

November 4, 2008

Teton County P&Z
89 North Main Street
Driggs, Idaho 83422

RE: Opposition to the Arbors concept application.

Dear Commissioners:

Valley Advocates for Responsible Development (VARD) cannot support this concept application based on the following concerns:

1. Up-zoning in the rural county and scenic corridor.

This concept application requires three separate up-zoning changes from Ag2.5 to R1, C1, and C2. We support this commission's past decisions to not grant any further zone changes until the Projected Land Use Map (PLUM) is done, and this particular area really needs a plan: Surrounding the proposed Arbors, you have a high-end golf community, a working guest ranch, low-density single-family housing, and a state gravel pit. No doubt, it is a strange location with many different uses. However, it is also still a rural and very scenic corner of our valley. We encourage the commission to remain consistent and deny any zone change request until the PLUM is done. As we have noted in the past, a zone change without a completed PLUM would constitute an illegal spot zone.

2. High-density housing in the rural county.

The development does not comport with the goals of our comprehensive plan. Land Use Policy 2 is designed to protect the scenic corridor. The sheer magnitude of this development along the scenic corridor is out of character with the goal of protecting that view-shed. The requested up-zoning and density of the development are antithetical to preserving the scenic corridor.

Land Use Policies 3 and 4 clearly promote higher density developments in the cities and downscaled development fanning out from the cities. The Arbors concept plan calls for city densities well outside the city limits of Victor. Moreover, the R1 zoning designation is intended to "provide a buffer or transition area between other zoning districts of the county and the areas of city impact and scenic corridors. . ." (T.C.C. 8-3-5-C) Here, this R1 request would do the opposite, creating higher density than what exists within the Victor impact area. Thus, this request for R1 and commercial zoning in the rural county along the scenic corridor is not in accordance with the comprehensive plan, and is contrary to the buffering purpose of the R1 zone.

In addition, this development runs contrary to the growth plans of Victor. The City of Victor has taken the position that high-density development belongs in the core of

the city, and has even adopted a traditional neighborhood design overlay (TND Overlay) to promote dense, walk-able, in-town developments.

Finally, the history of this concept plan is worth discussing. The developer presented Victor with an annexation request for a very similar concept on the same parcel of land. Victor denied the request because the remote location and high density did not comport with the City's growth plans. Now, the concept is being presented to the county. Approval of this concept would undermine Victor's planning efforts and be at odds with the goals of the comprehensive plan.

3. Feasibility of a sewer hookup.

By our estimate, the residential aspect of this development will generate 180,090 gallons of wastewater per day, and that does not even include the commercial uses or the school and fire station. (*See Attachment A.*) The question of where the sewer hookup will be made must be addressed immediately for a development of this size and density. Victor's sewage system is already at max capacity. It would take significant negotiations with the City of Driggs to determine if their sewer system is even able to handle all of the Arbors' sewage needs. Given existing sewer constraints, we believe it is vital to address this issue up front in order to determine whether a project of this nature is even feasible.

4. Road concerns regarding Highway 33 and 700 South.

By our estimate, the residential aspect of this development will generate 5,899 vehicle trips per day, and that does not even include the commercial uses or the school and fire station. (*See Attachment A.*) All ingress and egress for those 5,899 vehicle trips will be through 700 South onto Highway 33. The traffic and other impacts created by those vehicles merging onto the highway must be discussed with the Idaho Transportation Department.

Additionally, there is an issue of maintaining 700 S, which is currently the border of Victor's impact area. The extremely high rate of vehicle trips on this road will make road maintenance and safety a constant issue. The future of 700 South must be addressed by both Teton County and the City of Victor.

Conclusion

This commission has worked very hard to control Victor sprawl and preserve the scenic corridor. While you all have worked very hard to adhere to uphold our county zoning and density entitlements, there is simply no entitlement to these kinds of zone changes.

Sincerely,

Anna Trentadue
WARD Program / Staff Attorney

ATTACHMENT : Estimated Impacts from The Arbors*

*NOTE: these are just the impacts from the residential units; it does not include all the impacts from the commercial uses, the school, or the fire station.

If The Arbors has 621 residential units, it will add the following to our community:

- 1,800 new residents
- 180,090 gallons of waste water per day
- 5,899 vehicle trips per day
- 1,863 pets
- 304 school children
- 8,104 pounds of trash per day

Our community will require the following to accommodate these increases:

- 322,361 gallons of water per day (Not including scenic pond water.)
- 25,788 kW hours of electricity per day
- 4.3 police officers
- 5 hospital beds
- 36,558 square feet of retail space

Impact Calculator Sources

Estimated Population: calculated by multiplying the **number of units** by **2.9 people**, which is the county average for people per dwelling unit. From the U.S. Census Bureau, 2000. <http://quickfacts.census.gov/qfd/states/16/16081.html> High confidence.

Water use: calculated by multiplying the **estimated population** by **179 gallons/day** which is the average water consumption per capita in the U.S. From the United States Geological Survey website. <http://pubs.usgs.gov/circ/2004/circ1268/> Medium confidence.

Power use: calculated by multiplying the **estimated population** by **14 kW hours/day** which is the average power consumption per capita in Idaho. From the United States Department of Energy website. http://www.eere.energy.gov/states/state_specific_statistics.cfm/state=ID High confidence.

Wastewater: calculated by multiplying **estimated population** by **100 gallons/day** which is the national average of wastewater per capita. From the U.S. Department of Agriculture. <http://extension.missouri.edu/explore/commdm/dm1905.htm> High Confidence.

Hospital Beds needed: calculated by multiplying the **estimated population** by **.0028 beds/person**, which is the national average of hospital beds per capita. From the Organization for Economic Cooperation and Development. <http://www.oecd.org/dataoecd/29/52/36960035.pdf>. Medium confidence.

- School Students added:** calculated by multiplying the number of **housing units** by **.49 students**, which is the county ratio of school children to households in 2003. From the Teton County Cost of Services Study conducted by Collins Planning Associates in 2004. High Confidence.
- Vehicle trips added:** calculated by multiplying the number of **housing units** by **9.5 trips/day**, which is the national average. From the Teton County Cost of Services Study conducted by Collins Planning Associates in 2004. High Confidence.
- Police officers needed:** calculated by multiplying the **estimated population** by **.00243 officers**, which represents the national average of police officers per thousand people. From the U.S. Department of Justice. <http://www.ojp.usdoj.gov/bjs/sandlle.htm#personnel> High-Medium confidence.
- Trash generated:** calculated by multiplying the **estimated population** by **4.5 lbs/day**, which is the national average of solid waste generated daily per person. From the U.S. Environmental Protection Agency. <http://www.epa.gov/msw/facts.htm>. High confidence.
- Retail Space demand:** calculated by multiplying the **estimated population** by **20.3 sqft/person**, which is the national average for retail space per capita. From a study conducted by Cushman and Wakefield. http://retailtrafficmag.com/mag/retail_touching_down/index.html. Medium-Low confidence.
- Dogs and Cats added:** calculated by multiplying the number of **housing units** by **3 dogs and cats**, which is the Teton County, ID average. From a census conducted by the Teton County, ID Humane Society in 2002. Medium confidence.