City of Tetonia

Planning & Building

Notice of Decision

Date: 12/09/2025

FILE # / NAME	**ZX2025-1 Pinnacle Peak**		
APPLICATION TYPE	**Zone Change & Conditional Use Permit (CUP)**		
PROJECT APPLICANT	Johnny Watson, JRWA Engineering	PROPERTY OWNER	PFG Idaho, LLC
PROJECT LOCATION	NW portion of city limits/ NW of 1st St and Jackson Ave	PARCEL NUMBER	RPC00000291200
ZONING DISTRICT	TA- Transitional Agriculture to R3- Residential HIgh Density	LAND USE ACTIVITY	Current- Agriculture/vacant Proposed- Residential SF & townhouses
OVERLAY DISTRICT	N/A	Conditional Use Permit	Single-family residential in the R3 zone

This notice serves as a record that at the 10/14/25 meeting the City Council confirmed the decision of the P&Z Commission to approve the rezone and CUP with the condition that a subdivision application be submitted within 18 months that pursues platting this property for single-family homes and townhomes.

I. FINDINGS OF FACT

1. Property Description and Request
   The applicant requests a rezone of approximately 38 acres from Transitional Agriculture (TA) to High Density Residential (R-3). The rezone request is accompanied by a Conditional Use Permit (CUP) for the allowance to pursue platting up to 90 single-family homes in the pending R-3 zone. The broader project, known as Pinnacle Peak, proposes a phased high-density residential development containing up to 60 townhomes and 90 single-family homes, subject to future subdivision review and approval.

2. Procedural History
   The Planning & Zoning Commission (PZC) held a public hearing on September 8, 2025, to consider the application. Following review and discussion, the PZC voted to recommend approval of both the Rezone and CUP requests with conditions. The City Council held a public hearing on October 14, 2025 and confirmed the recommendation of PZC with a modification to the timeline to submit the subdivision application extended to 18 months. Proper notice was provided to property owners within the required radius, and the hearing was conducted in accordance with Idaho Code §67-6511 and §67-6512.

3. Comprehensive Plan Consistency
   The City of Tetonia Comprehensive Plan calls for orderly growth adjacent to existing city services. The subject property lies within city limits and is eligible and required to connect to the City's sewer and water systems as part of Phase 1, with possible upgrades and expansion for Phase 2.

- The proposal supports housing diversity by providing both single-family homes and townhomes.

- The proposed development pattern represents a logical extension of Tetonia's urban fabric rather than rural sprawl.

- Compatibility measures such as setbacks, landscaping, and open space buffers will be reviewed as part of the future subdivision to ensure an appropriate transition from surrounding agricultural uses.

- Transportation connectivity is supported through the integration of pedestrian and bike pathways and potential new access to Highway 33, pending ITD approval.

4. Zoning and Surrounding Land Use

    - Existing Zoning: Transitional Agriculture (TA)

    - Proposed Zoning: High Density Residential (R-3)

    - Surrounding Zones: Area of Impact and R-1 zoning at the southeast corner.

    - Comprehensive Plan Land Use Designation: Agriculture

5. The R-3 zone is intended for high-density residential uses characterized by multi-unit dwellings, higher traffic volumes, and common open space. Currently, the only other R-3 area within city limits remains vacant.

6. Conditional Use Permit (CUP) Findings
   The applicant concurrently applied for a CUP for single-family dwellings within the proposed R-3 zone. Pursuant to Tetonia Land Use Code §9-10-06-3, single-family dwellings are a conditional use in R-3. The PZC evaluated the request according to the conditional use criteria and made the following findings:

    - Comprehensive Plan: The proposal aligns with objectives for orderly growth, housing variety, and connectivity.

    - Existing Character: The development would alter the city's character due to its scale, potentially doubling Tetonia's population. However, buffers and open space mitigate visual and functional impacts, which is why the CUP is conditioned on the review of a subdivision plan.

    - Neighboring Uses: The project is not expected to create hazards but will result in increased traffic and activity compared to existing low-density surroundings. Again, the subdivision plan will need to include a Traffic Study to assess these impacts.

    - Public Facilities and Services: The development can be served by City utilities, if system upgrades are completed and the developer participates in said improvements. Additional coordination with City Engineering and Public Works is required prior to subdivision approval.

    - Pollutants: Impacts such as traffic, noise, and lighting are consistent with typical residential use.

