From: Bain Campbell
To: County Commissioners
Subject: Teton Village Homesteads: Removal of Lot 15 Non-Profit Plat Designation, Future Affordable Housing at Lot 16
Date: Monday, November 14, 2016 1:42:22 PM

Dear Commissioners,

I am writing to follow up on the removal of the non-profit designation for Lot 15. It is the hope of myself and several members of the community that this remain designated for non-profit. This is a thriving residential community made up of working class, blue color families. Transient workforce housing and a sheriffs substation is not an appropriate use for this lot. This type of high density development would make an compact sight, even tighter. The tighter roads and increased traffic present a safety hazard to the many neighborhood kids that play in area. It would negatively affect the traffic flow, and the values of the homes in the development.

Many residents who purchased their Homestead unit in 2003, had the option to by free market homes in others areas of Jackson. When presented with the site plan and future development, CSR represented that Lot 15 would be a 9 to 5, 5 day a week, non-profit office with parking available for the residents in the office lot available in the evenings and weekends. With CSR's proposed development there would be no additional parking available and further stress on the already taxed infrastructure. Unfortunately, the free market opportunities that were available in 2003 are financially out of reach for most, so its the hope that long term solutions can be found to the tight roads and the lack of handicap/guest parking.

In addition, we will be facing challenges with the development of Lot 16 and the additional proposed housing. With the inadequate infrastructure currently maxed to capacity and no parking, the additional 10 units, with the introduction of 20-25 cars, along with the existing 26 to 30 cars in the neighborhood will be problematic. Please note that I am all for affordable housing and would like to afford others the same opportunity that I have been fortunate realize myself, however, it needs to be done in a thoughtful way that will ensure the safety and sustainability of the neighborhood for many years to come.

In the last County Commissioners meeting there was mention of a public workshop to look at CSR's plans to develop Lots 15 and 16 and discuss its affect on the existing property owners, and discuss what has worked and and what has not worked in the development. The Homestead homeowners would welcome this workshop and would also like to host and open house on site. An onsite visit would give you, the Commissioners, a chance to see the site first hand and the neighbors a chance to meet you. CSR is moving fast to get as much of their required development built and fulfilled to keep moving forward with the development at Shooting Star, however, their required build out needs to be done in a responsible and thoughtful way that provides a safe infrastructure for the existing/new children and families. Thank you for your consideration.

-Bain Campbell
Homestead Property Owner