Sharon Fox <sfox@tetoncountyidaho.gov>

Aaron Powers - Fox Corner LostsZoning Change

1 message

Jack Bayles [email redacted] Fri, May 1, 2026 at 3:10 PM
To: pz@tetoncountyidaho.gov

> As a resident of the Fox Creek Country Club Estates neighborhood east of Powers'PEI property, I am submitting comments to the proposed zoning change from "mixed ag/rural residential" to "light industrial/research."
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> 1) If the zone change is simply an administrative update to better reflect the scope and purpose of the current PEI excavation business—given new P&Z nomenclature—then I raise no concerns with the change.
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> a) Water consumption: the community well on Country Club Drive has been hard hit by the recent drought years. I believe we have about 40% less water over our well pump now than in 2019. Powers or any future owners will be drawing water out of the same area of the Teton aquifer, so any increase in water usage from Fox Corner Lot and the M1-3 properties over the current amount may adversely affect our ability to supply adequate water to the Fox Creek Country Club Estates and Fox Creek Village residences.
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> As stated, I hope the proposed change in zoning reflects a healthy and growing business for Powers personally and Teton County in general.
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> Thank you for your time in considering the issues I've brought up as they apply to the future intended use of the properties on the NE corner of 33 and 5000.

Jack Bayles
President, Country Club Estates HOA
President, Country Club Estates/Fox Creek Village Water Committee
[phone redacted]

Sharon Fox <sfox@tetoncountyidaho.gov>

Public comment on "Aaron Powers Corner Fox LLC - Comprehensive Plan Code Amendment Request"

Derek Drost [email redacted] Tue, Apr 28, 2026 at 4:59 PM
To: pz@tetoncountyidaho.gov

Good afternoon, I would like to submit the following comments to the record for the above referenced requested amendment to the Comprehensive Plan Code, as indicated in the notice I received from Planning and Zoning, dated April 20, 2026.

I am the homeowner of [address redacted] Victor, Idaho in the Fox Creek Village PUD, as designated by Parcel RP002000000A14.

I have specific concerns and would like to record my objection to the request to change the zoning of the following three parcels:

RP0020000000M1
RP0020000000M2
RP0020000000M3

My rationale for my objection is as follows:

1. These three lots are part of the Fox Creek Village PUD, and are currently zoned Rural Subdivision - Commercial. As these three lots are currently around 5A each, they have a meaningful impact on contributing to the target average density of the zoned area in our PUD and in this central part of the valley. Re-zoning these lots to Industrial/Research will open them up for more facile future lot divisions that could have a negative impact on maintaining the target average density that we as lot owners expect for our PUD and the immediate surrounding area.

2. There is an undesirable, meaningful and measurable difference in the permitted uses, building heights, setbacks, and minimum lot widths between the current zoning of RN-5 and the proposed zoning of IR. These differences could result in a material negative impact on our enjoyment of our west-facing view lines and privacy as homeowners in the PUD, including some who have called the neighborhood home for more than 10 years.

3. These changes could result in future development that would have a meaningful and noticeable negative impact on the Scenic View Corridor established in the 2022 Plan Revision, especially since re-zoning to IR would allow taller buildings with narrower setbacks from lot lines, or denser commercial development if re-zoned parcels were to be subdivided in the future.

4. Finally, it strikes me as very unusual that the petitioner for these zoning changes, Aaron Powers/Corner Fox LLC, is not the owner of record for the lots in question. The fact that the lot owner is neither a petitioner nor co-petitioner for the zoning change suggests the possibility of unusual intentions or coordination between the property owners outside of the public view. More forthcoming information about the intent and rationale of making these zoning change requests would be a neighborly exercise for the petitioner and/or lot owner to engage in.

My concerns 2 & 3 above also should be noted as applying to the zoning changes requested for Parcels RP04N45E238400 and RP04N45E239500. While I am not as opposed to those changes, I still believe that the impacts as related to items 2 & 3 should be considered before any zoning changes are agreed upon.

Thank you for your attention to my concerns and for your effort to include these comments in the record. Please confirm receipt at your convenience.

Kind Regards,
Derek Drost

To: Teton County Planning & Zoning Commission and Teton Co. Planning Department.

I would like to submit my comments to the April 20, 2026 letter from the Teton County Planning Department In regards to Aaron Powers – Corner Fox LLC – Comprehensive Plan Code Amendment Request:

I am the homeowner of [address redacted] Victor, ID in the Fox Creek Village PUD.

I have concerns about the application by Aaron Powers – Corner Fox LLC proposing an Amendment to the Comprehensive Plan. As a long time resident of Fox Creek Village PUD, I have concerns with the proposed amendment and would like to record my objection to this request.

