From:	Stephen Fralin
To:	County Commissioners
Subject:	Crystal Springs Ranch Request for Partial Vacation of Plat 1323
Date:	Tuesday, October 11, 2016 9:26:23 PM

October 11, 2016

Teton County Commissioners,
I would like to take just a moment of your time to express my personal stance on the rezoning request from Crystal Springs Ranch, Resor, Four Shadows. Lot 15 of the Homesteads at Teton Village was originally zoned as non-profit, CSR would like to rezone as commercial mixed use.

They have expressed plans to build a restaurant, sheriff substation and apartments on this tiny lot. Rezoning this for such use would create an unsafe environment for fifteen young children who call this neighborhood home. This is a very small lot and the surrounding roads are only 20ft wide. This proposal is completely the opposite of what we were told when we moved into our home, a small non-profit office space. They have also expressed plans to build a fire house in the field east of the homes of which we were told would remain green space and will never be developed.
CSR tried to have all residents sign on a snow removal easement that would pave the way to this rezoning. They did not explain the proposal or what it was they were trying to accomplish. They stopped residents in their vehicles and caught s off guard in attempt to get 100% signatures. This was a misleading tactic and not everyone signed.

To build a 24hour operating high density mix-use building within a family neighborhood is not only absurd but is flat out unsafe. The roads are too narrow as is with parking and traffic already an issue. We have fifteen children ages 12 and under who call this area home. This would create a very dangerous environment with constant traffic, people looking for parking, food deliveries, trash removal. Now add a good snow year, lost tourists and you have a recipe for disaster.

Our children enjoy the safety of this small neighborhood, enjoy playing with each other, riding bikes and such on a quiet street where parents can keep an easy eye on them. This is a true blessing to all of us and we cherish this neighborhood as it is.

We welcome new homes being built on lot 16 and more families moving in to the community. This plat also needs careful consideration as they have not planned for emergency vehicle access, safe traffic flow, increased traffic, and good community atmosphere. They do not want to have a road that would circle the neighborhood but would prefer to have a narrow dead end street that vehicles would need to reverse out of. This is very concerning to me and the safety of all the children and residents of this neighborhood as I have a child with a developmental disability and severe hearing loss. I am very concerned for her safety if this proposal goes through. This is too much for a neighborhood of this size to withstand.

We understand that development in the Village is going to take place and areas of mixed use, planned for the plats to the west and northwest of this plat, are necessary and have valuable purpose for Teton Village and its growth. This has to be properly planned and done so with careful consideration. This small parcel of land is simply too small for such use. There is not enough room for customer parking, staff parking, sheriff parking, apartment tenants, guests, product deliveries, increased traffic and a neighborhood full of families too.

Commercialization of this lot would be detrimental to a neighborhood that is building strong relationships with one another, values the safety of our children and looks forward to more affordable housing and people like ourselves to move in to this amazing neighborhood.

I ask that you consider the safety of our children, family values, neighborhood values, the impact of high density mix-use areas, and the future plans of Teton Village. Please think of the impacts of the hard working folks who call this area home and base your decision on what is best for community and not one person eager to make even more millions.

Sincerely,

Stephen Fralin
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