AX2026-3 CITY OF TETONIA
RECEIVED 10-9-2026

PINNACLE PEAK
— AT THE TETONS —

ANNEXATION & REZONE NARRATIVE

PINNACLE PEAK AT THE TETONS

A Mixed-Use Annexation Proposal for City of Tetonia, Idaho

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The Pinnacle Peak Proposal: Where Housing, Work, and Community Come Together

The Teton Valley is one of the most beautiful and economically vibrant regions in the Rocky Mountain West. Its natural setting, strong local businesses, and close-knit communities compose the foundation of its success. Yet today, that success is increasingly out of reach for the very people who make the Valley function.

In Teton County, the median home sale price has climbed to $1,000,000-$1,200,000 per Realtor.com September 2026 Real Estate Market Study. For many longtime residents, this figure does not reflect opportunity it signals growing instability. Teachers, first responders, nurses, restaurant workers, and other essential service providers are finding it harder each year to afford housing in the communities they serve. Many face exhausting and costly commutes, while others are forced to leave the Valley altogether. The result is a persistent workforce shortage that strains local businesses, public services, and the overall quality of life.

Strengthening the Local Economy Through Thoughtful Commercial Development

Housing alone cannot solve the Valley's challenges. A resilient community also requires a healthy local economy with stable, year-round employment opportunities. Thoughtful commercial development within the Pinnacle Peak project will help meet this need by creating new jobs, supporting local entrepreneurs, and reducing the necessity for residents to commute long distances for work or basic services.

By providing space for small businesses, services, and light commercial uses, the project can help diversify the local economy and keep more dollars circulating within Teton Valley. This type of development strengthens community connections, supports local ownership, and creates opportunities for residents to both live and work close to home. Over time, this balance between housing and employment helps stabilize the workforce, improves service availability, and builds a stronger, more self-sustaining community.

Beyond retail and services, the project also dedicates land to light manufacturing (M2), bringing a category of employment the northern Valley currently lacks: high-paying, skilled production and trade jobs that do not depend on tourism or seasonal demand. These positions in fields such as light industrial production, fabrication, warehousing, and distribution typically offer wages well above the retail and hospitality roles that dominate the local economy today, giving residents a genuine career path rather than just a job.

For Teton Valley, this means less dependence on a single, weather- and tourism-driven economic cycle. A manufacturing base helps smooth out seasonal employment swings, keeps working-age residents in the Valley year-round, and gives young people entering the workforce a reason to stay and build a career locally rather than commuting to other cities or leaving the region altogether. For Tetonia specifically, these jobs translate into a larger and more stable payroll circulating through local businesses,

stronger demand for housing and services within City limits, and a broader, more resilient tax base that does not rise and fall with the tourist season. Anchoring even a modest manufacturing employer in Tetonia also strengthens the City's negotiating position for future infrastructure investment, since utility and road improvements built to serve this use benefit the wider community as well.

A Practical and Timely Solution

The Pinnacle Peak project in Tetonia represents a thoughtful, forward-looking response to the Valley's housing and economic challenges. By pairing attainable housing with carefully planned commercial space, it offers a comprehensive approach to supporting working families, strengthening the local economy, and preserving the character that makes Teton Valley special. This is not simply about growth it is about ensuring the long-term health, resilience, and vitality of the community for generations to come.

Pinnacle Peak recognizes that access to affordable housing is essential to the long-term health of Tetonia and the surrounding community. As part of our commitment to responsible development, we have met with the Teton County Housing Authority to better understand its approach to affordable housing and the methods it uses to keep that housing affordable over the long term.

In addition, Pinnacle Peak has attended the Planning and Zoning work sessions held with the Teton County Housing Authority to stay informed on the ongoing discussion and the community's priorities.

Pinnacle Peak is committed to designating a portion of the lots within our development as affordable housing. We look forward to continued collaboration with the Housing Authority, Planning and Zoning, and the City of Tetonia to identify the most effective solution for meeting Tetonia's affordable housing needs.

