BOCC MEETING May 26th 2026

Centennial Estates Subdivision — Settlement Agreement

Aaron Powers v. Teton County | Case No. CV41-23-0199

Good day, our names are Rick & Dana Sordahl, we are property owners on 2000 east, close to the proposed Centennial Estates Subdivision. We have been homeowners for over 25 years. We are disputing whether this settlement — as written — is the lawful and appropriate mechanism for approval. We believe it is not, for these reasons.

- **The Big Game Migration Corridor (NRO) which was adopted by Teton County Idaho 12.16.24 —does not apply to this development and so many other developments, which get paused and then grandfathered in to be exempt from the law. Why do we even bother with NRO adoption, there are other options to protect this corridor. We are asking for a badge of courage to do the right thing for this special valley.**

When Powers first proposed the development, only 10-12% was in the old NRO map, which was 20 years old. Now with the new map adopted by Teton County Land Development code, 54% of the development is in the big game corridor and 100% of the access road is in big game corridor. I personally have walked our road off 2000 east for 20 years with my dogs at 4-5am each morning before the hustle & bustle of road travel for workers, 2000 East is vibrant with all kinds of wildlife at that time. Our major concern, is the impact will be total displacement of the animals habitat!

- **2000 east should not be an access road for centennial estates or any other developments, it winds, bends, curves with a speed limit of 25mph which is too fast as it is. There are many domestic animals as well as new fawns getting separated & hit by speeding construction trucks, we have witnessed this personally. We are not opposed to subdivision growth, that is inevitable, however it should not be accessed on this road. 1000 east should be the access road since it is a straight/flat and unobstructed views for most of its length. The section of 1000 east starting at 5000 south runs straight north to cemetery road in Driggs with the ability to be widened!**

2000 east has numerous blind curves and narrow points throughout, with ditches that are 6-8 ft deep.

As it is with Sorenson creek subdivision coming into 2000 east on a curve, we are planning to add another development on the same curve which will create a major hazard and bottleneck!

Last winter there was slide off due to its narrowness, a couple of summers ago the was a rollover across from our house. All requiring first responders for treatment!

All of this is due to too narrowness, blind curves, nervous animals and excessive speeds-this is not meant to be a thoroughfare.

Last summer there were large broken irrigation pipes (foster farms irrigation pipes) on 2000 east due to increased construction traffic and truck weight for the new road base on Big Green Ranch & Lone Springs (new development approved 11.8.22, which is 100% in big game migration).

2000 east is one of the last great roads, that is cherished by so many non-motorized users in the valley for biking, hiking, walking dogs, etc.

Also there has been no mention from the developer about road improvements, who is going to upgrade this road?
Last summer Silverstar upgraded and installed fiberoptic lines the length of 2000 east and up Sorenson creek subdivision. When they did this they tore up all the road base and now this road is muddy and rutted with no plans for repair!

- **Why was there no written communication to the neighbors/homeowners on 2000 east about this "special meeting" on April 30th 2026 (bad practice) This happens in cities not matching the caliber of ethics we have in Teton valley.**

I contacted our neighbors about this meeting to voice their concerns and comments, and most of the neighborhood had no idea this meeting was even happening for final approval. Most neighborhood thought this was development was long dead!

Also, if you look through the county's website, Centennial Estates is not even mentioned on proposed developments.

VARD's link for the county on Centennial Estates is error 404, page not found:
https://www.tetoncountyidaho.gov/additionalInfo.php?deptID=17&pkTopics=905

This all seems like a backdoor deal hoping that the public does not find out until approved, the county needs to hold developers accountable!

The message this settlement sends to every developer in Teton County is clear: a merit-based denial can be litigated away. **That precedent, once set, cannot be unset.**

Closing and Requested Relief

- Reject the settlement as written on the grounds that it bypasses the 2024 NRO and circumvents the merit-based review process required by Idaho LLUPA.
- Require Mr. Powers to submit a new application subject to de novo review under the current Land Development Code and 2024 NRO, with full Planning and Zoning concept plan approval before any future BOCC action.
- Decline to approve any plat until current traffic and wildlife studies have been completed under the 2024 NRO.
- Conduct a substantive public hearing that affords adequate time and opportunity for all affected parties to be heard on the merits with proper notification, time and opportunity for response/input/comment.

This Board has an obligation not only to the petitioner's rights, but to the public interest and the integrity of the process every member of this community depends on. Thank you.

Rick & Dana Sordahl