



V A R D
January 7, 2009

Teton County BOCC
89 North Main Street
Driggs, Idaho 83422

RE: Milk Creek Road Vacation.

Dear Commissioners,

At this time, it is unknown when (or if) the Grandview Ranch property may some day be developed. While we are in support of the Milk Creek Road vacation based on the understandings outlined in our December 2, 2008 letter to Planning & Zoning, it is important to clarify the basis for vacating the road. Ten years from now, the Grandview property may be under different ownership with a different development ethic. If a future project proposes clusters of lots right down the vacated road corridor, the institutional memory may not be in place to remember why this road was vacated in the first place – to protect wildlife.

There is an element of risk here: if this Board approves the Milk Creek Road vacation, the public will permanently lose a section of county road, and there is no way to absolutely guarantee that future development will not conflict with the stated purpose of the vacation. If the land is someday developed in such a way that merely promotes private benefit of this vacated road with no protection of wildlife, then the road will have been vacated for naught. The best securities possible should be put in place to avoid this outcome. **If the Milk Creek Road is to be vacated, we respectfully submit the following suggestions:**

- The road vacation should be conditioned upon the agreement that future development will be designed to further the goal of protecting the Milk Creek corridor.
- The basis for this vacation should be clearly outlined in the county's findings and conclusions.
- The Grandview parcel should be flagged in the county system so these findings will be attached to the property.

While we do believe the applicant has good intentions for this piece of property, these securities are tools to help protect the county from unforeseen future circumstances.

Sincerely,

Anna Trentadue