Why We Want to Do This

At its core, this effort is about people and place. Our goal is to help create a vibrant, welcoming community one that residents are proud to call home and that visitors experience with respect and appreciation. We believe Tetonia can grow in a thoughtful way that strengthens its future while retaining what makes it special.

This project is also an opportunity to improve the City's utilities and overall capacity for growth, ensuring that infrastructure keeps pace with community needs. Investing in water, sewer, roads, and services today helps prevent strain tomorrow and positions Tetonia to remain resilient, functional, and financially stable over the long term.

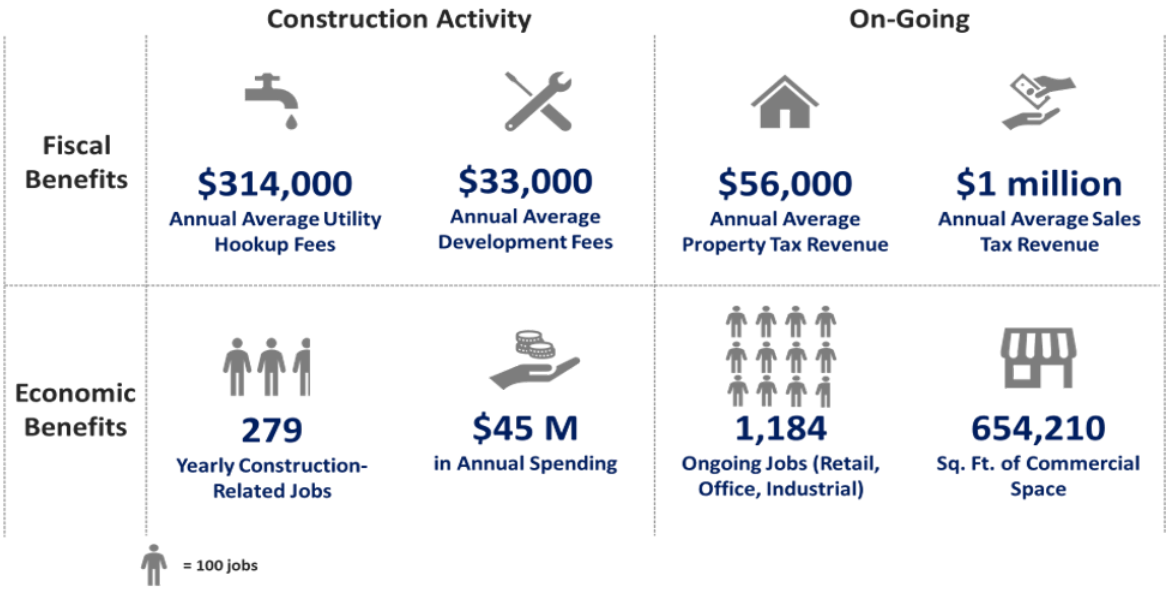
Just as important, we are deeply committed to preserving Tetonia's small-town Idaho character. The quiet streets, open spaces, and strong sense of community are not obstacles to progress they are the very qualities that make this place worth protecting. Tetonia is the gateway to Teton Valley and offers some of the most iconic views of the Grand Teton Mountain range anywhere in the region. These are assets we regard as sacred, and any growth must respect and protect them.

We will strike a careful balance: preserving Tetonia's identity while creating opportunity. By supporting housing, jobs, and infrastructure in a responsible way, we aim to bring lasting prosperity to current residents and ensure that future generations can live, work, and thrive in Tetonia without losing the character that makes it so special.

How Does This Affect Tetonia

Economic Impact Study Findings — www.tischlerbise.com

Category	Key Findings
Housing	Meets Teton County housing needs; hundreds of units delivered at attainable value points.
Tax Benefits	New in-City property reduces tax burden on current residents; increases property value for existing owners; enlarges the tax base for future referendums.
Local Economy	Adds year-round resident base for seasonal stability; incentivizes new healthcare, education, and recreation services in the area.



