From: Bill Kurnizki
Sent: Monday, September 03, 2012 6:51 PM
To: Angie Rutherford
Subject: comment for Sept 13 hearing

Attached letter is for Sept 13 hearing. I also faxed this letter today.

Thank you for your consideration.

Wayne Dawson

Wayne P. Dawson
Chico, CA 95928

September 3, 2012

Teton County Board of Commissioners
Teton County, Idaho Planning & Building Department
150 Courthouse Drive, Room 107
Driggs, ID 83422

Re: Concrete plant variance (Sept. 13 hearing)
Notice dated August 21, 2012

Dear Commissioners,

Since 1992 I have been a co-owner of the residential property in the buffer zone immediately north of the concrete plant. The only previous notice I received for land use on Block 2 was in December 2011 (Grant Teton Vodka), to which I did not respond.

The concrete plant and the structure are of concern. It would appear not to fit well (noise, truck traffic, aesthetics) in the existing pastoral setting. In contrast, the official title for the properties is "Teton Peaks View Subdivision." Both properties (Block 1 and 2) lie on the east (Teton Mountain) side of Scenic Byway Highway 33. Please consider my objections during the September 13 hearing.

Most sincerely,

Wayne Dawson

From: Katherine Gerdom
Sent: Tuesday, September 04, 2012 10:08 AM
To: Angie Rutherford
Cc: Kari Gerdom; Joy Gerdom
Subject: comment on variance request

To Whom It May Concern,

I am writing today in response to a letter I received from the Teton County Planning & Building Department at the end of August. This notice informed me that Burns Holdings, LLC has request a height variance for their property in the Teton Peaks View Subdivision. The Driggs City Code specifies a height limit of 45 feet with a possible 20% increase. Burns

Holdings, LLC has applied to build a structure that is 75 feet in height. This request far exceeds the possible 20% increase. As our property runs parallel to Burns Concrete, Inc. along Casper Avenue we feel compelled to comment on their request.

In 1976, my father and his business partner, L.G. Wright, purchased property in Driggs, Idaho. Mr. Wright built a home on his land that was recently sold. My father passed away before he developed his acreage. It was his hopes to leave the view of the mountains open for all to enjoy. Prior my brother passing away in March of 2009, he assisted my mother in staving off multiple requests for unwanted development along Main Street and the Teton Peaks View Subdivision area. My mother passed away two years ago and the property is now jointly owned by my sister (Kari L. Gerdom), nephew (Joseph D. Gerdom), and me. Last summer I visited a friend that lives and owns a business in Driggs. At that time I went out to inspect our property and got a feel for the area and how we could continue to be good stewards to our land and to the city of Driggs.

The city of Driggs implemented a height limitation for a reason. The city and most of the surrounding area is aesthetically beautiful! It is my opinion and desire as a land owner that the Teton County, Idaho Planning and Building Department deny Burns Holdings, LLC their request, and hold firm to the height restrictions currently in place. I believe that a 75 foot structure would be an eye sore and would severely cripple further development along Main Street/North Highway 33; not to mention ruining the view towards the mountains.

Respectfully submitted,

Katherine E. (Gerdom) Happel

The following comments were received after the deadline and will be given to the Board the evening of the public hearing.

From:
Sent: Friday, August 24, 2012 12:13 PM
To: Angie Rutherford
Subject: Public Comment re Burns Variance

My wife and I own a home and property immediately to the south of the Burns property. I attended multiple meetings before the Driggs P&Z on this subject in 2007 where I indicated that a concrete plant of this height was wholly inappropriate in this location in the scenic corridor and not in the overall public interest. Nothing has changed since then other than that the applicant's tactics these past five years belie their promises at those meetings to be a good citizen and neighbor. Thank you for your consideration, John & Laura Grabow

Continued on following page....

TETON COUNTY
PLANNING & ZONING
SEP 05 2012
RECEIVED

Alva A. Harris
Attorney at Law
171 South Emerson
P.O. Box 479
Shelley, Idaho 83274
208-357-3448
ISB #968

Date: August 31, 2012
Re: Objection to land use permit application by Burns Holdings, LLC

Teton County, Idaho Planing and Building Department
150 Courthouse Drive, Room 107
Driggs, Idaho 83422

Dear Department:

As an interested landholder please consider this my objection to the variance request submitted by Burns Holdings, LLC regarding Lots 1BE and BW Block 2 of Teton Peaks View Subdivision.

The request is a violation of recorded agreement #191250, is unsightly, destroys the values in the proposed subdivision, constitutes a noise hazard and destroys the view in the neighborhood.

Gravel and sand mining there should not have been allowed to start with.

Sincerely,

Alva A. Harris

From: Kambiz Taleghani
Sent: Thursday, September 06, 2012 3:06 PM
To: Angie Rutherford
Subject: Comment: Burns Concret Application for Variance Hearing Sept. 13th at 5:30 p.m.

Teton County Board of Commissioners

Teton County Planning and Building Department

Via email: pzadmin@co.teton.id.us

RE. Notice of Public Hearing regarding Burns Concrete, scheduled for September 13th, 2012 at 5:30 p.m.

Honorable Commissioners,

I would like to register my opposition and comment as the neighboring property. Attached please find the copy of the letter filed with the City of Driggs on 7/11/2012, which applies to this hearing as well and which I respectfully submit.

Sincerely,

Kambiz Taleghani

Teton Vilalge, WY

Continued on following page…

July 11, 2012

Planning and Zoning Commission
City of Driggs

RE. Item IV of tonight's Agenda.

Honorable Commissioners,

I am the owner of 250 acres adjacent to Burns Concrete. I respectfully register my objection to operation of a concrete plant in its current location in general, including the VARIANCE requested by Burns Holdings, LLC.

The current location of the "temporary" plant is within view of our scenic corridor. This, in my view, may constitutes a conflict with public interest.

A concrete mix plant at this location does not make common sense from the community's aesthetic and environmental point of view. It is an eyesore.

In addition to being an eyesore on a scenic corridor, if in full operation, the plant may create conditions (e.g. heavy equipment traffic, noise, environmental pollutants), and land use incompatible with the surrounding properties.

Allowing the VARIANCE for this location will most likely compound the above mentioned problems and is not in keeping with either the current neighboring C-3, R-3 or M-1 uses nor the code sections that govern these three zones.

Furthermore, The subject property is located within the Driggs Area of Impact. City Code allows for a variance up to 120% of the 45 foot height limitation for the M-1 zone of the subject and adjacent lands to the nOrth, south and east. Said 120% would allow for a 54 foot height limitation and same may (not shall) be granted to an applicant for variance, "only upon the showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest nor the general land conditions in the neighborhood."

The subject property is virtually flat and has no characteristics justifying undue hardship which merit the requested variance.

Respectfully submitted, Kambiz Taleghani, P.E.

Read allowed by Mark Rockefeller
@ The request of Kambiz Taleghani
7-11-12