



Sharon Fox <sfox@co.teton.id.us>

Public Hearing - J&G Peacock Subdivision Preliminary Plat Hearing - COMMENTS

Jeff White <trona@mac.com>

Tue, Jun 6, 2023 at 4:53 PM

To: pz@co.teton.id.us

Cc: Pam Anderson <pam@colonial801.com>

Dear Planning and Zoning Commissioners -

I am unable to attend the 13 June 2023 Public hearing concerning the J&G Peacock Subdivision Preliminary Plat Hearing. Therefore, I am providing written comments. Please consider the following comments in your deliberations and decision-making concerning the proposal.

This sort of subdivision, providing a family legacy inheritance through family land division, is notable. Such a subdivision purpose is exemplary and worthy of commendation. It is far more appropriate for sustainability of Teton Valley than an 'out-of-state' acquisition and subdivision without consideration of valley tradition, culture, and families.

Similarly, the application materials and documents are well-prepared, appear correct and accurate in all regards, and ensure clear communication of land and project requirements as well as perpetuation of land tenure information. The applicant and their consultant should thus be commended for such quality work. Such aids in regulatory review and approvals as well as minimizing burdens on commission and staff time. This application package could easily be used and an example for other applicants and their consultants! The *Declaration of Covenants, Conditions & Restrictions for Peacock Trust Subdivision* (CCRs) is also a well-prepared and thought out document.

Because of the location of the proposed subdivision within the local viewshed - the Teton View Corridor - particular emphasis much be placed on exterior lighting of structures. The CCRs address this management measure but rigorous consideration and adherence to eliminating light trespass must be made by the subdivision.

As the applicant and their consultant are now likely aware, the proposed subdivision is within the Big Game Migration Corridors and Seasonal Range. Presumable this will be addressed in your recommendations and decisions.

Recent construction and subdivision action, as well as proposed subdivision actions, have and will result in increased human population density in the vicinity of the proposal. With that increase in population density will be an increase in motor vehicle traffic (construction, vendors, service-providers, residents, etc). The existing official speed limit on County Road East 4000 North is 35 mph. For travel purposes, this does not change until a 25 mph sign is encountered on Grand Teton Road in the Teewinot community. In [2022 State Highway 33](#) was closed due to motor vehicle crashes. Traffic was temporarily routed on County Roads East 4000 North and North 1500 East. Driver behavior was astonishing dangerous as vehicles were driven well in excess of the posted 35 mph speed limit in the area of the proposed subdivision as well as west and south of the area. This placed residents - including children - at unnecessary risk. Increasing travel speeds are routinely observed by residents in the area. With an increase in population density comes the increased risk of vehicle - human collisions and injuries. To reduce this risk to acceptable levels, Teton County must act to reduce the official speed limit on the portions of East 4000 North and North 1500 East. A speed limit of 25 mph from North 250 East on 4000 and continuing on North 1500 East to the existing 25mph zone on Grand Teton is thus requested. Obviously this is not a requirement for the applicant, but rather a responsible action by Teton County and should be a recommendation from the Planning and Zoning Commission to the Board of County Commissioners.

Thank you for your consideration.

See ya on the range,
Jeff White
trona@mac.com



Sharon Fox <sfox@co.teton.id.us>

J & G Peacock Ranch Subdivision Concept Plat Hearing Jerry Peacock Family Trust submitted an application for a 6 lot subdivision on 22.41 acres located at 1665 Reunion Road off E 4000 N

Richard Smith <smithrc3@gmail.com>

Mon, Jun 13, 2022 at 11:56 PM

To: pz@co.teton.id.us

Cc: christine smith <cgsmith256@gmail.com>

Comments regarding the above noted subdivision proposal from Richard and Christine Smith, property owners at 3806N 1500E:

- We have concerns regarding the impact of the density of this development on the overall rural character of this area which is a significant value element of our property and the neighborhood in general
- We have concerns about the impact of amount of impervious surface being created by the proposed homesites and roadways on the groundwater resource in the immediate area and potentially impacting our well and water supply
- We have concerns about the incremental congestion that this residential development may have on the surrounding infrastructure - with potentially 6 additional residential sites, each with potentially multiple structures, it represents a significant increase in the residential density of the area
- We have material concerns and reservations regarding the adverse impact of sustained traffic, noise, refuse management including trash, dirt/dust that will be the result of prolonged construction activity in the immediate vicinity of our residence. This will be, once the project is underway, beyond our control or ability to respond to and obtain corrective action against
- We are absolutely confident that this project will have a negative impact on the quality of life at our residence and property value, and we would prefer that the project not go forward. We want to make sure that every possible measure is taken to limit the impact upon the quality and character of the area we live in.
 - To that end, we look to the planning department to consider:
 - (i) limiting the number of buildable sites to a minimum number and believe the proposed number of units of 6 is excessive and over reaching for the proposed acreages, acknowledging the existing zoning conditions;
 - (ii) establishing detailed landscaping and site location guidelines so as to minimize the impact of this development and the additional residences on existing homes - establishing a residence cluster with an open space buffer would seem appropriate for this project;
 - (iii) fully consider the water/aquifer capacity for this addition draw on the available groundwater supply today and taking fully into consideration current trends in water table levels;
 - (iv) focusing on the access to and from the subdivision to the address to the fullest possible extent any adverse impact to the existing surrounding residences

Thank you for taking our concerns into consideration in your evaluation of this project. We plan to be in attendance via the zoom conference link and will make ourselves available for further input as this evaluation process goes forward.

Richard & Christine Smith

P: 347-703-8812

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3806N 1500E

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Sharon Fox <sfox@co.teton.id.us>

J&G Peacock Ranch Subdivision Public Hearing for Comments on 6/14/22

Michael Lund <mikelund232323@gmail.com>

Sun, Jun 12, 2022 at 8:11 PM

To: pz@co.teton.id.us

To: Teton County Planning and Zoning Commission

For: Questions and comments for June 14, 2022 Meeting for the J&G Peacock Ranch Subdivision

My name is Michael Lund and I am the owner of Lot 1 PJ Clarke Tree Farm Subdivision. The Peacock family are planning the development of new homes adjacent to mine and I am requesting the opportunity to meet them to discuss the new construction. Specifically, I would like to discuss the potential impact these new homes will have for our neighborhood and have questions, concerns, and comments about Property 1 and Property 2 as follows:

- I wanted to ask if you are flexible with respect to the location of the driveway? The easement for the driveway to these two properties borders my property. I'm concerned about headlights from vehicles shining into my future home along with noise from vehicles. The headlights from vehicles will also shine directly into Bret and Amy's living room and bedrooms. Brett and Amy live at Lot 2 PJ Clarke Tree Farm Subdivision. One thought I had was to move the easement or driveway to the south of the home that is on Parcel 2. This may also keep headlights from shining into the homes of Anderson Parcel 1 ROS # 130445 and McIntire Parcel 2 ROS # 130445 because the driveway would fall at or very close to the split of their properties. In addition, the noise would not be an issue.
- Are there going to be additional electric lines run across my property? The current electrical line running to the Parcel 2 home runs over my property. If additional electrical lines will be necessary, is it possible for the current electrical line and any additional electrical lines to be placed underground so they do not impede any future building on my property? In addition, the current electrical line limits my view of the Tetons. At the east side of my property line, towards 1500 East there is an existing electrical pole and an electrical box on the ground. This would be a great place to put the current electrical line and any additional electrical lines underground.

In summary, I wanted to see if the Peacock family would be willing to work with me on these two aspects of the subdivision and building process. In addition to answering the two above questions would you please put me in contact with them?

Thank you for your time,

6/13/22, 11:14 AM

Teton County Mail - J&G Peacock Ranch Subdivision Public Hearing for Comments on 6/14/22

Michael Lund
MikeLund232323@gmail.com
215-284-6709



Sharon Fox <sfox@co.teton.id.us>

June 13 public hearing

1 message

Ali Anderson <aliandersonlf@gmail.com>

Mon, May 22, 2023 at 7:26 PM

To: pz@co.teton.id.us

I received the letter about the public hearing concerning the J&G peacock subdivision.

We purchased the original home on the property using the one time land divide, and the information you're including in the letter is incorrect, which is unfair to any concerned neighbor as well as the families intent.

The request has been made and corrected multiple times with multiple people- the land divide will be 5 lots, not 6.

I also feel like any concerned neighbor needs to be aware of the reason for this request. This is a family "fairness" land divide, and therefore should fall into a separate category other than "subdivision". One of the remaining 4 Peacock children wishes to build on the family property, none of the other members are interested in relocating back to their childhood land. In fairness, they will each be receiving a lot and built into the deal of them receiving that lot also comes with the caveat that it cannot be sold outside of blood relatives.

This is not a money grab for a contractor. This is simply a request made to allow someone who grew up in this community the ability to come back.

Thank you,
Ali Anderson