abundant wildlife populations, and clean air and water not only for the economic benefits, but also for the cultural, health, and ecological benefits. Likewise, enforcing the State noxious weed laws should be encouraged, as well as reclamation of "distressed" subdivisions. The distressed subdivisions with piles of debris and disturbed land are clearly exacerbating the spread of noxious weeds and are harmful to native vegetation and farmland, not to mention an eyesore.

Thank you again for all your hard work and your willingness to hear from the public, and thank you for considering my comments.

Sincerely,
Jennifer Werlin
Victor, ID

Comments on the Proposed Comp Plan from Laura Piquet:

- 1) The failing economy of the valley is NOT because there are too many subdivisions available. Think about it, in 2009, the prices of property were at their height. There was availability of property every where you looked. The economy went flat because the stock market went into the toilet. The big money people pulled back and quit investing. If the buyer wants a piece of property bad enough, he will pay almost anything to get it. Some of you are upset that the excessive subdivisions are reducing your ability to sell at a good price, but you want to steal our development rights and devalue our property. Why are your needs greater than ours? Let the market determine what is selling and what is not. Set a few limitations on what can be developed but don't strangle us. Don't force anything larger than A20.
- 2) You say you want to protect the pristine wetlands yet we have a next door neighbor who is planning on ripping off all the top soil on his wetland property and plant some type of feed for "wildlife." It seems like to me the topsoil that God put on that wetland property has been there since the beginning of time and He knew what would grow there and what wildlife it will support. This neighbor said he is doing it to attract the ruffled grouse. Really? Well Ruffed Grouse live in the mountains, not in the wetlands and what he is doing should be illegal. I bet if any of us locals tried that we'd go to jail. He said he plans to feed the moose. Really? The moose are already feeding on that property and ours during certain times of the year. Why does he have to change the top soil and the vegetation to accomplish what God has already provided? He says he has a grant. Really, You mean the taxpayer are paying this rich landowner to destroy wetlands. Egads! I guess you can do anything if you have money, right?
- 3) One size doesn't fit all! It depends on what and where you are trying to develop. I hope that there are going to be options to sell a few small lots, if desired to keep the farmer going in a serious financial situation, but it would not require him to sell off huge parcels of his farm ground.
- 4) Clustering is good but is it the only way? Can development be spaced out? Some people don't want to live in clusters. They want to live in rural areas, on small parcels, in less populated areas, in solitude. Some of us don't want close neighbors.
- 5) What if the farmer choses not to farm anymore, is he going to have sell his property to another farmer? What if the purchaser doesn't want to farm, and he wants to allow the property to go back to nature? How will that support your rural heritage program?
- 6) Weed management is important but if there are going to be large parcels, or viewsheds of property that are not going to be farmed but are allowed to go back to nature, there could be serious fire hazards. Tall grasses or weeds are a tinder box

and they won't stay green by themselves. Who will irrigate them if the farmer goes away?

- 7) Beauty is in the eyes of the beholder. Who gets to decide what the architectural design of an area should look like? Maybe my idea is different than yours. Who should get to decide which one is best?
- 8) Why does the private landowner have to furnish your view? You aren't furnishing mine. Yet you are planning to force landowners to have viewsheds of open space so that you can have corridors of open space to be able to see what you want to see. How is this fair. You want a view, buy it. You want open space, buy it.
- 9) Family Lot Splits. You can't just split ground to give to your kids if they are planning to farm. Most of us do not have farms that big that each of them can farm or that all of them could farm it together. The farm won't support that. Their idea was to give our kids some of our ground as their legacy. Some of them might farm. Most of them won't. So does that mean you can't give your kids some of your belongings when you die, or your business, unless they are going to do what you do for living?
- 10) The Teton River is a small, fragile river that you are planning on soliciting tourists to come to. By September of this year, unless we get some good rains, the river will look like a pee stream. Having all of that use on the river will destroy it. The wildlife and the fisheries won't hold up to the demand. The constant influx of people floating it will be damaging. You talk about protecting dark skies. How about protecting the Teton River from too many people?
- 11) 75% reduction of subdivided properties? Sounds like a no growth plan. That isn't fair to the property owners who didn't subdivide in 2008. You are going to prevent additional subdivisions until you sell, is that it? This plan is all one-sided. It is all about you. What about the people who own the ground?
- 11) Open space tax was taken out of the Rural Heritage committee. You added it back in tonight yet you won't let anyone change the other committees' decisions. Landowners shouldn't be expected to pay tax on their ground to maintain open space.

