AMD2026-1/AX2026-3
CITY OF TETONIA
RECEIVED 10-9-2026

PINNACLE PEAK
— AT THE TETONS —

COMPREHENSIVE PLAN AMENDMENT NARRATIVE

PINNACLE PEAKS AT THE TETONS

Amendment to the 2009 Tetonia Comprehensive Plan for City of Tetonia, Idaho

Applicant: PFG Idaho LLC

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2009 Comprehensive Plan Amendment

City of Tetonia, Idaho
Submitted: October 9, 2026

In conjunction with our recent annexation submittal, PFG Idaho LLC is formally applying to amend specific sections of the 2009 Tetonia Comprehensive Plan. Our objective is to identify necessary adjustments while demonstrating how the Pinnacle Peaks project serves as a catalyst for the City's established long-term goals.

The 2009 Comprehensive Plan outlines a clear Vision Statement:

> *"Citizens of Tetonia support a family-friendly, small-town setting; endorse residential neighborhoods and core economic growth; strive to preserve the Teton Valley scenic vista and environmental quality."*

We fully endorse the City's assertion that "core economic growth is essential to the sustainability of Tetonia." Historically, Tetonia was a bustling commercial hub with a diverse array of services on Main Street. We aim to honor this heritage by facilitating a return to economic vibrancy.

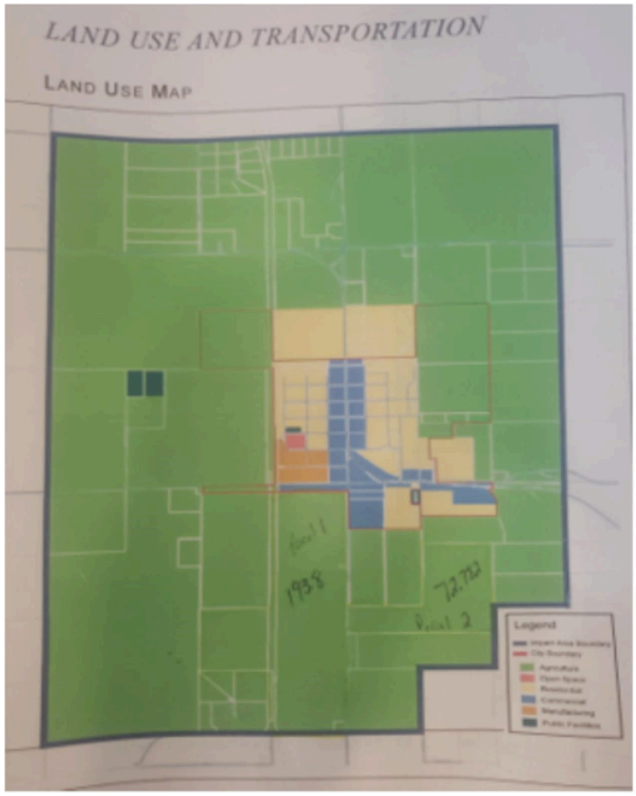
I. Proposed Amendments

1. Extension of the Economic Core

- Currently, the Plan (pages 9 and 21) prioritizes developing the downtown commercial core before extending outward. While we champion the revitalization of historic Main Street, PFG Idaho LLC does not hold any ownership in those specific properties, limiting our ability to directly impact that immediate area.
- Page 9 states that commercial, manufacturing, light industry, and other business development should occur in areas with an established pattern. The Land Use Map shows an established commercial pattern along Highway 33, expanding to available land on the south side of town. We are asking that this vision be extended to available land on the north and west sides of town.

2. Land Use Map Revision

The current Land Use Map does not reflect our proposed annexation. We formally request that the subject property be included within the Tetonia City boundaries to allow for the land use designations cited in the 2009 Comprehensive Plan.



Existing 2009 Land Use Map — City of Tetonia

- Proposed Amendment: We request that the City extend this economic vision to the north and west and accept these requested amendments.
- Land Holdings: PFG Idaho LLC's holdings comprise 400.25 acres located to the north and west of the City of Tetonia.
- Economic Vitality: By activating our land holdings to the north and west, we can provide the revenue and employment opportunities necessary for the City's sustainability.
- **Fiscal Impact:** This aligns with the existing Comprehensive Plan, which states: "Increased economic development in Tetonia will provide employment and much-needed revenue for city facilities and improvements." Pinnacle Peaks will be developed in a highly sustainable, well-thought-out manner to ensure long-term fiscal health for the City.