    - Traffic Hazards: The proposed access to Highway 33 is subject to ITD approval. Any required traffic studies or mitigation must be completed prior to subdivision approval.

- Historic Features: None identified on the site.

7. Public Agency and Neighbor Comments
   Public Works and City Engineer reviewed the application and identified that Phase 1 could connect to existing systems, while Phase 2 will require capacity upgrades and potential agreements for groundwater rights and infrastructure cost-sharing. The School District was notified but provided no comment. Significant public comment was received in writing prior to the Council meeting only and public comment taken at the meeting. Concerns were about the increase in density and infrastructure availability..

8. Planning & Zoning Commission Recommendation
   On September 8, 2025, the PZC voted to recommend approval with the condition for both the Rezone and the CUP to be subject to the submission and approval of a subdivision within 1 calendar year. PZC has since also requested to notify the Council that Impact Fees should be adopted and implemented city-wide prior to a subdivision of this scale.

II. CONCLUSIONS OF LAW

1. Authority
   The City Council has authority under Idaho Code §§67-6511 and 67-6512 and Tetonia Municipal Code Titles 9 and 10 to consider and decide on applications for zone changes and conditional use permits.

2. Comprehensive Plan
   The proposed Rezone and CUP are generally consistent with the City of Tetonia Comprehensive Plan, which emphasizes orderly growth, housing variety, and efficient use of public services. The project location within city limits promotes compact development patterns.

3. Zoning Standards
   The R-3 zone accommodates high-density residential development in proximity to collector or arterial streets and allows a range of housing types. The proposed use is compatible with the intended character of the R-3 zone.

4. Conditional Use Permit Standards
   The proposed single-family dwellings constitute a conditional use in the R-3 zone and, as conditioned, can be designed and operated to meet the standards of the Tetonia Land Use Code. The CUP will remain contingent upon City Council's approval of the rezone and a future subdivision review.

5. Public Services and Infrastructure
   Adequate provision of water, sewer, and transportation infrastructure will be ensured through conditions of approval, subdivision review, and required agreements with the City.

6. Public Interest and Welfare
   The proposed development serves the public interest by expanding housing options within the City, contributing to regional housing needs, and promoting growth near existing infrastructure rather than rural areas lacking services.

III. DECISION AND CONDITIONS

Therefore, the City Council of the City of Tetonia hereby finds that the Pinnacle Peak Rezone and CUP, as conditioned, meet the applicable standards of the Tetonia Land Use Code and Idaho State Statutes.

Motion:
To approve the Rezone of approximately 38 acres from Transitional Agriculture (TA) to High Density Residential (R-3) based on the findings herein and the Planning & Zoning Commission's recommendation, with the following condition:

1. **Condition:**
   The rezone to R-3 is conditioned on an application for the proposed subdivision being submitted within 18 months from the date of this approval (4/14/2027) and pursued in good faith. If the subdivision is not applied for, denied, or the application and/or approval expires, the zone shall revert back to Transitional Agriculture (TA).

Further Motion:
To approve the Conditional Use Permit (CUP) for single-family dwellings within the R-3 zone, contingent upon City Council approval of the R-3 Rezone and subject to the following condition:

1. **An application for the subdivision presented here shall be submitted within 18 months (4/14/2027) and pursued in good faith. If the subdivision is not applied for on this site or the subdivision application review and/or approvals expire, then the CUP shall be null and void.**

Additional CUP Standards:
"*A CUP is not transferable from one parcel of land to another; however, a CUP is transferable from one owner to another as long as the use is not altered" (9-6-6-E).*
"Once a CUP has been granted, it may be revoked upon violation of any of the conditions imposed therein, using the same, or most currently adopted, hearing procedure for granting a CUP" (9-6-10).

IV. EFFECTIVE DATE

These Findings of Fact, Conclusions of Law, and Decision shall be effective upon adoption by the City Council on the 9th day of December 2025.

Appeal

An affected person aggrieved by a final decision concerning matters identified in section 67-6521(1)(a), Idaho Code, may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance, seek judicial review under the procedures provided by chapter 52, title 67, Idaho Code. An appeal shall be from the final decision and not limited to issues raised in the request for reconsideration.

Public Record Materials:

Application
Site Plan
Public hearing notice (PZC & CC)
Public comment emails
Engineering Comments
Applicant's presentation powerpoint slides

PZC Staff Report & Meeting minutes 9/8/25
City Council Staff Report & Meeting minutes 10/14/25 & 12/9/25