From: dandjhhhi@aol.com
To: County Commissioners
Subject: Lot 5
Date: Sunday, November 13, 2016 2:12:41 PM

Board of County Commissioners
Roby Hurley

We have owned lot 34 in the Estates in Teton Pines since 1985. There is a constant parade of wild life in the lot, most coming from lot 5.
Development of lot 5 would surely disturb the wild life. We have left 1 acre of our lot wild for habitat.
I will be unable to attend the Teton County Commissioners meeting due to ongoing cancer treatment.
We agree, with others, that the 6/0 development, if it has to be and it would border us on the South and West, would be the best solution.
I am enclosing quotes from other letters:

Lot 5 is located in the central open meadow area, so it will be prominently visible to residents of the Pines, Meadows, and Timber areas, and to all who travel Teton Pines Drive.

If the 6/0 version is used it would avoid the 'ranchettes' and all the issues that you have brought up. This would also avoid opening up the northern boundary to his ranch. If he develops the northern end of the NRO how would we ever know and monitor who it is that is using those roads.

The 3/3 version has the HIGHEST IMPACT on the wildlife habitat, including being the plan that most FRAGMENTS this wildlife area. Also this plan, with a home site in the most northern region of Lot 5, opens up the door for the developer's lawyers to make a case for penetration of the northern boundary into Teton Pines.

The proposed entitled lots will be large (13 acres in one case) and as a result, they will effectively constitute ranchettes rather than residential sites like those established at Teton Pines. If not regulated effectively, these large lots could take on a sprawling "barnyard" character with fences, sheds, signs, motorhomes, horses and animals, outside storage, playground equipment and other unattractive features.

Hence, it is particularly important that the developed Lots be subject to the CC&Rs and Community Rules that specifically control the following:

- Access
- Buildings limited to one per Lot
- Construction site maintenance
- Landscaping and maintenance
- Residence use
- Residence maintenance
- Long-term only residence rental
- Parking
- No fences
- Trash containers and control of trash
- Signs and lights
- Noise and odors
- Playground equipment
- Motorhomes
- Motorcycles and off-road vehicles
- Dogs, cats and household pets
- Horses, animals and wildlife
- Children's activities and safety
- Guns and fireworks
- Hunting and fishing in ponds
- Swimming and boating in ponds

- Skating and sledding on roads

Thank You

Deane & Richard Henderson