- According to the current Fox Creek Village PUD approved in 1996, the 3 “M” lots 1, 2 and 3 were identified as “Light Industrial” as identified on page 2 of the PUD in the section Light Industrial Lots Notes “M” with the allowed uses and other requirements.
- Amending the Code for these parcels and designating them as Industrial Research I/R, can provide the opportunity for them to be developed using guidelines in I/R that could create more lots by dividing up the approved 5 acre +- size lots currently planned, and this would create significant impacts and a change to the original characteristics planned for Fox Creek Village PUD.
- When I bought my property, I was aware of the impacts of the PUD and how that affected my decision to purchase. I made a significant financial investment in my property. In those decisions I was selecting the area that will protect and/or enhance the values of the property that I have purchased. I was also taking into consideration that future changes or activities in the PUD or adjacent to it would not degrade the values of my property. I feel that this proposal if approved and any subsequent requests to amend the three lots within the PUD would negatively impact the value of my home and characteristics of the area.

I was surprised when I saw the letter from the Teton Co. Planning Department about the application by Aaron Powers – Corner Fox LLC for the amendment to the Comprehensive Plan and it included the 3 “M” Industrial lots (1, 2, and 3) from the Fox Creek Village PUD. Aaron Powers is not the legal owner of lots M-1, M-2 and M-3 Fox Creek Village PUD- On Time Financial LLC is the legal owner according to the Teton Co. GIS Department address and parcel viewer. I am somewhat apprehensive that the legal landowner for this property is not the applicant or co-applicant on the application for the amendment for the lots in the Fox Creek Village PUD, and I am concerned with

what coordinations and the intentions of the two property owners are taking place, behind the public view. This is not a very transparent undertaking and does not value the other property owners within the Fox Creek Village PUD that will be impacted by the outcome of this amendment.

Although my primary concerns are with the 3 Industrial Lots M 1,2 and 3 in the Fox Creek Village PUD, Powers Excavation Inc. has been operating his excavation and gravel/soil sorting/mining operation since he acquired the property several years ago, and operating under a Conditional Use Permit, that I believe was a requirement by Teton Co. at the time of his request to operate on the Corner Fox LLC property in his proposal. One question I have is, what is the relevance of him changing the designation for his property since he is already operating an industrial business on the site? I do not see how this is going to change his operation in any way unless he is planning on taking advantage of the I/R code to develop his properties into multiple units.

I would like to thank you for the opportunity to express my concerns and to include my comments in the official record.

Rodney Dykehouse

Sharon Fox <sfox@tetoncountyidaho.gov>

Opposition to Proposed Rezoning – Fox Creek Village PUD (Corner Fox LLC)

Ashley Eppler [email redacted] Tue, Apr 28, 2026 at 10:19 AM
To: "pz@tetoncountyidaho.gov" <pz@tetoncountyidaho.gov>

Ashley Eppler
4686 Fox Creek Village
Victor, ID 83455
[email redacted]

April 28, 2026

Teton County Planning Department
150 Courthouse Drive, Room 107
Driggs, ID 83422

Re: Opposition to Proposed Rezoning – Fox Creek Village PUD (Corner Fox LLC)

Dear Members of the Planning and Zoning Commission,

I am writing as a resident homeowner in the Fox Creek Village Subdivision, which is part of the existing Planned Unit Development (PUD), to express my opposition to the proposed rezoning submitted by Aaron Powers of Corner Fox LLC.

My concerns center on both the process and the potential long-term impacts this proposal may have on our community.

First, I am concerned about the added strain on existing infrastructure, particularly road capacity and water resources. The roadway impacted by this proposal is maintained through Fox Creek Village HOA dues, which are currently funded solely by existing homeowners. Increased traffic and use will inevitably accelerate wear and tear on this infrastructure. Currently, it is unclear how the applicant intends to mitigate or contribute financially to these increased maintenance demands. This raises a fundamental fairness issue for current residents who would bear the cost of additional development without clear benefit.

Second, water supply remains an unresolved concern within the existing PUD. There has been little progress toward utilizing the planned well intended to support development in this area. Given this, it is unclear how additional density could be responsibly supported without placing strain on an already uncertain water infrastructure. I would ask the Commission to require a clear and realistic plan for water sourcing and sustainability before considering any increase in allowable density.

Third, the potential for increased density raises serious concerns. If rezoning allows for further subdivision of these lots, it could lead to a level of concentration that is inconsistent with the existing character of Fox Creek Village and the broader Teton Valley community. Many of us chose to live here because of the balance between development and open space, and incremental changes like this can significantly alter that balance over time.

Additionally, I would like clarification regarding the applicant's standing to submit this proposal. To my understanding, the legal property owner is On Time Financial, LLC. It is unclear why this request is being advanced by Corner Fox LLC, and whether they hold the appropriate authority or ownership interest in the affected parcels to pursue such changes.

Further, the three M lots (Lots 1, 2, and 3) within the Fox Creek Village PUD are already designated as Light Industrial. Given this existing designation, it is unclear what this amendment is intended to accomplish or how it aligns with the County's Comprehensive Plan.

As homeowners within the PUD, we have a vested interest in ensuring that future changes—whether within the development itself or in adjacent areas—do not degrade the value, livability, or character of our homes and community.

