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

Conditional Use Permit Application

Fee: $350.00 – Paid Date_____ Chk#_____

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

Applicant is: Owner x Lessee_____ Buyer_____ Developer_____ Other_____

Mailing Address: [address redacted] [address redacted]

Owner of Property: PFG Idaho, LLC Phone: [phone redacted]

Mailing Address: [address redacted] [address redacted]

Representative: Johnny Watson Phone: [phone redacted]

Mailing Address: [address redacted] Suite A, [address redacted]

Send correspondence to: Applicant_____ Property Owner_____ Representative x

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Location of Property: _____

Number of Acres: 38.25 Current Zoning: TA

Zoning District:

Proposed zoning R3

Zoning North of Site R1

Zoning South of Site R1

Zoning East of Site None

Zoning West of Site None

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

____Agriculture _____Historical feature _____Scenic feature _____Fish Habitat

____Wetland _____ Riparian land

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

Potable Water None on site Agency providing service City of Tetonia

Irrigation Water None on site Agency providing service City of Tetonia

Sanitary Sewer None on site Agency providing service City of Tetonia

Fire Protection None on site Agency providing service City of Tetonia

Schools None on site Agency providing service City of Tetonia

Streets None on site Agency providing service City of Tetonia

Application Submittal Requirements

1._____ Legal description of property Legal Description: SW4NE4-TAX # 1470 SEC 29 T6N R45E

2._____ Copy of Deed

3._____ If the signatory on this application is not the owner of the property requesting a conditional use permit, then provide a notarized statement (affidavit of legal interest) from the owner stating that applicant is authorized to submit this application.

4._____ Names and addressed 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._____ One 81/2" 11 Vicinity map.

6._____ Provide a written justification for the proposed conditional use permit addressing **each** of the following:

A. Constitute a conditional use as established on the official schedules of district regulations for zoning district involved;

B. Be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this Title;

C. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as fa as is possible;

D. Not be unduly hazardous or disturbing to existing or future neighboring uses;

E. Not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the city;

F. Be served adequately by essential public facilities and services or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service.

G. Not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to persons, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes or other pollutants;

H. Have vehicular approaches to the property that will be so designed as not to constitute a hazard to traffic on adjacent public thoroughfares; and

I. Not result in the destruction, loss or damage of a scenic or historic feature of major importance.

7._____ Public Hearing Requirements- Posting Notice: the applicant shall post a hearing notice on the property to be considered for a conditional use permit in accordance with state code.

NOTE:
Applicant/Representative 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.

Signature of Applicant/Representative: _____ Date July 15, 2025

Signature of receipt by City staff: _____ Date_____