

April 19, 2024

Dear Mayor Frolich and members of the Victor City Council,

I am submitting the following as public comment to be included in the public hearing for the LU2023-04 Development Agreement to be held at the April 24th City Council Meeting.

As a long time Victor city resident, who regularly spends time in/around Sherman Park, and lives less than a mile away, I am writing to express my concerns about the project - its scale, potential impact, future implications, as well as the lack of transparency throughout the process. I have followed the progress of this project and have generally been very supportive of the idea. Please, by no means, accept this letter as a plea to scrap the idea of working with all stakeholders to create affordable workforce housing that will benefit our community. I am a big proponent of this idea and think it can contribute to our vibrant community that I love. And, I want to ensure that we are doing this correctly so it truly does benefit our community.

Concerns:

Initial renderings and the concept of this project were very promising. The scale of the initial drawings and inclusion of a childcare center seemed like total wins for our community. Some of the changes in the scale and scope of this project presented at the March 13, 2024 meeting brought up the following concerns:

- Childcare/community space abandoned: It is no surprise that this adds to the project and the developer needed to plan for that. It seems that they simply padded their proposal to get awarded this opportunity with no intention to actually build it. And, I understand building costs continue to rise, but this was a big selling point for the community and a need, so why not push back and figure out how to make this happen. This should be on the developer.
- Use of public land and waving fees: I have been in favor of the decision to donate this land in an effort to bring developers to the table but am suspect of what is being given to this developer. Without a well developed development agreement, Victor could be left shouldering much of this project without an effective agreement in place - who will ensure the roads are improved from the current dirt road that will see a significant increase in traffic. Is the lease agreement available for citizens to see? This is good information to understand how this will be managed for years to come.
- Affordability concerns: There is too much ambiguity in all of the costs associated with renting here and the meeting in March left me with more questions and more concerned. The addition of premium paid parking and paid storage creates more inequity and I fear we will not be supporting an environment that people can truly afford. While many residents of Teton Valley work in Jackson, I would like to see tighter measures that exist to ensure these affordable units are for folks working in Idaho and not Wyoming.
- Management of property: I have major concerns about the management of the property. While the MOU between the city and the TCJHA has run out, why not renew this and leave the management in the hands of the TCJHA, isn't this something that should be

under their purview? Who will take applications and manage the units and ensure that it stays affordable? This needs to be in the development as well as lease agreement.

- The scale of the project: The initial renderings of this project looked like they had the potential to blend into the neighborhood and align with the character of Victor. Expanding to 90 units in three story buildings seems out of place for this location. If this was on Main st, that would be another story. Why was this not put before the Design Review Committee? If we, as the city, are giving this land away, we should have a very strong say in how this project looks. The project's failure to undergo a formal design review by the Design Review Committee within a public meeting, as required by Victor City Code Title 7 Chapter 3 and Land Development Code 14.6.3, is alarming and raises questions about compliance with established regulations and standards.
- Traffic concerns: We all know that this intersection is dangerous, even before the terrible accident earlier this year. It feels very short sighted to skip the traffic study and address the critical impacts this scale of a project could have at this intersection.
- Limited public comment: The last opportunity for public comment on this project was almost a year ago. So many changes have been made to the project since then with little to no public input. Not allowing any public comment at the March meeting felt like a massive misstep considering the overwhelming number of items under review at that meeting.

In the recent JH News and Guide article, a councilperson was quoted as saying, *"We lose some control over how it looks and who makes money. These guys are taking the risk, and with them taking the risk, we are giving away some of our power...When people say this has never been done before, to me that's what's exciting."* IT concerns me greatly that we are giving away much of the power in this project. I believe we could move forward with this project if Victor stays in the driver seat and creates a strong, well thought out and beneficial development agreement that is a boon for the city and its citizens. I'm sure Snaveley and team are nice people and at the end of the day they want to make ends meet. I understand that there likely are not many coming to the table to implement this project, but I am very hesitant to just go with the warm body and allow them to call all of the shots because at the end of the day, they go home to Ohio and we will still live here. There is nothing about this that excites me.

I voted for every single one of you in office and truly want you all to succeed. I love living in Victor and am not opposed to progress at all. I want to see density in the downtown zone and ultimately want to see affordable living situations. PLEASE pump the brakes on this and reconsider many of the bullets above. We can still have a project that meets many of the initial stated goals from back in 2021 if we create a robust development agreement. I can likely speak on behalf of many in Victor that we want a project that adds value to living here (not only from an aesthetics standpoint, but viability for our community) and something we can be proud of.

Thank you for considering my comments!

A handwritten signature in black ink, appearing to read 'Kate', with a long, sweeping horizontal line extending to the right.

Kate Koons
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