

To: Teton County Idaho- Planning and Zoning
pz@tetoncountyidaho.gov

From: Steve Kuchenberg- Packsaddle Rd Resident
smkuchenberg@gmail.com

Regarding:

Subdivision Name: JC Ranches Subdivision

Applicant & Landowner: DJ DI WY, LIC Zoning District: A/RR 2.5

Location: W 4000 N near Tetonia

Description of Application: CI Ranches Subdivision Preliminary PlatHearing:

Dear Planning and Zoning Committee,

I am writing this letter to be included for consideration as part of the public comments for the above proposed subdivision. (JC Ranches)

Please note that I have three concerns about this development and any others that have similar characteristics for the following fundamental reasons.

1. The proposal was pushed through just as the new land code was being established and would not qualify if it were proposed today.
2. There is currently an abundance of under-developed subdivisions in this county already.
3. The seasonal irrigation waterway that flows through this land should be given full consideration of its value and impact on not only this parcel but the overall landscape of the valley.

Please allow me to elaborate on these points and thank you in advance for your time and consideration.

1. The proposal was pushed through just as the new land code was being established and would not qualify if it were proposed today.
 - a. My understanding of the land code was that it was intended to help the growth of Teton County be a responsible growth that ensures we protect the natural beauty, resources and heritage that make this valley such a special place to live. Allowing projects to push through after the fact goes against everything already stated and most likely will have a very negative impact on the outcome of the plan. While I haven't taken the time to research the number of plans like this one that were pushed through at the "Last Second"; I believe it is safe to assume there are more and when you combine them all we should really look at the total impact they may have vs the original land code plan.
2. There is currently an abundance of under-developed subdivisions in this county already.

- a. It is no secret that this valley went through some challenging times during the housing crash of 2008-09. A major bi-product of that period that has continued to evolve is the establishment of subdivisions with less than 50% of the lot's sold actually having houses on them. This approach not only also goes against the vision of the recent Land Code, it puts a significant strain on our already taxed county resources. The more we allow a couple houses here and a few there, the worse this problem becomes. The strain will not only be on our Law enforcement teams, county crews, fire and rescue etc. the strain also comes on the fiscal budget of the county. The tax base on undeveloped land is obviously much lower than those properties that have been developed, so not only are we spreading things out further, but we aren't taking in more tax revenue to help support the increased resources needed to support the spreading out of homes and developments. This seems completely contradictory to all the things we know and value in Teton County. Additionally, the impact fees collected with a building permit don't help the problem until people build, so the developer makes a profit on the land sold and county is left with the burden until homes are built.