Source: Economic Impact Study, TischlerBise

What Is the Plan

The Solution: A Mixed-Use Community for Prosperity

We are not proposing another luxury subdivision designed for seasonal visitors. We propose a vital mixed-use community that strategically allocates land for current needs while preserving future options. This includes 107.77 acres dedicated to diverse and attainable housing (including 3 acres of donated public land), 104.45 acres of essential retail and commercial land along Highway 33, 28.68 acres of M-2 light manufacturing, and a 159.35-acre baseball and recreation complex. To facilitate the provision of essential municipal services, implement City zoning, and ensure the project's success, the entire 399.26-acre project area must be annexed into the City of Tetonia.

Land Use Component	Acreage	Zoning Designation
Diverse / Attainable Housing	107.77 acres	R3 – High-Density Residential
Retail & Commercial (Hwy 33 corridor)	104.45 acres	C-2 – General Commercial
M-2 Light Manufacturing	28.68 acres	M-2 – Light Manufacturing
Baseball & Recreation Complex	159.35 acres	C-3 – Recreational Commercial
Total Annexation Area	400.25 acres	Mixed-Use

1. Unmatched Affordability

The most compelling feature of the Pinnacle Peak project is its unwavering commitment to price. By leveraging high-density, smart design, and efficient construction methodologies, we project these homes will sell for well below the current median home price in Teton Valley. This approach shifts the paradigm. For the first time in years, a local working family will have a real opportunity to transition from renting to owning a brand-new home with dignity.

2. Diverse Housing on 107.77 Acres

This project maximally utilizes the 107.77 acres allocated for housing by offering a truly diverse and attainable product mix: modern manufactured homes, duplexes, and efficient multi-family buildings. This range of housing types ensures that we can meet the affordability needs across various income levels in Teton Valley. The inclusion of manufactured homes offers the lowest entry price point, while the multi-family units provide crucial density and rental options, and the duplexes offer the benefits of private ownership, making this a comprehensive solution to the region's housing crisis. Within this R3 area, 3 acres are further dedicated as donated public land for a Tetonia public building.

3. Revitalizing Tetonia with Economic Centers: A New Commercial Anchor

Tetonia is perfectly positioned for this growth. By dedicating 104.45 acres to strategic commercial and retail development along the high-traffic Highway 33 corridor, we are creating a much-needed, year-round economic hub. This area is planned to accommodate essential community services and non-tourism related jobs currently lacking in the northern Valley, including:

- **Essential Services:** Space for a neighborhood grocery store, local pharmacy, and much-needed medical and dental offices, reducing the need for residents to travel significant distances for basic necessities.
- **Workforce Support:** Dedicated professional office space, light commercial zoning for local trade services (plumbing, electrical, construction), and other businesses that support the Valley's year-round economy.
- **Local Commerce:** Opportunity for small, locally-owned retail shops and family-friendly dining establishments.
- **Scenic Corridor:** The commercial space will maintain a 30' setback from the highway.

Crucially, this commercial activity will yield substantial, sustainable benefits for the City of Tetonia:

- **Tax Revenue Generation:** The commercial properties will generate significant new property tax revenue and, more importantly, a robust, stable stream of sales tax revenue from year-round commerce. This expanded non-residential tax base is essential for funding municipal services, improving local infrastructure, and relieving the tax burden on existing residential property owners.
- **Job Creation:** This commercial center is projected to create hundreds of diverse, year-round jobs in retail management, healthcare administration, and professional services, providing stable employment opportunities that directly support the community's housing affordability goals.

This mixed-use focus will contain growth within designated areas, support local businesses, and strengthen the overall vitality of Tetonia as a self-sufficient community center, protecting the surrounding agricultural lands and open space.