I respectfully ask the Commission to carefully evaluate both the necessity, and implications of this proposal, including its consistency with long-term planning goals, infrastructure capacity, and property ownership considerations

Thank you for your time and thoughtful consideration.

Sincerely,
Ashley Eppler

Sharon Fox <sfox@tetoncountyidaho.gov>

Aaron Powers code amendment request comment

1 message

Kevin salava [email redacted] Fri, May 1, 2026 at 8:52 AM
To: "pz@tetoncountyidaho.gov" <pz@tetoncountyidaho.gov>

Good day,
I have the following comments in regard to the Aaron Powers code amendment request:

The code amendment should be denied and the property remain agricultural/rural neighborhood and a change to industry would be detrimental to the residential way of life we have now and expected.
Creating an industrial park in the middle of residential neighborhoods would be detrimental to traffic volume , traffic patterns, noise, lighting, and the community's way of life.
Industrial /research building brings with it industrial noisy air handling systems, industrial lighting systems, industrial hours of operation, industrial traffic and would significantly negatively affect the residential way of life with what we have now of quite nights, light traffic and dark skies and change it to an industrial area with its operations negatively affecting the neighborhood.
Hwy 33 at 5000 is as far from the Victor and Driggs centers as you can get and should be the most rural part of the drive as its the farthest from each city center and industrial development. Changing the code to allow the spread of industry from one city center to the next city center will bring along the end of residential areas and make the highway a highway lined from one end to the next with industry, not industry centered in one area and creates the industrial spread thru the county and will deny the residents areas for their living a rural life and instead force the neighborhoods to be mixed industrial.
Trying to navigate from 5000s to the highway 33 is dangerous now let alone if industrial business traffic is then in the mix.
We have dark skies now as there is only residential lighting in our area and the limited agricultural business lighting that shuts down by 5pm each day. We do not want a white glow in the sky from business lighting on at all times. Or the noise of the air handlers when we have no noise now in out quite neighborhood.
An agricultural business is much better suited for the rural neighborhood area rather than trying to force industrial businesses on to the rural residential neighborhood.
Thank you, Kevin Salava

Sharon Fox <sfox@tetoncountyidaho.gov>

Aaron Powers-Fox Corner Lot zoning change

Holly L Smit [email redacted] Fri, May 1, 2026 at 2:43 PM
To: pz@tetoncountyidaho.gov

As a resident of the Fox Creek Country Club Estates neighborhood east of Powers' PEI property, I am submitting comments to the proposed zoning change from "mixed ag/rural residential" to "light industrial/research."

1) If the zone change is simply an administrative update to better reflect the scope and purpose of the current PEI excavation business—given new P&Z nomenclature—then I raise no concerns with the change.

2) If Powers intends to expand excavation activities, I am happy that his business healthy. We need high quality road graders for the county, and PEI did great work grading Country Club Drive for several seasons.

That said, without knowing further details or intentions for the proposed change, I raise 3 issues that I hope the commission, Powers, and any future Fox Corner Lot and M1-3 owners will consider regarding the proposed change.

a) Water consumption: the community well on Country Club Drive has been hard hit by the recent drought years. I believe we have about 40% less water over our well pump now than in 2019. Powers or any future owners will be drawing water out of the same area of the Teton aquifer, so any increase in water usage from Fox Corner Lot and the M1-3 properties over the current amount may adversely affect our ability to supply adequate water to the Fox Creek Country Club Estates and Fox Creek Village residences.

b) Noise: If Powers intends to expand his rock sorting/crushing activities (or if the change in zoning allows the next property owner to embark on noisier "light industrial" activity than is currently practiced, home values in the Fox Creek neighborhood will decrease in proportion to the noise pollution, which is of concern to every home owner. I would be against the change in zoning if the "light industrial" category does not limit noise in some way.

c) Visual shielding: Powers currently has berms erected around his property. They are primarily bare with native grass/weed growth. The property still looks like a rock-sorting pit from most angles of Hwy 33 and 5000. The rock-sorting facility pre-exists the Fox Creek neighborhood development, and the berms are very much appreciated. But the change in zoning may afford an opportunity to improve the visual shielding of the Corner Lot business to fencing, increased drought-tolerant landscaping, or other options to improve visual appeal per the updated code.

As stated, I hope the proposed change in zoning reflects a healthy and growing business for Powers personally and Teton County in general.

Thank you for your time in considering the issues I've brought up as they apply to the future intended use of the properties on the NE corner of 33 and 5000.

Holly Smit
Resident Fox Creek Country Club Estates
Sent from my iPhone

Sharon Fox <sfox@tetoncountyidaho.gov>

Aaron Powers-Fox Corner Lot zoning change

Sara Tunstall [email redacted] Fri, May 1, 2026 at 3:49 PM
To: pz@tetoncountyidaho.gov

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Sara Tunstall & Phil Frezzo
Resident Fox Creek Country Club Estates