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

Rezone Application

Fee: $500 (5 acres or less) / $800 (6-20acres) – 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__

Location of Property: _____

Number of Acres: 38.25 Related Applications/Permits: Conditional Use Permit

Zoning District:

Current Zoning: TA

Proposed Zoning MU

Zoning East of Site R1

Zoning North of Site None

Zoning West of Site None

Zoning South of Site R1

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

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 rezone, then provide a notarized statement (affidavit of legal interest) from the owner stating that applicant is authorized to submit this application.

4._____ 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._____ One- 8 1/2" x 11 Vicinity map and site plan. Include existing and proposed buildings and uses.

6._____ Provide a written justification for the proposed rezone addressing **each** of the following:
A. A statement of why the proposed amendment is requested.
B. How the proposed amendment relates to the Comprehensive Plan.
C. How the proposed amendment fits the criteria of the Land Use Code.
D. Further information and justification if the rezone is for a small and/or single ownership tract.

7._____ 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/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_____