4. Employment and Community Investment: 28.68 Acres of M-2 Manufacturing

Rather than holding this portion of the site in reserve, the proposal commits it directly to productive use: 28.68 acres are designated M-2 (Light Manufacturing), supporting the skilled, year-round production and trade jobs described above. This approach trades future flexibility for immediate, tangible benefit the manufacturing acreage anchors employment inside the annexed tract from day one.

The Teton School District submitted comments regarding its recently completed “Growth Contribution Fund Support Study,” which provides a framework to help mitigate the impact of new development on the school district. As the District stated, “Teton School District #401 is committed to ensuring every student receives a high-quality education while responsibly planning for continued growth.” The study recommends a voluntary contribution of $1,274 per single-family dwelling unit and $828 per multi-family dwelling unit. This is a voluntary contribution that Pinnacle Peak will happily commit to.

5. A Regional Draw: 159.35-Acre Seasonal Baseball & Recreation Complex

The Pinnacle Peak site plan also incorporates a unique, high-profile attraction, National Parks Baseball Resort, that will benefit the entire region’s economy: a 159.35-acre seasonal baseball and

recreation complex an exciting youth travel-baseball destination anchored by nationally-themed tournament fields, team lodging, and family amenities. The complex is designed to host week-long youth tournaments 14 weeks of the year that will draw young people, coaches and family members from across the nation, leveraging Tetonia's position roughly minutes from both Yellowstone and Grand Teton National Parks.

This facility will drive economic activity throughout Teton Valley, pumping millions of dollars into the local economy. Tournament weeks will fill the complex with visiting families who need lodging, meals, fuel, and retail services generating dollars that will flow directly to Tetonia and the surrounding communities.

The project will also boost local employment, creating nearly 20 year-round positions and requiring 180 employees during peak season. Additionally, it is expected to support over 200 extra jobs throughout Teton County. On-site housing will be provided for seasonal staff to avoid straining the local market.

Finally, the ballpark will generate substantial non-property tax revenues for Tetonia in addition to property taxes. Once fully operational the projection is that such revenue will total over $477,000 per year. The largest chunk will be from Tetonia’s 5% fee on lodging, charged to each week’s participants. This new revenue will allow Tetonia to offer more local services without burdening local taxpayers. A win-win!

Another benefit will be that the fields will be available for use by local high school baseball and softball programs during their season.