II. Adherence to the Comprehensive Plan

How does Pinnacle Peaks fit within the current 2009 Comprehensive Plan, and how would accepting these amendments allow the City to meet other objectives of the Plan? The table below summarizes the notable statements within the 2009 Comprehensive Plan that inform this analysis.

Reference	2009 Comprehensive Plan Statement
Page 2	Core economic growth is essential to the sustainability of Tetonia.
Page 3	Since 1950, little economic or residential growth has occurred.

Reference	2009 Comprehensive Plan Statement
Page 3	56% believe the City should encourage economic growth, with Main Street retail/service and commercial development being preferred.
Page 3	Citizens want single-family homes on small or large lots; more than half see a need for multifamily and mixed-use housing, while less than one-fourth favor "McMansions and second homes."
Page 9	Commercial, manufacturing, light industry, and other business development should occur in areas where there is an established pattern.
Page 12	The City's greatest priority is improving and upgrading city water facilities, including the acquisition of water rights.
Page 15	As Tetonia grows, pedestrian safety will require sidewalks in new residential developments; the official school crossing from Perry Avenue across Highway 33 should be given priority safety provisions as the city population increases.
Page 20	Encourage varied types of housing to meet the needs of a growing population.
Page 20	Allow for the siting of manufactured homes.
Page 20	Plan for a new City Hall facility.
Page 20	Plan for city sewer expansion and upgrade.

The very first sentence of the Comprehensive Plan states the City will "endorse residential neighborhoods and core economic growth." A few paragraphs later it states that "core economic growth is essential to the sustainability of Tetonia." One paragraph further, it states that "since 1950, little economic or residential growth has occurred." Given that little economic growth has occurred since 1950, yet growth is essential to the City's sustainability, we ask: why not make an amendment to the Comprehensive Plan?

Pinnacle Peaks is designed to deliver on the City of Tetonia's Vision, and we intend to achieve that through the following commitments:

- **Encouraging Economic Growth:** Bringing commercial and residential zoning with projects ready to be built. Rooftops first, then the resulting population will support the growth of existing and future businesses.
- **Housing Diversity:** A mix of single-family homes, townhomes, and manufactured homes, with density calculated appropriately for an R-3 zone higher concentration than R-1/R-2 without overwhelming the site or neighboring properties.
- **Water Rights:** Prepared to bring 1.0 cfs of water to the City of Tetonia.
- **Perry Avenue:** Committed to funding the paving of Perry Avenue from the rails-to-trails corridor to Highway 33, supporting the school crossing.
- **Dedication of Land:** 3 acres dedicated to the City of Tetonia for the construction of public buildings.
- **Compatible Integration of Uses:** Ample landscaping and strategic setbacks ensure visual harmony with adjacent residential and agricultural properties.
- **Preserving View Corridors:** A portion of the C-3 Highway Business area falls within the City's designated Scenic Corridor along Highway 33. Our development will meet all Land Use Code requirements applicable within the Scenic Corridor, including building height and signage standards, to help preserve Tetonia's iconic views from the highway.

- **Mitigation of Impact:** No noise beyond typical residential/retail levels; no air, soil, or water pollution. Exterior lighting designed to prevent light trespass (Dark Sky compliant).
- **Traffic and Safety:** Vehicular access designed to maintain safety and minimize impact on public streets; coordinating with the Idaho Transportation Department (ITD) on approved access points along Highway 33. ITD is requiring the installation of two traffic lights along Highway 33 to control traffic.

III. Adherence to Land Use Code

Our proposed development is designed to comply fully with the existing Tetonia Land Use Code by utilizing zoning classifications already adopted by the City, including Commercial (C-2), Highway Business (C-3), Manufacturing (M-2), and Residential (R-3). By relying on established zoning districts rather than requesting new or untested classifications, the project demonstrates consistency with the City's regulatory framework and long-term planning objectives.

Commercial (C-2)

The C-2 Commercial zoning district is intended to accommodate general retail, service, and neighborhood-oriented commercial uses that support the daily needs of residents. Commercial areas within our master plan are strategically located and scaled to serve nearby neighborhoods, provide local employment opportunities, and strengthen the City's economic base. These uses align with the Land Use Code's intent for C-2 zoning and are designed to complement the existing downtown commercial core rather than compete with it.

C-3 Highway Business

The Code describes C-3 as providing "areas for travel related services such as hotels, motels, service stations, offices, limited warehousing, commercial services and retail sales," and states that the district "is specifically designed in clusters to service the motoring public on major highways." The baseball and recreation complex is a destination facility drawing visiting teams, families, and spectators traveling Highway 33, together with the lodging, dining, and travel services those visitors require. That is the travel-oriented, highway-served cluster the C-3 district was written to accommodate, and hotel and motel use is permitted in C-3 under the Land Use Schedule.

