Pinnacle Peaks Development Impacts

City of Tetonia, Idaho

Summary of Impacts

	Construction Activity		On-Going	
Fiscal Benefits	**$314,000** Annual Average Utility Hookup Fees	**$33,000** Annual Average Development Fees	**$56,000** Annual Average Property Tax Revenue	**$1 million** Annual Average Sales Tax Revenue
Economic Benefits	**279** Yearly Construction-Related Jobs	**$45 M** in Annual Spending	**1,184** Ongoing Jobs (Retail, Office, Industrial)	**654,210** Sq. Ft. of Commercial Space

= 100 jobs

Quality of Life Benefits

45 — Acres of Dedicated Land, valued at $18.9M (Parks, Greenspace, and Community Center)

9.4 — Lane Miles of Paved Road, valued at $9.4M

1,184 — Estimated Long-Term Jobs, independent from neighboring cities

47,000 — Square Feet of Grocery and Convenience Store Space

Housing

- Meeting the housing needs in Teton County
- 470 of 780 total units with more attainable value

Tax Benefits

- New property in the City reduces tax burden for current residents
- Increased property value for existing owners
- Larger tax base for future referendums

Strengthened Local Economy

- More residents provide seasonal stability to local businesses
- Incentives for establishment of more services in the area (healthcare, education, recreation)