From: Michael & Janet
To: County Commissioners
Subject: Teton Pines Lot 5, Vanderwater property
Date: Wednesday, November 09, 2016 2:57:13 PM

Dear County commissioners,

It is unclear to us why you are diluting the comprehensive plan and the LDR's. Why are the detailed rules and comp plan policies not being fully enforced on the highest priority in the development plan of Lot 5?

By endorsing the 3/3 development plan of the developer you are approving a plan that has the HIGHEST IMPACT ON WILDLIFE, by allowing building to happen in the NRO, when it is not necessary. Also this 3/3 plan has the HIGHEST FRAGMENTATION of development, instead of clustering, and therefore once again has the HIGHEST IMPACT on the wildlife habitat. That is why the 6/0 plan is recommended that has the least impact on the wildlife habitat as well as being the plan most in conform with the current development in Teton Pines. There are a number of 'estate lots' that are only 1/2, 3/4 of an acre. The idea of as one goes west it is appropriate to have bigger lots is not necessarily the case and in fact is irrelevant.

Another consideration is the impact of this 3/3 plan on the Teton Pines community and possible breaking through of Lot 5's northern boundary as well as very negative considerations if the Teton Pines CC&R's are not applicable to any development plan. Please read the following points:

The TPOA Directors are concerned that approval of the proposed development of the entitled units on Teton Pines Lot 5 will result in degradation of the Teton Pines residential environment and a reduction in property values if access from VandeWater is not eliminated, and if the CC&Rs and Community Rules are not made applicable to the Lots.

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.

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 FOR TAKING THE TIME TO DELVE INTO THE ABOVE MENTIONED MATTERS TO RETAIN THE CHARACTER AND VALUE OF TETON PINES

All the best
Michael & Janet Sluszka
3225 Teton Pines Drive