

AUG 09 2012

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Tom Peterson  
5233 Top Creek Dr.  
208-360-7370

My comments on The Aaron Powers  
matter 9444 South Hwy 31 Victor 83455

I bought my property in 1980 paid lots  
of taxes over 35 years. There wasn't  
much here then. In 2003 I subdivided  
my property into 7 lots my home on one  
and sold 3 others. Two families have  
built nice homes on them. So we have 3  
very nice homes on the property. I put some  
dead restrictions on them to keep from junk  
yards, stored trucks, buses and so on. My  
private road runs along side of Fox Creek Dr.  
I have lost the sale of 3 of my lots from  
builders and buyers. They all backed out  
because of what's across my road, semi  
trailers, dump trucks, junk and much more.  
P.M.Z. didn't seem to care about me. Bad  
judgement on their part. Life has been  
hell for me, can't make a living at 71 it  
has been stressful, a heart attack need to  
be with family. And now just down the road  
more trucks more gravel, dirt blowing noise.  
Road damage. There are enough gravel yards  
and to go in our area it has no other.

-2-

THIS CAN NOT TAKE PLACE. THEY ARE  
GOING TO NEED TO BUY ME OUT. OR  
SOMETHINGS HAS TO HAPPEN. I AM SURE  
THAT OTHER HOME OWNERS ARE UP IN ARMS  
OVER THIS. I HAVENT FOUND THE RIGHT LAWYER  
YET TO TAKE THIS TO THE HIGHEST COURT  
THE COUNTY SHOULD NOT RUN A LONG TIME  
TAX PAYER OUT OF HIS HOME AND HIS  
LIVELY HOOD AND HIS HEALTH. THIS KIND OF BUSINESS  
HAS TO STOP. THE PEOPLE AT KELLSON CORNER  
RIGHT ACROSS MY PROPERTY SHAM ON THEM AND  
P+2. THERES GOING TO BE A WAR COMMINING  
PLEASE DONT LET THIS HAPPEN

Frank C. Peterson

August 8, 2016

TETON COUNTY  
PLANNING & ZONING

AUG 09 2016

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TO: Teton County Planning Department  
150 Courthouse Drive, Room 107  
Driggs, ID 83422  
FROM: Dawn Stone  
4940 S. 500 West  
Victor, ID 83455

Members of Planning and Zoning Committee

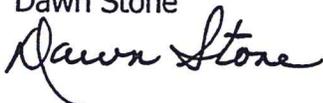
I am writing in response to your notification for the CUP application being made by Corner Fox, LLC, Aaron Powers, owner.

This property has been in the Stone family since the mid to late 1930's. It was historically used for hay and grain farming until the late 1960's. At that time, the Utah-Idaho Sugar Company was still operating the Fox Creek Quarry, and requested the sale of the corner five acres for use to store quarry equipment, stockpiling material from the quarry over the winter, and to utilize the shop the company would build, during quarry operations in the summer. Dwight Stone sold the sugar company the five acre plot and it was used as stated above, until the company sold the quarry in the early 1980's. At that time, Berkeley Stone purchased the property, and continued to use it for similar purposes—parking and storing of equipment, use of the machine shop for farm equipment repair, stockpiling needs for use for our working farms. During the previous ownerships and after Berkeley Stone repurchased the property, zoning regulations were not in place or just beginning to be considered.

When this property was sold to Mr. Powers, his business plan was sufficient to carry on similar operations, with the provisos of beautifying the area to comply with current zoning and planning codes. In the last 4 years of his operations, he has continued to prepare the area to standards that are consistent with what I see as an improvement, and has plans to continue doing so. While I understand that this process takes time to develop, I see the property becoming an asset to this very busy corner. Mr. Powers and his crews have consistently been aware of the noise and dust control, and have managed their equipment with proper parking and set up placements.

I would hope you would take these comments into consideration, when making a decision as to the CUP designation for Corner Fox, LLC.

Thank you.  
Dawn Stone



Teton County Planning and Zoning Commission  
150 Courthouse Dr., Rm. 107  
Driggs, ID 83422

TETON COUNTY  
PLANNING & ZONING

AUG 09 2016

RECEIVED

Sent via email to: [pz@co.teton.id.us](mailto:pz@co.teton.id.us)  
Re: CUP Application for Corner Fox LLC

Dear Commissioners;

These comments are in response to the Notice of Public Hearing and Solicitation for Comments dated July 22, 2016 that was sent to property owners pertaining to the above application. We are property owners located on Lot 10 in Teton Ranchettes. We routinely pass the Corner Fox property going to and from our home as part of our normal daily living activities.

The PEI property in question is zoned A-2.5 (Residential/Agricultural) and is located in the Scenic Corridor. The current use of the property appears to be heavy industrial which doesn't appear to be in keeping with either the Residential/Agricultural or Scenic Corridor classifications. Being located at the corner of Highway 33 and 5000S, the Corner Fox operations are highly visible and detract from the quality of life in an otherwise pleasant and serene residential/agricultural setting. We expect that their operations have had a negative effect on property values as well. We don't understand why this heavy industry operation was allowed to exist in this A-2.5 designated area to begin with and are against approving the CUP that would allow continued operation in this location.

Hypothetically, if the first CUP is approved, it could result in a step-wise degradation of the area whereby others would follow in PEI's footsteps and launch their own heavy industrial operations on adjacent A-2.5 zoned properties. If CUPs were approved for those operations, it would eventually convert the area from a Scenic Corridor into a Heavy Industrial Corridor with significant disruptive effects on the residential living environment. Were this to occur it would be a most unwelcome change for this living area.