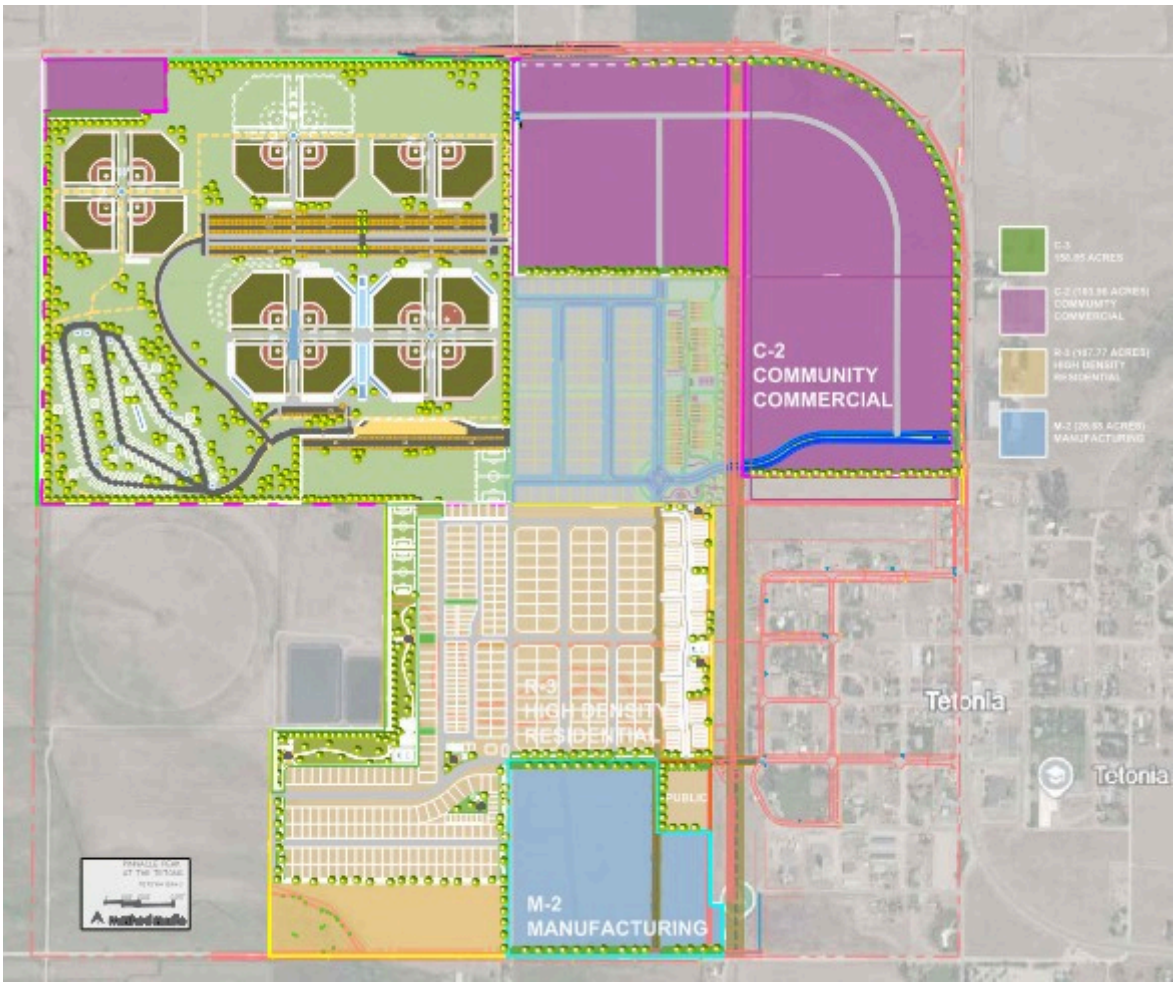
One final point. National Parks Baseball Resort will bond Tetonia strongly with America’s pastime. Tetonia will be the place where kids and their families go to play, compete and build memories, in sight of the majestic Tetons. That will give Tetonia a lasting and iconic identity, distinct from any other town in Teton Valley.

The Annexation Mandate

The success of the Pinnacle Peak development is contingent upon the annexation of the entire 399.26-acre tract into the corporate boundaries of the City of Tetonia. This step is necessary for several fundamental reasons:

- **Infrastructure:** Annexation provides the legal framework to connect the housing and commercial centers to the City's reliable, controlled municipal water and sewer systems, avoiding reliance on private wells and septic fields which are unsuitable for this scale of development.
- **Service Delivery:** Only within City limits can residents and businesses receive immediate, essential public services, including police and fire protection and code enforcement.
- **Zoning and Planning Consistency:** Annexation allows the land to be rezoned directly by the City, ensuring the proposed mixed-use zoning is consistent with the City's future vision and planning goals, which would be impossible under County jurisdiction.

Annexation and Rezone Plan



Pinnacle Peak at the Tetons — Conceptual Site Plan, Tetonia, Idaho

Adherence to the Comprehensive Plan

From its inception, the developers of Pinnacle Peak understood that their vision had to align with Tetonia's guiding principles. Their approach was multi-faceted, addressing key objectives outlined in the Comprehensive Plan:

