

From: Debra Holm
Sent: Friday, May 03, 2013 1:04 PM
To: PZ
Subject: Re: Canyon Creek Development

Dear Angie,

Please give the following statement to the P & Z Commission:

Hello. I'm Debra Nelson Holm, and my family's property abuts the Canyon Creek Ranch PUD. Our family is studying the Canyon Creek proposals prior to May 14, and we may attend the hearing.

From what we see on the documents, the developer's re-plat would answer many of the concerns that we put forward in opposition to the original plan. The population density is much reduced, which also reduces problems relating to water, fire, sewer, roads, and so many issues. Wildlife habitat would be greatly enhanced if the land were sold for conservation.

So, if the developer proceeds in good faith, we do not oppose the plan.

Sincerely,

F. Wayne and Joyce Nelson family

Debra Holm, representative

On Thu, May 2, 2013 at 11:20 AM, Debra Holm wrote:

Dear Angie Rutherford,

.My sister in California, Shanan Cameron, who pays the taxes on our land, received a letter in regard to the May 14 public hearing. We would like to comment on the vacation application before the deadline tomorrow, May 3. Would it be possible for you to email me the letter you sent to Shanan, so that I may review it and send our comments? She is the family treasurer, and I'm the family emailer, and it would be so helpful to me to read that letter via electronic means.

Thanks so much,

Debra Holm



Valley Advocates for Responsible Development

May 6, 2013

Teton County Planning & Zoning Commission
150 Courthouse Drive
Driggs, Idaho 83422

RE: Canyon Creek 2013 Re-plat Proposal

Dear Commissioners:

The currently proposed overhaul of Canyon Creek Ranch PUD will benefit both the developer and the greater community. It will also render this development more marketable to both smaller conservation buyers who might only be able to purchase a few lots as well as large conservation buyers with the means to purchase the entire property.

Re-platting benefits to the developer:

This new design will dramatically reduce the original \$24M infrastructure price tag by 97%. The new low-density design enables the property to likely remain in the conservation reserve program (“CRP”) thereby creating a source of revenue on the property while reducing the property tax liability and carrying costs. The scaled back infrastructure will also reduce the potential for future “headaches” and complications from installing the community water system and 27 miles of road that were part of the original 2009 design. This reconfiguration to large ranch parcels is also much more in keeping with the remote landscape and will hopefully be attractive to conservation buyers of both large and small means.

Re-platting benefits to the general community:

Under this revised plan, Canyon Creek will now be a traditional subdivision instead of a PUD. Thus, there will no longer be clustering or minimum open space requirements, but the new design will instead include very large rural lots over the entirety of the 1,760 acres. The significantly reduced scale and impact of this new design will do a better job of preserving the critical habitat on this property by minimizing the disturbance of native vegetation for infrastructure, which benefits wildlife. The proposed 94% reduction in residential lots will lessen the potential for human-caused disruptions to wildlife populations – a major driver of our local economy. These significant reductions in densities will also lower the costs of public services to this area, which benefits all county and city taxpayers. The transformation of Canyon Creek from a bustling resort to large ranch parcels is also much more in keeping with the wide-open landscape and helps maintain the rural character of the area, which is also plays a key role in our valley’s tourism and recreation based economy.





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One of the few remaining issues to be resolved is establishment of finite and unambiguous dates for the new phasing plan to accompany this re-plat. Once these issues are resolved, Canyon Creek will hopefully serve as a model example and pave the way for future distressed subdivisions to engage the county in the re-platting process to benefit both the developer and the greater community.

Thank you once again for your hard work in the service of the greater community.

Sincerely,

Anna Trentadue
Valley Advocates for Responsible Development
Program Director / Staff Attorney

