



Torin Bjorklund <tbjorklund@tetoncountyidaho.gov>

Skyline View Ranch PUBLIC COMMENT

Mark Rockefeller [REDACTED] >

Thu, Feb 29, 2024 at 4:59 PM

To: tbjorklund@tetoncountyidaho.gov, sfox@tetoncountyidaho.gov, jkrueger@tetoncountyidaho.gov, mvanarsdell@tetoncountyidaho.gov, TETON COUNTY COMMISSION <commissioners@co.teton.id.us>

Hello P&Z and Commission:

My wife Julie and I reside within the immediate vicinity of the subject subdivision plat and utilize the 2250 South Access Road daily to and from our home.

The following are my comments and concerns relative to the above subject.

County Road 2250 is in extremely poor condition, constantly plagued with potholes and mud throughout the year depending on precipitation, but particularly at snow melt throughout the winter. I am hoping that the developer improves that road as it is going to substantially increase the traffic on sane.

The creek that bisects the property Carries water rights to a center pivot which I dearly hope remains in use so that the property can be farmed on an ongoing basis. Otherwise we are certainly going to have a weed problem that will also contaminate neighboring Farms many of which lie to the north, south and east in the direction of prevailing winds. I believe that the property is not built upon should continue to be farmed as I have done this throughout many subdivisions that I have created and it maintains the land without disrupting neighboring Farmers or contributing to obnoxious weed condition. I believe that it should be a condition that all open space be farmed or properly cultivated and maintained in the fashion much like the neighboring Farm properties to the subject.

In the event that farm is ongoing fencing can be a strong deterrent to any farmer as they need open area and not obstacles interfere with equipment and crop production. Fencing should be controlled. All of the vicinity properties are good producing soils which contribute to the heritage of the west side of Teton valley.

Of course the stream that bisects the property carries water which serves as a wildlife corridor as we often say birds of prey, deer, moose, and Elk depending on the season they're quite prevalent.

I always suggest that building envelopes be incorporated into the plot so that they not only segregate homes and preserve vehicle doors but also provide a clustered approach that does not interfere with ongoing agricultural use which would be extremely valuable to the property as the property owners would enjoy the agricultural tax rate.

Many of the neighboring Farms also run cattle in between seasons, consequently pets should be contained and not be a nuisance to the Ranchers.

Please provide a copy of the CCR for the subject by reply email. I would also like to know when the comment. Ends and also a written schedule for public hearings where we may attend as neighbors to the property.

Mark S. Rockefeller

Associate Broker/Owner

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Sharon Fox <sfox@tetoncountyidaho.gov>

Skyline View Ranch Legal Description: RP04N44E120150

Kerstyn Foster [REDACTED] >

Thu, Feb 29, 2024 at 5:06 PM

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

Hello,

I received the county's notice of public hearing for the new subdivision listed in the subject line, Skyline View Ranch. My name is Kerstyn Rockefeller; my husband, Tyler Pulley, and I own the 2 acre lot on the South-East corner of the proposed subdivision.

To my understanding, the developer has intentions of bringing the subdivision back to a natural landscape. I would say that agriculture is an important aspect of our area within Teton Valley and also doubles as a form of weed control and would very much prefer to see open space continue to be farm ground, at least outside of the proposed building envelopes. With that said, the building envelope on the South-Eastern proposed lot is at an angle which seems it wouldn't be conducive for the purposes of farming the surrounding land.

I do appreciate and approve of the building envelope not being directly behind my property, as I very much would prefer to keep my views of the big holes undisturbed. I would simply suggest changing the diagonal angle of that building envelope to be straight with property lines and other property lots not within the subdivision.

I would also encourage the county to keep the wildlife corridor in mind; whether this is limiting fences, etc. as we frequently have Elk and Deer who travel in the suggested subdivided area.

Last, I would encourage lots to access through the proposed road that appears to loop towards the middle of the subdivision to help keep traffic down on the county roads and instead hope that more traffic would utilize the paid by hoa road rather than the tax paid county road. I understand this is not feasible for all lots, but just my thoughts.

Overall the proposed subdivision seems to be well thought out and I appreciate the efforts of all parties on this project.

Please feel free to email or call with any questions or for additional thoughts if needed. Thank you.

Kerstyn Rockefeller

[REDACTED]