We ask that the CUP application for the Corner Fox LLC be denied as being incompatible with a residential/agricultural neighborhood setting, not in keeping with the Scenic Corridor designation, and not appropriate for the A-2.5 zoning upon which neighborhood planning has been based upon. Changes such as those that could develop from approval of the CUP will affect not just us, but a much large number of people who live in this area. Thank you for your consideration of our concerns.

Sincerely,  
Richard and Pam Poduska  
410 Avalanche Circle  
Victor, Idaho 83455

TETON COUNTY  
PLANNING & ZONING

AUG 09 2016

RECEIVED

Teton County Planning and Zoning

August 9, 2016

Re: PIE request for conditional use permit

County Planning and Zoning Committee,

We would like to express our concern in regards to allowing PIE, on the corner of Hwy 33 and 5000 S, their request for a conditional use permit for Construction/ General contractor. We live in Country Club estates and have watched as PIE has already expanded their fleet of large equipment, piles of rocks/ dirt, temporary buildings, noise and added storage containers and RVs.

We would like you to deny this request as they have already expanded without any new permits and it has become an eyesore and looks more like a junk yard. It is definitely not what you want to see developing in our "Scenic corridor" or bordering your residential area. We are concerned that it will define land use in our area and negatively affect our property values.

Thank you for your consideration of our concerns,

Alan and Deborah Allred



4772 Country Club Dr  
Victor, ID 83455



# Valley Advocates for Responsible Development

August 9, 2016

Teton County Planning & Zoning Commission  
150 Courthouse Drive  
Driggs, ID 83422

Re: Corner Fox, LLC Conditional Use Permit

Dear Members of the Commission:

Thank you for the opportunity to comment on this permit application. Code enforcement in Teton County has often been spotty and inconsistent, and Corner Fox, LLC has existed in somewhat of a regulatory limbo due to a lack of enforcement over the years. It appears that the county has made progress in this regard, which is encouraging. However, in considering the application at hand, the Conditional Use Permit must be evaluated on its merits, specifically the approval criteria set forth in Title 8.

We turn your attention now to said approval criteria set forth in Section 8-6-1 (B)(7):

**a. The location of the proposed use is compatible to other uses in the general neighborhood.** The current property is bounded by undeveloped M-1 zoning to the north, and surrounded by /RR-2.5 zoning to the south and east. In Title 8, the purpose of the A/RR-2.5 district is “to designate and provide opportunity for development of residential land use on marginal agricultural land,” while the intent of this zoning district is expressed as “small increment agriculture or rural residential activities [as] the primary use of the land.” It seems that the proposed use is of a scale and intensity that is generally incompatible with surrounding agricultural and rural residential units due to the inherent noise, glare, traffic, odor, dust, and visual impacts to the surrounding neighborhood. However, in assessing compatibility with the surrounding neighborhood, public comment is paramount, and we recommend that the P&Z Commission seriously consider any public comment from neighbors and the public at large.

**b. The proposed use will not place undue burden on existing public services and facilities in the vicinity.** The public services most impacted by the proposed use is likely 5000 S, a recently resurfaced county road. It is



## Valley Advocates for Responsible Development

difficult to assess the burden on the road without a traffic study, so, again, public comment will be important here. We will note, however, that properties in the A/RR-2.5 zoning district are assessed at a much lower rate than those in commercial or industrial zoning districts, presumably because the impacts to public services are greater.

**c. The site is large enough to accommodate the proposed use and other features as required by this title.** The site area appears to be over 14 acres, which appears to be sufficient for the proposed use.

**d. The proposed use is in compliance with and supports the goals, policies, and objectives of the comprehensive plan.** We find this standard to be the most problematic. The Preferred Land Use Map or "PLUM" in the Comprehensive Plan clearly identifies this area as an Agricultural Rural Neighborhood. Moreover, the Policy and Key Action sections of the plan seek to incentivize existing business park locations and to reduce reliance on Conditional Use Permits to regulate land use. In addition, the business parks in our cities remain vacant or near-vacant because of permissive permitting practices in the county, which many feel sap the development energy necessary to fuel the highly coveted infill development vigorously supported in the Comprehensive Plan. Simply put, the proposed use in this particular location does not conform to the Comprehensive Plan.

After considering the four approval standards necessary to approve this Conditional Use Permit application, we very regrettably cannot support this permit application.

Thank you for your time and consideration in the service of our community.

Sincerely,

Shawn W. Hill  
Executive Director

**From:** Teri Pinhero <[pinhero1129@gmail.com](mailto:pinhero1129@gmail.com)>  
**Date:** August 9, 2016 at 6:00:14 PM EDT  
**To:** <[pz@co.teton.id.us](mailto:pz@co.teton.id.us)>  
**Subject:** PEI's Application for Conditional use permit

Planning and Zoning:

PEI's application for a Conditional Use Permit for a Construction/General Contractor use on the corner of 5000S and Hwy 33 is not compatible with this zoning area. We are property owners at 5122 Country Club Drive and we feel it degrades our property and is an unnecessary burden for property owners in this area. The noise and property destruction is inevitable if this is allowed. Please deny it.

Feel free to contact us with questions. Thank you,

Patrick and Teresa Pinhero  
573-639-2543