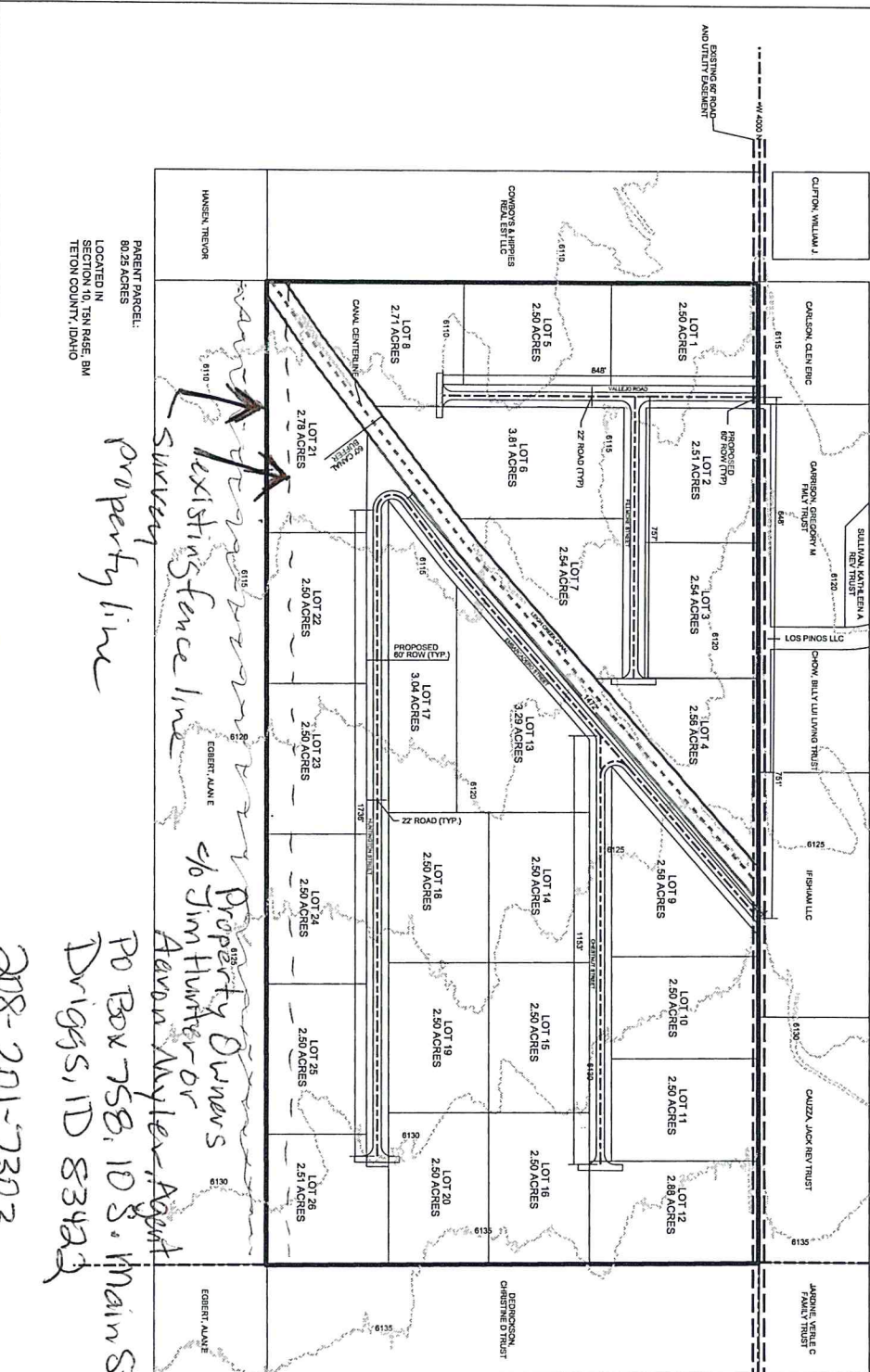
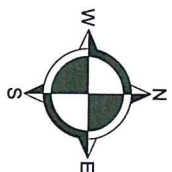
3. The seasonal irrigation waterway that flows through this land should be given full consideration of its value and impact on not only this parcel but the overall landscape of the valley.
 - a. There is a limited amount of land that has seasonal water running through it in Teton County and this land should be given a higher level of consideration when it comes to potential development. As the Natural Resource Study submitted along with the application for JC Ranches clearly pointed out, there are wildlife species that will likely be negatively impacted by this development. While I am glad this has been recognized, I don't believe the impact is being taken into consideration enough. For example, elk did use this pasture and several others in the immediate are this spring. My point being that even though this may not be recognized as a migration area now, the changes happening around may be changing that. This type of pastureland is a major part of what makes Teton Valley what it is, both naturally and from a heritage standpoint. Whether it be the wildlife that benefits from the seasonal water and nearby habitat being available or the livestock grazing the land and drinking from the ditch, this is an integral part of what we call home.

In closing I ask that you give these points great consideration for not only this development but all others who meet the same criteria as the impact may be far greater than realized and simply pushing things through because they came through at the wire just doesn't align with the vision and goals we need to have in Teton Valley as we move forward. Let's focus on finishing the developments that have been started before we increase the spread of houses, development and lands impacted by subdivision.

Sincerely,
Steve Kuchenberg



VICINITY MAP (N.T.S.)

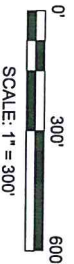


PARENT PARCEL:
80.25 ACRES
LOCATED IN
SECTION 10, T5N R5E, B1M
TETON COUNTY, IDAHO

*Survey
Existing fence line
Property line*

*Property Owners
e/o Jim Hunter or
Aaren Myler, Agent
PO Box 758, ID 8. Main St.
Driggs, ID 83422*

208-201-7303



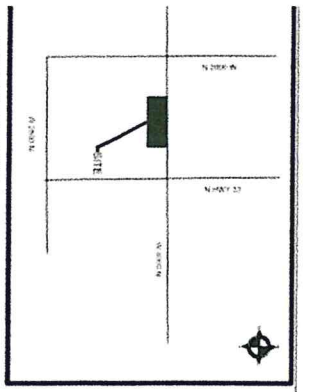
MAP 1	CONCEPT MASTER PLAN
	SUBDIVISION APPLICATION
JC RANCHES SUBDIVISION APPLICATION 80.25 ACRES WITHIN SEC 10, TOWNSHIP 5 NORTH, RANGE 45 EAST, B.M. TETON COUNTY IDAHO	



