SUNRISE ENGINEERING

Pocatello Office
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September 2, 2025

City of Tetonia
Attn: Jacque Beard
[address redacted]
[address redacted]

Re: Pinnacle Peak - Concept Plan Review for CUP and Rezone Request

Dear Ms. Beard,

SEI has reviewed the proposed conceptual site plan for the above-mentioned project. Below are our comments and recommendations.

Sewer

- A facilities plan update needs to be completed to verify the status of the existing sewer collection and treatment system. This will also verify what improvements need to be completed to accommodate this proposed development.
- The development will be required to connect to the city sewer collection system via the sewer main that ties into the treatment facility. The size of this line needs to be field verified. This can be completed as part of the facilities plan update.
- A sewer main line stub out will be required to adjacent properties. This can be assessed when a more detailed development plan is provided.

Water

- A facility plan update needs to be completed to verify the status of the existing water distribution system, water rights, and sources. This will help verify what improvements are needed and what water rights will be needed to accommodate this proposed development.
- The development will be required to connect to the city water distribution system and to loop it. The two recommended connection points are the water main on Main Street and Perry Ave. This will include any necessary fire hydrants.
- A main line stub out may be required to adjacent properties. This can be assessed when a more detailed development plan is provided.
- The developer has proposed to transfer water rights to the City to accommodate the development. The City should include this assessment of the water rights and what is needed from the development as part of the facilities planning study.

Irrigation

- The developer shall verify if the property has water rights. If water rights are available an internal irrigation system shall be designed and constructed as part of the development process. The internal irrigation system shall be owned and maintained by a Homeowner's association.

Roadway Connectivity

- The subdivision will be required to improve all roadways and adjacent roadways to meet the cross section requirements set forth in the City of Tetonia Public Works Standards and Specifications.
- The developer shall consider the future roadway connectivity plan that the City is working through as part of the transportation plan when considering the layout of the roadways and their classifications. The current layout appears to meet this requirement.
- A traffic impact study should be required along with any mitigations that are recommended.

General

- There are approximately 100 connections of capacity in the existing sewer and water system. It appears that there will be enough to service this development. This will need to be verified as part of the recommended facilities planning updates. These connections will be issued on a first come, first serve basis with building permits. The development does fall within the service boundary and will be provided a will serve letter based on the detailed assessment in the facilities planning study.
- All other public and private improvements shall meet City of Tetonia, DEQ, and other governing agency specifications and requirements.
- When designing the improvements please refer to the City of Tetonia Public Works Standards and Technical Specifications wherever possible.

A more detailed review and analysis will need to be performed when the applicant provides a more detailed concept plan or layout.

Please let us know if you have any questions or require any additional information.

Regards,



Robert M. Heuseveldt, PE, CFM
Sunrise Engineering
[email redacted]