



Sharon Fox <sfox@tetoncountyidaho.gov>

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## BowenArrow Subdivision final Plat Hearing

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Peter Law <prldb@yahoo.com>

Mon, Oct 7, 2024 at 9:59 PM

To: "pz@tetoncountyidaho.gov" <pz@tetoncountyidaho.gov>

In regard to the proposed new subdivision, I urge the Teton County Planning Department to take into account nighttime light pollution of any subdivision plans. I also urge the Department to require a corridor of open space along the boundary between the proposed subdivision and Syringa Park subdivision so that no structures adversely impact the residents of Syringa Park, in particular as regards their views to the east and future noise and light pollution, and in general so that the current environs of Syringa park are not negatively impacted.

Peter Law  
owner Lot 15  
Syringa Park.



Sharon Fox &lt;sfox@tetoncountyidaho.gov&gt;

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**Re: BowenArrow Subdivision - Public Comment for the 10/28/24 Final Plat Meeting**

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Michael Bredal <mbredal64@gmail.com>  
To: pz@tetoncountyidaho.gov

Fri, Oct 18, 2024 at 4:36 PM

Teton County Commissioners,

We appeal to the Commissioners to carefully consider "A Summary of Fish and Wildlife Resources in Teton County, Idaho" as you finalize the BowenArrow plat. The document is attached as a reference and was initially prepared for the Teton County commissioners in 2022 by the Upper Snake Region Idaho Department of Fish and Game (IDFG).

The document states in the introduction: "Teton County supports fish and wildlife resources of great importance to the cultural and economic well-being of local residents, and provides habitat of regional and continental significance for several high priority species". We agree with this statement and believe that connecting to nature is a common reason why people move here and cherish this valley. We also believe that the remaining intact habitats at the base of the Big Hole range are more important than ever as accelerating residential development in this area continues to undermine habitats and pressure wildlife.

According to IDFG's report, "conserving ecologically valuable open space is a key strategy Teton County leaders and planners should consider to conserve wildlife habitat. Conserving habitat is essential to maintain fish and wildlife populations". Given this direction, we suggest that the County consider designating the Bouquet Creek and its associated riparian corridor as part of an open space set-aside that will maximize benefits to wildlife and nature. Bouquet Creek runs through BowenArrow's proposed Subdivision. This creek has year-round running water that supports lush native vegetation providing valuable forage and cover. It also serves as a natural travel corridor for wildlife moving to and from forested areas and National Forest Lands.

Since 1998 we have seen moose, deer, raptors, songbirds and other wildlife utilize habitat along this creek every year.

At this juncture it is critical that the proposed BowenArrow Subdivision consider the value of Bouquet Creek to local wildlife. This can be done by developing building envelopes that do not include the Southwest corner of the property where Bouquet Creek flows through thick riparian vegetation before it reaches a pond. To serve wildlife as habitat and a travel corridor, the creek and its vegetation need to remain intact. We remain concerned about the intended use of this area because Bowen Arrow have already excavated and constructed three yurt platforms including two without permits in this area. We propose these structures be removed to bring the area back to its natural state before the final plat is approved. Any activity on these three platforms will scare wild life away.

It makes sense that the building envelopes are clustered towards the middle of the plat to accommodate for efficient farming of the perimeter and/or growing native cover. Sandhill Cranes love open, fields and we see their mating dance out our window every year. We do not believe they will come back unless we consciously decide to accommodate their need for open spaces.

We look forward to a subdivision built with wildlife conservation in mind in the name of wildlife, culture and economic well-being.

Kind Regards,

Michael and Nola Bredal  
6315 Syringa Driver, Victor

CC: A summary of Fish and Wildlife Resources in Teton County, Idaho

<https://cms3.revize.com/revize/tetoncounty/documents/Government/Teton%20County%20Plans/summaryoffishandwildliferesourcestetoncountyidahoapril2022.pdf>



**summaryoffishandwildliferesourcestetoncountyidahoapril2022.pdf**

3445K



Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>

## Fwd: Bowen Arrow Subdivision

1 message

**Jade Krueger** <jkrueger@co.teton.id.us>

Sun, Feb 12, 2023 at 5:59 PM

To: Sharon Fox <sfox@co.teton.id.us>, Mitzi Van Arsdell <mvanarsdell@co.teton.id.us>

Can you print copies for the PZC? And also place in the file.

