

Teton County P&Z Commission
Teton County Board of County Commissioners
89 North Main Street
Driggs, Idaho 83422

RE: The Proposed Revised PUD Ordinance.

Dear P&Z Commission and Board of County Commissioners,

I am writing to express my support for the revised PUD ordinance. As someone who has seen how growth and development is changing my neighborhood, I know that we need more clear guidelines for developers who wish to do projects here. The new PUD ordinance has many positive changes. I wanted to write to you, and list what I think are some of its best new attributes:

- **More reasonable PUD density bonuses:** In years past, it has pained me to see such dense development in our countryside. I understand in some cases up to 1100% above the underlying zoning density. Our rural character is one of our best attributes! I support the more reasonable density bonuses, which reflect the comp plan goal of maintaining our rural character. It is a great improvement.
- **Stricter and clearer development review standards:** I think it has historically been too easy to develop in this valley, and the quality of developments has varied wildly. As we grow, we need to make sure that county services and infrastructure keep pace with development. When developments don't pay their own way, the community invariably suffers. I support all the new mandatory requirements for traffic, wildlife, and fiscal impact studies. The creation of the technical review committee is also a great addition to help ensure that these studies are put to their intended use. Stricter and clearer development standards will ensure a more fair and consistent process for developers, bring in higher quality developments and protect our community assets.
- **Better open space requirements:** Our open space is the defining quality of this valley, and it is rapidly disappearing! Open space is an important underpinning of our tourism and second home economy. A plan to preserve open space is vital to sustain our economy. Open space is also critical for healthy wildlife populations. I support the higher standards for open space design and management. The stricter requirements for connectivity of open space between developments are also a big improvement.

It is gratifying to know that a diverse group of representatives from Teton Valley have volunteered for months working on this revised PUD ordinance. Thank you so much for your hard work on this ordinance. It is a great step in the right direction!

Sincerely,

John Q. Public