

Dear Board Members,

My husband and I bought property here, in Teton Valley, over 5 years ago. We decided to make this place our home, largely because of the rural heritage and sweeping vistas, along with the small community feel. Our family has lived and farmed here, for over 20 years. When we received the notice about the hearing for the Laurel Flats Subdivision, we decided that we needed to make our concerns known.

Our first thought was the character of the area of 2000 W. and 9500 S. Currently, all the adjacent property to the parcel in question, is active farmland. With the amount of nearly empty, or in some cases, entirely empty subdivisions, in the vicinity, we feel a case can be made against yet another small parcel sized subdivision, especially since it would effectively be an island in a sea of agricultural fields. In a perfect world, we feel like a minimum of 5-acre parcels would better suit the rural character in this area.

We read the development application, for the parcel in question, and several other problems surfaced.

They reference using the Southern Skies Subdivisions fire hydrant, however that subdivision is at least 700 ft. away from the property in question and it would have to go across private property to get there. There is also a mention of a fire pond using irrigation water. This would put a burden on adjacent farmers, since it would constantly need to be refilled due to evaporation. The irrigation water is turned off from April until October, each year. How would they handle fire suppression for the remainder of the year? Currently, only one line of irrigation pipe per section, (40 acres) can water at one time, as per Trail Creek Sprinkler. This is a rule based on water conservation and well as line pressure. Adding 6 homes, each trying to water their lawn, could inhibit surrounding farmers from being able to water their crops, as needed.

The next concern was the amount of traffic, noise, and gravel dust that would be present, with the addition of 6 more homes. Since, the subdivision would be divided into 2 phases, there would be construction noise, dirt, and dust for the foreseeable future. Not to mention, the increased traffic, construction related, and otherwise, on 9500 S. If, however, the entirety of 9500 S was chip sealed or paved, this could go a long way to mitigate the issues.

In conclusion, when choosing a place to live out the remainder of our lives, we chose this property, In this valley, because of its dedication to rural heritage and character of this special place. We love it because of the comprehensive plan designed for the protection of scenic vistas, and the promise to first develop the city centers, before the outlying areas. While we aren't trying to impede capitalism, this would go against our beliefs, we ask that you carefully consider the impact that this project would have on the surrounding residents and their farmland. There is room for development, we just need to make sure that this subdivision doesn't start a trend to eradicate the remaining farmland in the South end of Teton Valley.

Sincerely,

Scott and Renee Wientjes