From: Karla Tessler
To: County Commissioners
Subject: Lot 5 development
Date: Friday, November 04, 2016 3:54:38 PM
Attachments: TC_Commissioners_re_TP_Lot_5.pdf

Good afternoon,
I have attached a copy of the letter the TPOA sent you in regards to the proposed lot 5 development at Teton Pines. I reference this letter as I am in full support of the assessment of the proposed development made by TPOA. I was not able to attend the October 24th meeting, but sent a letter to the planning commission that reflected similar points made in the current HOA letter. I believe our homeowners association has been supportive of Mr. Mackenzie's development plan; but I have deep concerns about his intentions to link the ranch from Fish Creek to the main thoroughfare of the Pines for his convenience.
Although he may intend to allow access only to his family in the near term, there are no guarantees in perpetuity if he were to sell the ranch or develop the land himself, that a large number of homesites/families would gain vehicular access to a road that our HOA must maintain and secure on a daily basis and this would significantly detract from the safety and wellbeing of homeowners in our neighborhood.

I am a proponent of 4/2 or 3/3 plan (as long as the road for three lots to the north is given a variance and kept at minimum driveway width) as I recognize that a 6/0 plan might be most beneficial to me, but unfair to my neighbors to the South. I believe Mr. MacKenzie has been thoughtful in keeping homesites in the northern NRO far from bordering neighbors and is attempting to minimize impacts on wildlife habitat. He has been a courteous neighbor to date and very open and willing to discuss concerns.

I wish he were less reluctant to include his lots into the TPOA- he has stated to me on several occasions he has no desire to become a developer or property manager; so his reluctance raises a red flag (to me) as to his anticipated CC and Rs and infrastructure plans? That may be my paranoia, and I have no proof of any ill will, so this statement is truly just an opinion….
it seems like TPOA would be a natural and easy fit. I believe the Pines has a strong set of CC and Rs in place as well as a seasoned management team to support those needs.

I hope that constructive input from directly impacted neighbors is given the appropriate level of consideration in your process and hope you are able to reach a consensus on a well thought out long term plan that will serve all parties involved.
Thank you for your service to our community.
Best
Karla Tessler
3205 Teton Pines Drive
(P-32)
307-733-7155