Residential (R-3)

The R-3 Residential zoning district allows for high-density residential development, offering a range of housing types that help meet current and future housing needs while maintaining Tetonia's small-town character. Residential areas within the project are planned to meet applicable density, setback, lot coverage, and open space requirements established by the Land Use Code. This zoning supports family-friendly neighborhoods, walkability, and efficient use of land and infrastructure key objectives identified in the Comprehensive Plan.

Manufacturing (M-2)

To broaden the City's employment base beyond seasonal and construction-dependent work, the proposal includes a Manufacturing (M-2) zoning classification. This designation supports higher-paying,

year-round jobs that are less dependent on the tourism cycle, complementing the Plan's stated goal of strengthening Tetonia's economic base. The M-2 area will be developed to meet applicable Land Use Code standards for manufacturing uses, providing long-term employment stability for the community.

IV. Statement of Why the Amendment Is Requested

1. Growth Has Arrived Faster Than the Land Use Map Anticipates

The Plan projected that "the population of Tetonia and the impact area could double in the next 10-year period based on the growth rate within Teton County," and concluded: "It is certain there will be new growth, suggesting the need for sound policies and plans to accommodate an increase in population." The current Land Use Map designates the land surrounding the city core almost entirely as Agriculture, with limited Residential, leaving the City without a mapped framework for where that growth should go.

The consequence is not that growth stops. It is that growth occurs outside City jurisdiction, at county densities, without City water and sewer standards, and without the City capturing the infrastructure contributions that come with entitlement review. Amending the Land Use Map to designate this area for a planned mix of uses gives the City the ability to direct that growth rather than react to it.

2. The City's Fiscal Position Requires a Broader Tax Base

The Plan is direct about the fiscal risk of growing on single-family housing alone. Under Implementation, it identifies as a Problem: "Citizens may be faced with higher taxes and more local improvement districts (LIDs) unless the city receives revenue beyond that provided by single-family homes," and poses the open question, "How will the city build a stronger tax base?" It further states that "Increased economic development in Tetonia will provide employment and much needed revenue for city facilities expansion and improvements."

The proposed amendment answers that question with mapped capacity. It designates 104.45 acres for community commercial use, 159.35 acres for highway business use, and 28.68 acres for manufacturing categories that generate property tax and sales tax revenue at multiples of what residential development contributes, and that provide year-round employment less dependent on the tourism cycle. The Plan's own labor force data shows manufacturing at four percent of Tetonia employment, against construction at twenty-three percent; broadening that base is a stated Plan objective, not a departure from it.

3. Planning Ahead for Civic Facility Needs

The Plan anticipates that growth will place new demands on municipal facilities, noting that "with the increase in growth, the city may need to provide a new city hall, expand infrastructure and hire more city personnel." It also records that City administration currently operates from leased offices and maintenance shops on Perry Avenue.

The Applicant is dedicating 3 acres to the City of Tetonia so the City has room to grow a mapped location at no cost to the City.

4. Housing Attainability Has Become a Structural Constraint

The Plan calls for the City to "encourage varied types of housing to meet the needs of a growing population," and its 2007 survey found that more than half of respondents saw a need for multifamily and mixed use housing. Since adoption, median home prices across Teton County have risen to a level that places ownership out of reach for much of the local workforce. Teachers, first responders, healthcare staff, and service workers increasingly commute into the Valley because they cannot afford to live in the communities they serve. The Plan provides no mapped residential capacity at densities that could relieve this pressure. The **107.77 acres** of Residential designation and the accompanying affordable housing commitment respond to that gap.

Conclusion

The growth the 2009 Comprehensive Plan projected has arrived, and the fiscal pressure it warned of remains unaddressed.

The proposed amendment responds to those findings using land use designations the Plan already defines and zoning districts the Code already establishes. It brings 400.25 acres inside the Area of City Impact under City standards and review, secures land for a public building at no cost to the City, contributes water rights toward the City's stated highest infrastructure priority, and creates the commercial and employment base the Plan identifies as essential to Tetonia's sustainability.

The Applicant respectfully requests that the Planning and Zoning Commission recommend, and the City Council approve, the proposed amendment to the 2009 Comprehensive Plan and its Land Use Map, and welcomes conditions the City determines are necessary to secure the public benefits described in this narrative.