- **Encouraging Orderly Growth and Development:** The Pinnacle Peak site is situated to tie into existing infrastructure and minimize sprawl. Its layout dedicates green space far in excess of City minimums, designed not just for recreation, but as a visual and functional buffer, mitigating potential impacts on surrounding agricultural lands. The community's internal road network is designed to connect efficiently with existing city streets, preventing isolated enclaves and encouraging a logical extension of Tetonia's fabric.
- **Providing for a Variety of Dwelling Types and Densities:** Recognizing the Comprehensive Plan's objective to offer diverse housing options, Pinnacle Peak will feature a mix of housing types, specifically duplexes, townhomes, and a manufactured home community. The density is carefully calculated to be appropriate for an R3 zone, allowing for a slightly higher concentration of units than purely R1 or R2 zoned detached homes, but without overwhelming the site or neighboring areas. This adheres to the Comprehensive Plan's call for “opportunities for a variety of dwelling types and densities.”
- **Promoting Compatible Integration of Uses:** The development's design ensures harmonious integration with surrounding areas. Ample landscaping and strategic setbacks are employed to ensure visual harmony with any adjacent purely residential or agricultural properties.
- **Sustainable Infrastructure Planning:** The City's recently completed water report indicates that no additional ERUs (Equivalent Residential Units) are currently available until infrastructure improvements are completed a constraint that affects future growth City-wide. Pinnacle Peak is prepared to directly address this shortfall: the developer will convey water rights and construct new wells sufficient not only to serve the annexed land, but to provide additional capacity for the City of Tetonia beyond the project boundary. The developer will work with the City to expand infrastructure throughout the annexed land at the developer's expense, helping guide infrastructure requirements for both the newly annexed land and the remainder of the City. As part of this commitment, Pinnacle Peak will convey a full 1.0 CFS of water rights to the City of Tetonia. We are also ready to address the need for a new well and will assist with that cost.
- **Preserving View Corridors:** A critical consideration in the design of Pinnacle Peak is the preservation of Tetonia's iconic views. The development will be carefully sited and designed to ensure it does not impact the City's view corridors of the nearby Teton mountains. 30' setbacks will be provided along the highway to ensure view corridors remain open. The National Parks Baseball complex does sit partially within the Scenic View Corridor; its design will follow all applicable Land Use Code requirements to minimize impact on views.
- **Existing Character, Variety, Excellence, and Creativity in Design:** The architectural guidelines for Pinnacle Peak will emphasize a contemporary mountain aesthetic, drawing inspiration from the local vernacular, to integrate organically with surrounding properties while allowing for individual expression within a cohesive framework. Natural materials, varied rooflines, and thoughtful landscaping are required. Open spaces are designed for both passive and active recreation, including pedestrian walkways, bicycle paths, and walking trails that connect to existing local trails.
- **Effects on Adjoining Property:** The proposed development will not generate significant noise beyond typical residential and retail levels, and will not create air, water, or soil pollution. Waste will

be managed through standard trash services. Exterior lighting will be scaled appropriately to avoid light trespass onto adjacent properties. The baseball complex will operate only between Memorial Day and Labor Day, with play limited to daylight hours; no field lighting will be installed, so no night games or associated noise or light will occur. Fan noise during games will be limited to daytime play, and the complex sits well removed from the existing City of Tetonia.

- **Traffic Hazards:** Vehicular access is designed to maintain safety and minimize impacts on public streets. The property will be accessed by multiple new drives connecting with Hwy 33. We are actively working with the Idaho Transportation Department to obtain the necessary access approvals.

Through meticulous planning and adherence to the spirit and letter of Tetonia's Comprehensive Plan, Pinnacle Peak is poised to become a vibrant, well-integrated mixed-use community featuring a variety of housing, retail, and commercial opportunities that respects Tetonia's past while contributing positively to its future.

For additional information on the Comprehensive Plan, see the separate Comprehensive Plan Amendment application.

Streets

- The developer will be required to construct all new streets within the annexed land.
- No streets currently exist within the annexed land.
- The developer will maintain all new streets for 5 years following construction, excluding snow and ice removal and any damage resulting from snow and ice removal.

Parks

- The developer will provide basic landscaping services for all new parks and open space for 3 years following construction.