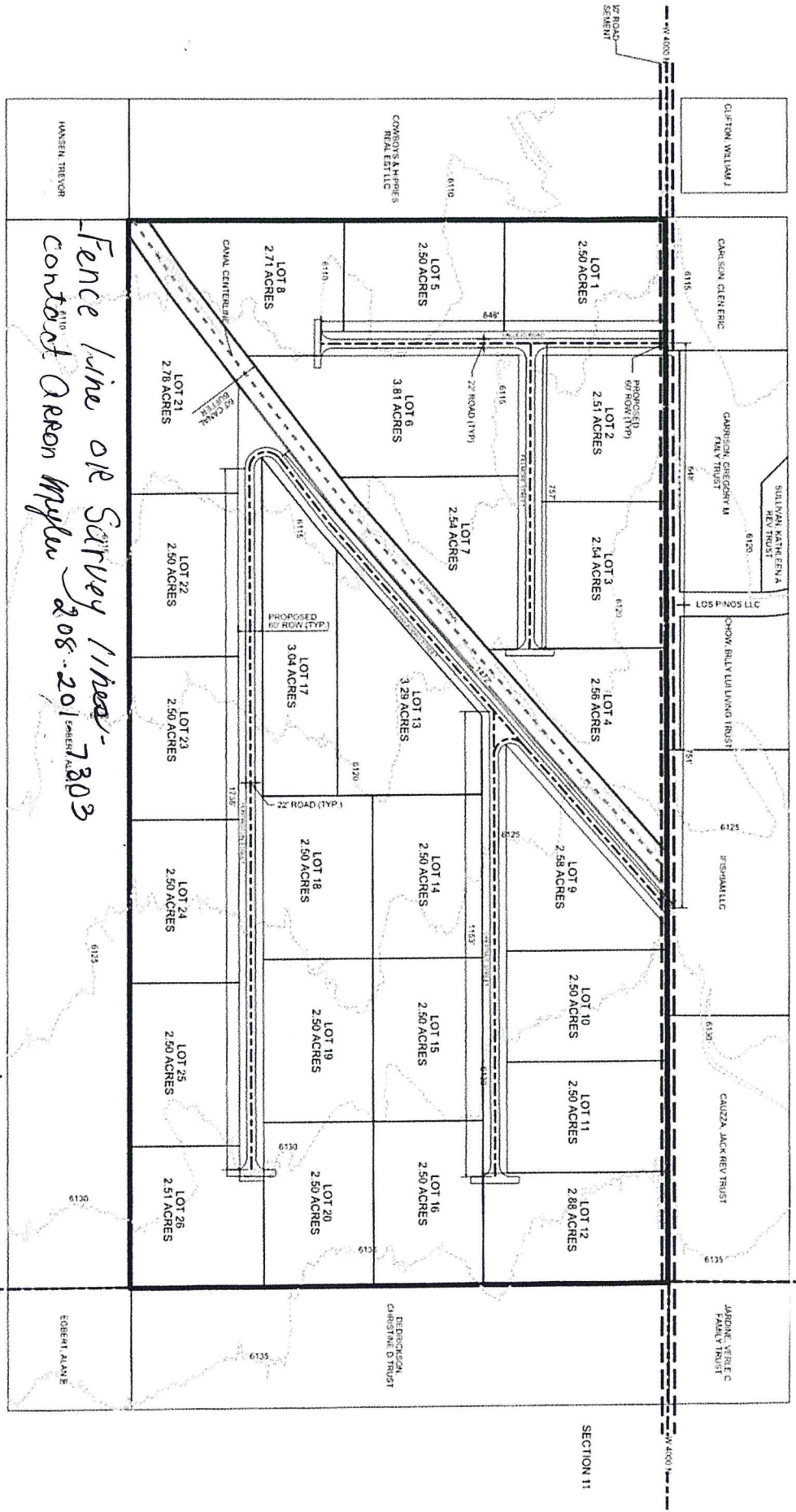
Y2 CONSULTANTS
 ENGINEER, SURVEYOR & PLANNER
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES

Y2consultants.com
307 723 2989

DATE	DRAWING SET TITLE
05/01/2022	SUBDIVISION APPLICATION
DRAWN BY: BPN	CHECKED BY: BY
	JOB #: 21102.ID



VICINITY MAP (N.T.S.)



*Fence line on Sarvey line - 7803
contort Oregon Maple 208-201*

*5 dots may not meet 2.5 acre depending on purports
line 208-313-255 Bill mowler for any access over
the canal.*

Ida Hansell 801-634-2639 prefer a bridge rather than culvert because of ease to



SECTION 03

SECTION 02

SECTION 11



Sharon Fox <sfox@tetoncountyidaho.gov>

RP05N45E101000

1 message

Chris Dedrickson <mountainhighberrypie@yahoo.com>

Fri, May 31, 2024 at 5:17 PM

To: pz@tetoncountyidaho.gov

It may sound unneighborly, but, my only concern is trespass. I do not want children, pets or adults on my land.

As the previous owner, I did not realize zoning had been changed. We were told we could only put 3 lots on 60 acres. I'm not sure I would have sold knowing so many lots were going in.

I appreciate the letter.

Christine Dedrickson