Docusign Envelope ID: A80FC2CC-2428-8534-81F5-EA6018B9B919

Permit # AX2026-3

Date Received: 10/9/2026

3192 Perry Avenue | P.O.Box 57-Tetonia, ID | Ph: 208-456-2249 |www.tetoniaidaho.com

Annexation Application

Fee: $500 (5 acres or less) / $875 (6-20 acres) / $1750 (21-50 ac) / $2500 (51+ acres) – Paid Date_____ Chk#_____

Name of Applicant: PFG Idaho, LLC Phone: [phone redacted]

Email: [email redacted]

Applicant is: Owner x Lessee_____ Buyer_____ Developer_____ Other_____

Mailing Address: [address redacted] Suite 1103, Rexburg ID, 83440

Owner of Property: PFG Idaho, LLC and 862 Teton LLC Email: [email redacted]

Mailing Address: [address redacted] Suite 1103, Rexburg ID, 83440

Send correspondence to: Applicant x Property Owner x

Location of Property: See legal descriptions

Parcel #(s): RP06N45E290011, RP06N45E291950, RP06N45E294802, RP06N45E294802 Number of Acres: 389.25

Zoning District: Current Zoning: None AOI- Trans Ag Proposed City Zoning C2, C3, R3 and M2

Located in the Tetonia Area of City Impact: x Yes ____ No Related Applications/Permits: Rezone and Comp Plan Ammendment

Existing Site Characteristics (check all that apply):

____Mature trees _____Floodplain _____Evidence of erosion _____Steep slopes

____ Stream/Creek/Pond _____Unique animal life _____Unique vegetation _____Unstable soil

x Agriculture _____Historical feature _____Scenic feature _____Fish Habitat

____Wetland _____ Riparian land

Existing Private or Public Services: Description (Size of Pipes, hydrants, type of school, street classifications, etc.)

Potable Water No existing public water Agency providing service_____

Irrigation Water Well Agency providing service_____

Sanitary Sewer No existing public sewer Agency providing service_____

Streets No existing public streets Agency providing service_____

Docusign Envelope ID: A80FC2CC-2428-8534-81F5-EA6018B9B919

Application Submittal Requirements

1. x Legal description of property

2. x Copy of Deed

3. x If the signatory on this application is not the owner of the property requesting the annexation and zoning classification, then provide a notarized statement (affidavit of legal interest) from the owner stating that applicant is authorized to submit this application.

4. x Names and addresses of all adjoining owners of property and residents within three hundred feet of the external boundaries of the land being considered as shown of record in the Teton County Assessor's Office. The addresses shall be submitted the City of two sets of address labels.

5. x One- 8 1/2" x 11 Vicinity map and site plan. Include existing and proposed buildings, uses, accesses and natural features.

6. x Annexation Boundary Map- prepared in a draftsman-like manner which shall plainly and clearly designate the boundaries of the land to be annexed, and the adjoining city boundary.

7. x Provide a written justification for the proposed annexation & requested zone addressing **each** of the following:
A. A statement of why the annexation and zone is requested.
B. How the proposed annexation and zone relates to the Comprehensive Plan.
C. How the proposed annexation and zone fits the criteria of the Land Use Code.
D. Describe the availability of public facilities such as streets, sewer, water, etc., needed to support the allowable uses in the area.
E. Further information and justification if the annexation and zone is for a small and/or single ownership tract.

8. _____ Public Hearing Requirements- Posting Notice: the applicant shall post a hearing notice on the property to be considered for a rezone in accordance with state code (see City Code 9-5-4) not less than 1 week prior to the hearing.

NOTE:
Applicant must attend Public Hearings.
Applicant shall pay the cost of public hearing publications and mailings and all reviews by the city appointed engineer, attorney and other professionals based on an hourly fee.

(Wayne and George)
Signature of Applicant: DocuSigned by: George Allen 0F4181869DA84E4... Signed by: 4882CE8887C2413... Date 9/17/2026 9/17/2026

Signature of receipt by City staff: _____ Date_____