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PUBLIC HEARING NOTICE

CITY OF TETONIA, IDAHO

Planning and Zoning Commission

Pursuant to established procedure, NOTICE IS HEREBY GIVEN that the Tetonia Planning and Zoning Commission will hold a public hearing at the Tetonia City Hall, 3192 Perry Ave, Tetonia, Idaho on Monday, July 6, 2026 at 7:00 PM. This meeting will also be available online.

The purpose of the hearing is to consider a REZONE of 4.66 acres from R-1 Residential zone to C-2 Community Commercial zone. The subject property is located on the west side of Hwy 33 and north of Jackson Ave. The zone change is requested in order to construct up to 5 separate live/work buildings containing approximately 46 residential units and 51,620SF of commercial space. 1.2 acres will be preserved along the Hwy for future commercial development. The proposal is also subject to Design Review and is being reviewed concurrently with the Rezone request. David Ferrette is the applicant representing the owner, PFG Idaho, LLC, as part of the Pinnacle Peak Development.

As required by Idaho Code 67-6525, at the hearing, the Tetonia Planning & Zoning Commission will consider how the rezone relates to the Comprehensive Plan and meets the criteria of the Land Development Code. Information pertinent to this application is available for review upon request at the Tetonia City Hall.

Written comments must be received by 5 p.m. Wednesday, July 1, 2026 at Tetonia City Hall P.O. Box 57, Tetonia, Idaho 83452. You may also email a response to [email redacted] Verbal and written comments will be heard during the public hearing.