We have participated in the meetings and the surveys during the development of the 2020 Comp Plan and believe that the current version is good. Any further attempts by those seeking to eliminate major protections e.g. wildlife overlays etc. would seriously weaken the plan. We strongly encourage the board to reject any further attempts to water down the plan. Thank you for your efforts on behalf of Teton County.

Jim and Ellen Rein
Victor

Dear Planning & Zoning Commission: To provide for the children and young people of the valley, school properties need to be built into neighborhoods going in. We need also a trade school for the young people graduating and for the people working in trades and professions to keep up. Young people are leaving because there are no opportunities for training here in this valley. If they don't leave, they just "drift" or work low paying jobs, or get in trouble.

SARAH E. GIBSON

X Sarah E. Gibson

ID 83455 208-709-5357

Signature is required - print your name & address also to be sure that the county will recognize your comments.

MOST Important For our Recreation based Community -
protect the Canyons and Streams of the Teton Canyon System - These Canyons are National Treasure!

Dear Planning & Zoning Commission:

- (1) Preserve the rural character of our Valley
- (2) protect scenic views and wildlife habitat and migration corridors
- (3) Development Centers only around already existing towns.
- (4) Teton Valley's environment is a magnificent gift - protect for Eternity!

X M

ERIE SOYLAND

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: MARY + I support the Comprehensive plan effort and believe that it is an important document for the future of Teton County. As such we feel that it is vital to listen carefully to the majority of comments made by the participants. Support the goals + values that have been identified through hours + hours of hard work by a cross section of our community. Sandy Mason Mary Mason

* Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: This Comp Plan is simply the condensed version of Agenda 21. Teton Valley residents have cared for & protected their land for generations & do not need their rights taken away by those who oppose the rights of private property. This plan is not written for private property but rather for public property. It will be opposed in the strongest manner possible.

Linda Robson

Linda Robson

* Teton, Id

* Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I have been here from the beginning and I think this plan has been nothing but a design to accommodate the Vard group. The plan wants the property owners to provide their pleasures such as trails or paths and open space. You don't realize we have to make a living here and the infrastructure is not even address like roads. Our roads you can't even stay on because they are not maintained. Another tax for recreation we don't need.

X Bonnie Reese,

Felt, Id. 83424

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: Please abolish the PUD ordinance. It makes zoning pointless. Also, please continue vacating subdivisions that don't perform according to the terms of their development agreement.

Matt Hail

Driggs

X

Matt Hail

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: Please keep in mind as you plan for the future:
 If you lock up the land so no further development can take place beyond the presently
 platted developments, the ~~farmer~~ ^{farmer} providing the open space now has ~~no~~
 value ^{increase capacity} to his property. He can't get a loan to grow his farming operation because
 his land is locked into ag. & essentially can't be worth much. You'll need to ^{somehow} compensate
 him. Also, as a farming family, the empty lot, uncared for acreages are ~~not~~ ^{not} so beautiful
 if you realize you're looking @ noxious weeds. (Did you notice that noxious thistle field next to
 the farmer's hay field in VARD's postcard?) Healthy Landscape includes control of weeds.
 If you plan to acquire property for paths includes eminent domain, ~~is~~ I consider that unethical -- it's really
 just theft.

Susan Allen
 Susan Allen

Signature is required - print your name & address also to be sure that the county will recognize your comments. VARD ID 83435

Dear Planning & Zoning Commission:

Developers + Committees in charge of approving
 new developments should have in place a
 weed management + revegetation plan for their
 unsold lots, open spaces, & roadsides.

Philip Davis

Victor

~~Signature~~

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission,

I am against The Comp. plan as it is written and especially against The Maps & designations referred to there.

Teton Valley is special. IT became that way by people being good stewards of their land and looking out for their neighbors. That - that made Teton Valley what it is. ~~It~~ is exactly opposite of Agenda 21. We own our property, have cared for it for generations and will continue to care for and protect it, including our water rights, wildlife and recreational opportunities. We will defend these rights with truth and honor through the strongest means possible.

Teton Valley residents and residents of the State of Idaho will not tolerate this type of regulation.

Brent Robson

Tetonia, Id. 83452

Brent Robson