



Sharon Fox &lt;sfox@tetoncountyidaho.gov&gt;

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## Public comment in support of the Fraiz variance denial

1 message

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**richard huntsman** <richhuntsman@gmail.com>

Thu, Apr 3, 2025 at 4:25 PM

To: pz@tetoncountyidaho.gov, commissioners@tetoncountyidaho.gov

In summary:

Fraiz recently bought an encumbered property which he knew, prior to purchasing, would be very difficult to build. Fraiz got a wetland delineation that showed enough upland within the conservation easement building envelope to build a home as large as the conservation easement would allow. Instead of working with this building envelope, Fraiz applied for an "undue hardship" variance and lied to the County/public that he was seeking the variance as he had nowhere to build. Fraiz's consultant, who used extremely accurate software, verified to the County/public that the upland available for Fraiz to build (which wouldn't require any variance) was as follows:

12,704 SF in Upland 1

11,368 SF in Upland 1 after right of way

8,052 SF in Upland 1 after all setbacks are met

This is about double the amount of area needed to fit the maximum home size allowed by the conservation easement with no variance. So, what exactly is the undue hardship? Instead of working with what he purchased and accepting the feedback from the variance denial, Fraiz continues to waste community time and money for his own self interest. If he wants to enhance the wetland as he claims, I'd encourage him to move forward with his creek and wetland restoration projects. He doesn't need to destroy wetlands for his home site in order to do this.

I can't stress enough the importance of local officials enforcing local regulations as they relate to our local water sources and the impact they have on the local community. I understand that Fraiz got approvals from federal agencies (ACOE and FEMA) but have those Federal employees who approved actually ever been to the property? Do those individuals rely on the local waterway for their drinking water and livelihood? It is up to our local County officials to protect our local water sources which is why we have local wetland protections in place.

Why would we consider giving a special privilege to one individual that will have a negative impact on the entire community? The comments from the community clearly show local opposition to the variance.

Rich Huntsman  
Manager, Fox Creek Ranch