Thanks,

----- Forwarded message -----

From: **Dan Reyes** <dreyes@co.teton.id.us>

Date: Friday, February 10, 2023

Subject: Fwd: Bowen Arrow Subdivision

To: Jade Krueger <jkrueger@co.teton.id.us>

### **Dan Reyes**

County Manager  
PH 208.354.8775  
Cell 208.351.9244  
Fax 208.354.8410



----- Forwarded message -----

From: **Jake Kunz** <jakedkunz@gmail.com>

Date: Fri, Feb 10, 2023 at 10:06 AM

Subject: Bowen Arrow Subdivision

To: <commissioners@co.teton.id.us>

Good Morning:

I'm writing this letter to voice my opposition to the proposed Bowen Arrow Subdivision located West of Victor. My main opposition to this development is based on the following factors:

1. Big Game Migration Corridor: This property is prime habitat for elk, deer, moose, and other waterfowl due to the nature of the spring and the availability of year round water.
2. Impact to Water: When neighboring irrigation wells are turned on the spring goes dry within a few days. The addition of 7 domestic wells will have a negative impact on the stream flow of Bouquet Springs which feeds into the Teton River. The impact on fish and wildlife cannot be understated.

How many more subdivisions by outside developers is this county going to allow? The rural nature of Cedron is a highly sought out location and to allow "investors" to continue to denigrate this place while profiting is pathetic.

As a landowner with property less than a mile away, I'm committed to keeping our farm rural and open as long as we possibly can. Please do your part in helping us landowners protect and preserve our generational investment.

Thank you

Jake Kunz  
208-258-0329

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**Jade Krueger, AICP**

Pronouns: She/her/hers  
Planning Administrator  
Teton County Planning Department  
(208) 354-2593 ext. 200  
[jkrueger@co.teton.id.us](mailto:jkrueger@co.teton.id.us)

150 Courthouse Drive  
Driggs, Idaho 83422



The Planning Department hours are M-Thurs 9-3:00 p.m.; Fridays 9-12:00 p.m.



Sharon Fox &lt;sfox@co.teton.id.us&gt;

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## Bowen Arrow subdivision hearing

1 message

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**Brad Kunz** <bwkunz59@gmail.com>

Sun, Feb 5, 2023 at 9:19 AM

To: pz@co.teton.id.us

As the owner of lot #10 of Syringa Park Subdivision I am a southwest neighbor of the BowenArrow subdivision. Their proposed lot #7 is directly to the east of my property. I am including my public comments as per the county letter I received for the upcoming preliminary plat hearing on February 14th, with comments needing to be in by the 7th.

While I do not have concerns for the general subdividing of the BowenArrow approximate 40 acres, I do have an interest in the boundaries for their lot #7.

This area has had several yurt structures in various stages of development. I have a question as to whether this yurt (campground) will still be a feature of lot #7.

One of those structures, located in their southwest corner, had cement foundation supports that are directly on or within 1-2 feet of the property line and seemed to have sunk into the ground very close to the creek. Naturally, I feel the setback should follow the county 12 foot limit. If the county setback restrictions, and any other county building codes are adhered to then my concerns would be satisfied.

Thank you for this notice.

Brad Kunz

Sent from my iPhone

## **Bowen Arrow Ranch Subdivision**

Good Evening. My name is Jake Kunz. I'm a multi-generational resident of Teton Valley. My family has been farming and ranching on the West side of Teton Valley for over 100 years. My purpose in coming to the meeting tonight is to express and substantiate my opposition to the proposed Bowen Arrow Ranch Subdivision. With that being said, I'd like to highlight my concerns with a few bullet points.

1. The proposed development sits on Bouquet Creek, an annual creek/spring that is home to moose, deer, coyotes, fox, and other wildlife. The addition of 7 homes in a wildlife corridor goes against our valleys identity.
2. According to the proposed Draft Land Code, this property sits in the Foothill Region and would require 10 acre density lots. While I do not agree with everything in the proposed code, I do agree with this aspect.
3. The proposed development sits on Bouquet Creek, a creek/spring that is vital to our families agricultural well-being. Over 200 acres of farm land WILL be impacted with the proposed addition of 7 homes. It has been proven multiple times that deep wells effect springs. Our family may have no choice but to jump on the bandwagon of subdividing our ground if we do not protect the natural resource of water. The addition of 7 wells and 7 septic systems will not only deplete an already fragile aquifer, but potentially add pollutants to a fresh body of water.
4. We as a community love our open spaces, however we are NOT willing to make a stand to protect our natural resources and wildlife's best interests.

As an owner of farm ground in Teton County, I clearly understand the financial sacrifice we make to keep it open and productive. As one long-term valley resident told me recently, thank you for trying to keep Cedron in farm ground and not into housing developments. Cedron or the West side of the valley is one of the last agricultural pockets in our valley; if you want to see a BAD example of what it could look like I'd invite you to take a drive by 7000 S on Cedron road.

I would hope that some of the concerns proposed, primarily around natural resources and wildlife management will be taken into account as we work to address our growing valley.