Utilities

- The developer will be required to construct all new sewer and water lines within the annexed land.
- Consistent with the City's recently completed water report, we will work to ensure sewer and water infrastructure expands not only to serve this development, but the broader needs of Tetonia as well.

Item	Detail
Existing Ground Water Rights	1.0 CFS (≈ 528 EDUs) — full 1.0 CFS to be conveyed to the City of Tetonia
Additional Water Rights	Available for purchase by Pinnacle Peak if needed
Water Well(s)	To be provided by Pinnacle Peak to support the Tetonia water system

Item	Detail
Streets & Utility Construction	All new streets, sewer, and water lines within the annexed land constructed by the developer

Adherence to Existing Land Use Code: Pinnacle Peak

The proposed “Pinnacle Peak” community aims to become a seamless addition to the Tetonia landscape, demonstrating its compatibility with the Tetonia Land Use Code through thoughtful adherence to its principles, beginning with a strategic rezone and a commitment to responsible development.

A Narrative of Compatibility

The journey of Pinnacle Peak begins with a request to rezone the property into a strategic mix of High-Density Residential (R3), General Commercial (C-2), Light Manufacturing (M-2), and Recreational Commercial (C-3) designations.

- **R3 (High-Density Residential) & Manufactured Home Subdivision:** This district provides the flexibility to accommodate diverse yet harmonious housing types. To meet the growing need for attainable housing, the R3 portion of Pinnacle Peak will include manufactured homes, duplexes, and townhomes. The subdivision will meet all specific site standards including 200' perimeter buffering from the lagoons and utility connections to safeguard the integrity of the surrounding area.
- **C-2 (General Commercial):** To support the economic vitality of the annexed area, a portion of the development is designated as C-2, intended to provide essential services and retail opportunities that serve both Pinnacle Peak residents and the broader Tetonia community, contributing to the local tax base.
- **C-3 (Recreational Commercial) – Seasonal Baseball & Recreation Complex:** A 159.35-acre portion of the site is dedicated to a seasonal baseball and recreation complex, National Parks Baseball Resort. This mixed-use recreational component brings a complementary, tournament-driven visitor economy to Tetonia during the summer season, and remains subject to development standards for setbacks, landscaping, and lighting restrictions consistent with the balance of the site. In addition, it will provide recreational softball, soccer, baseball and cross-country-skiing access for local residents.
- **M-2 (Light Manufacturing):** To deliver the skilled, year-round employment base described above, a portion of the development is designated M-2, supporting light industrial production, fabrication, warehousing, and distribution uses. Development standards for the M-2 area including screening, setbacks, and truck access will be coordinated with the City to ensure compatibility with the adjacent residential and commercial portions of the site. Wrecking yards and adult businesses will be expressly excluded uses within this M-2 area.

Environmental and Aesthetic Integration

- **Preserving Visual Harmony:** Layouts and building heights across the R3, C-2, M-2, and C-3 zones will be carefully orchestrated to ensure the development does not impact the City's view corridors of the Teton mountains.
- **Architectural Integrity:** The aesthetic guidelines utilizing a contemporary mountain style with natural materials will apply to both residential units and C-2 commercial structures, ensuring a unified visual vernacular.

The Pinnacle Peak Difference

The choice is clear: we can continue to watch our workforce commute hundreds of miles or be priced out of the Valley, or we can choose to invest in the families and the economic infrastructure that make this community function.

The Pinnacle Peak project is not merely a development; it is an investment in Teton Valley's future, a commitment to affordability, sustainability, and most importantly to the stability and quality of life for the dedicated local residents who deserve a chance to call this Valley home. We respectfully request approval for the annexation of the 400.25-acre tract, encompassing the 107.77-acre diverse housing development (including 3 acres of donated public land), the 104.45-acre commercial center, the 28.68-acre M-2 manufacturing area, and the 159.35-acre seasonal baseball and recreation complex, securing the future of our community.