EXCERPT OF PZC MINUTES
TETON COUNTY
PLANNING & ZONING COMMISSION
PUBLIC HEARING
May 12, 2026
5:00 p.m.

Members Present:
- James Weber
- Wyatt Penfold
- Carl Kohut
- Harley Wilcox
- Maggie Martin
- Collin Hunter
-

Members Absent:
- Tom Braun
- Ken Kirkpatrick
- Rob Marin
- Bruce Smith
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Staff Present:
- Sharon Fox
- Joshua Chase
- Dan Leeman

Mr. Chase reviewed the request for an amendment to the Comp Plan initiated by a land owner to be able to apply for a zone change from RA-35 to IR. It would make it possible to be in compliance with the Comp Plan to support the zone change request. He also discussed the subdivision adjacent to the Corner Fox LLC parcel that has commercial lots identified on the plat for Fox Creek Village but does not work with the current residential zoning. He commented that the Commission should discuss if the application serves only the applicant or does it benefit the majority of the County. He also commented that it is not common to make changes to the Comp Plan individually rather than as a community effort that would take more time.

Mr. Weber asked the Commission if there were any conflicts or ex parte conversations on this applicant
Mr. Brad Cramer with Perspective Planning & Consulting, representing the applicant, commented he represents Corner Fox LLC and they included the parcels to the south based on the uses listed on the Fox Creek Village plat when the application was submitted. The owner of the Fox Creek parcels has not applied for a rezone. He presented a slide show of the area and the zoning on surrounding lots. He pointed out the existing uses in the neighborhood that included residential, ag, and industrial uses. He commented the Corner Fox LLC parcel has been used for industrial uses for almost 100 years and commented on an economic development map from the Comp Plan and

the transportation map from the Comp Plan that he felt supported the request. He also felt the existing turn lanes on Hwy 33 support the application request as well based on the Comp Plan.
Mr. Weber asked if the application was for the Corner Fox LLC parcel or if it includes the Fox Creek Village parcels. Mr. Cramer commented he represents only Corner Fox LLC and the other parcels identified as manufacturing on the Fox Creek Village recorded plat are owned by On Time Financial LLC, who he is not representing.
Mr. Aaron Powers, applicant, commented they were going to include the Fox Creek Village parcels but he is not involved in those lots. His request was based on his two parcels located on the south border of the subdivision.
The Commission took a 5-minute break.

PUBLIC COMMENT:
Ms. Dory Harris, owner of a lot in Fox Creek Village directly behind the lots being proposed for a change in her subdivision. She was not in favor of more commercial activity any closer to her home due to the commercial existing on the west side of the highway that has very bright lights. She would like to see the application separated so she would know exactly what they are proposing for the Fox Creek Meadows lots.
Ms. Deborah Allred, resident of Fox Creek Village and Treasurer of the HOA and water committee, commented she was concerned with additional traffic that the zone change would bring to that intersection of W [address redacted] 33, which has already seen numerous accidents. She noted one of the accesses to Fox Creek Village is not up to County standards and increased use would be a problem. She stated that the existing community water system would not be able to support the lots that are being proposed to be changed to allow multi-family housing.
Mr. Rodney Braman, resident in Fox Creek Village, did not want to see the Fox Creek lots changed based on the lack of available water, light pollution from across the street that would be even closer, and an increase in noise. He was opposed to the change.
Mr. Jack Bayles, Fox Creek Village resident and President of the HOA and water committee, was concerned with the changes to the Fox Creek lots due to past interactions with the owner who feels entitled to water that is not available. He commented he had no problems with the Corner Fox parcel, but did not want to see industrial businesses right in front of his home. He was also concerned with the traffic. He was strongly opposed to the application as is.
Mr. Doug Harbrecht, owner of property on 33 & 4500 S asked what type of uses were being proposed for the Corner Fox parcel and if he sells the property once it is rezoned what would the uses be restricted to.

APPLICANT REBUTTAL:
Mr. Cramer commented he is representing only Corner Fox LLC and he only included them to show there were other industrial uses in the neighborhood. He stated he would be happy to remove the Fox Creek Village lots from the application. He also commented they would comply with the dark sky ordinance for all uses. He felt that the intersection was set up to handle a large volume already so that should not be a problem. He also commented that the application does not grant a rezone of the parcel so they are not

proposing any uses at this time. He requested they approve the Corner Fox LLC parcel without consideration of the Fox Creek Village lots.

COMMISSION DELIBERATION:
Mr. Weber asked if this will open up the possibility for other applications to change the Comp Plan or if it would be done all at once with the community involved. Mr. Chase commented any land owner has the option to request a change to the Comp Plan based on state law.
Mr. Kohut wanted to point out that the Comp Plan was created with extensive community input and he was not comfortable making changes without more input from the community. Mr. Wilcox commented he did feel that the Comp Plan was worked on with extensive input and the Comp Plan did not meet all residents suggested uses.
Ms. Martin commented she had trouble approving this without knowing what would be proposed as uses.
Mr. Weber commented the public seems to be against the Comp Plan change to IR and with previous applications there was not as much push back from adjacent properties.
Mr. Weber commented he was in favor of the Fox Creek lots changing zoning because of the plat designation that shows commercial uses for those lots but he was concerned with the Corner Fox lots without knowing what would be proposed.
Mr. Kohut did not feel that grandfathered previous designated uses was a good enough reason to change the Comp Plan for uses that would not be compatible for the majority of the Fox Creek Village subdivision.
Mr. Hunter asked if the Fox Creek Village parcels were previously zoned for multi-family. Mr. Chase stated the County has never had Multi-Family zone even though those lots were given those designations. He also asked if there were city utilities available for these lots. Mr. Wilcox commented there is a sewer line on the west side of the highway in front of these parcels.

MOVER: James Weber
SECONDER: Carl Kohut
Having concluded that the Criteria for Approval of a Comprehensive Plan Amendment found in LDC (LDC 4-4.F.) have not been satisfied, I move to recommend DENIAL of the Comprehensive Plan Amendment as described in the application materials, specifically H, D E review criteria as well as not having zoning from the Comp Plan indicating commercial or industrial uses.

AYES (3)	James Weber, Carl Kohut, and Maggie Martin
NAYS: (2)	Harley Wilcox, and Collin Hunter

Absent (2)	Wyatt Penfold, and Tom Braun