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Via Hand Delivery

Teton County Planning and Zoning Commission
89 N. Main Street
Driggs, Idaho 83422

Re: Review of PUD applications

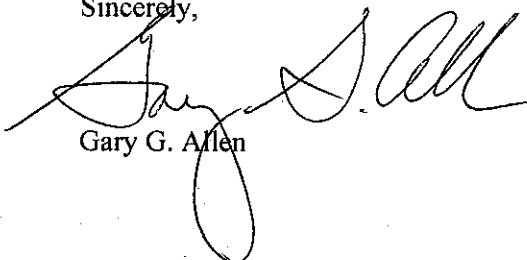
Dear Commission Members:

We have been asked by our client, Valley Advocates for Responsible Development, to prepare a primer regarding the review of planned unit development (PUD) applications in Teton County. Accordingly, we present for your consideration the attached memorandum, which outlines the review process and addresses several common questions associated with that process.

The memorandum has been drafted from our viewpoint as a law firm that overwhelmingly represents developers rather than citizens or advocacy groups. As part of Idaho's leading real estate practice, we have an extensive land use practice group including more than a half dozen experienced practitioners. We have sought and obtained large scale development approvals for a number of projects similar to Mahogany Ridge, as well as many other difficult entitlements. Attached to the memorandum are examples of the government approvals for a few of those projects.

We hope this memorandum is useful for you and would welcome the opportunity to answer any questions you may have.

Sincerely,



Gary G. Allen

GGA:slc

Attachment