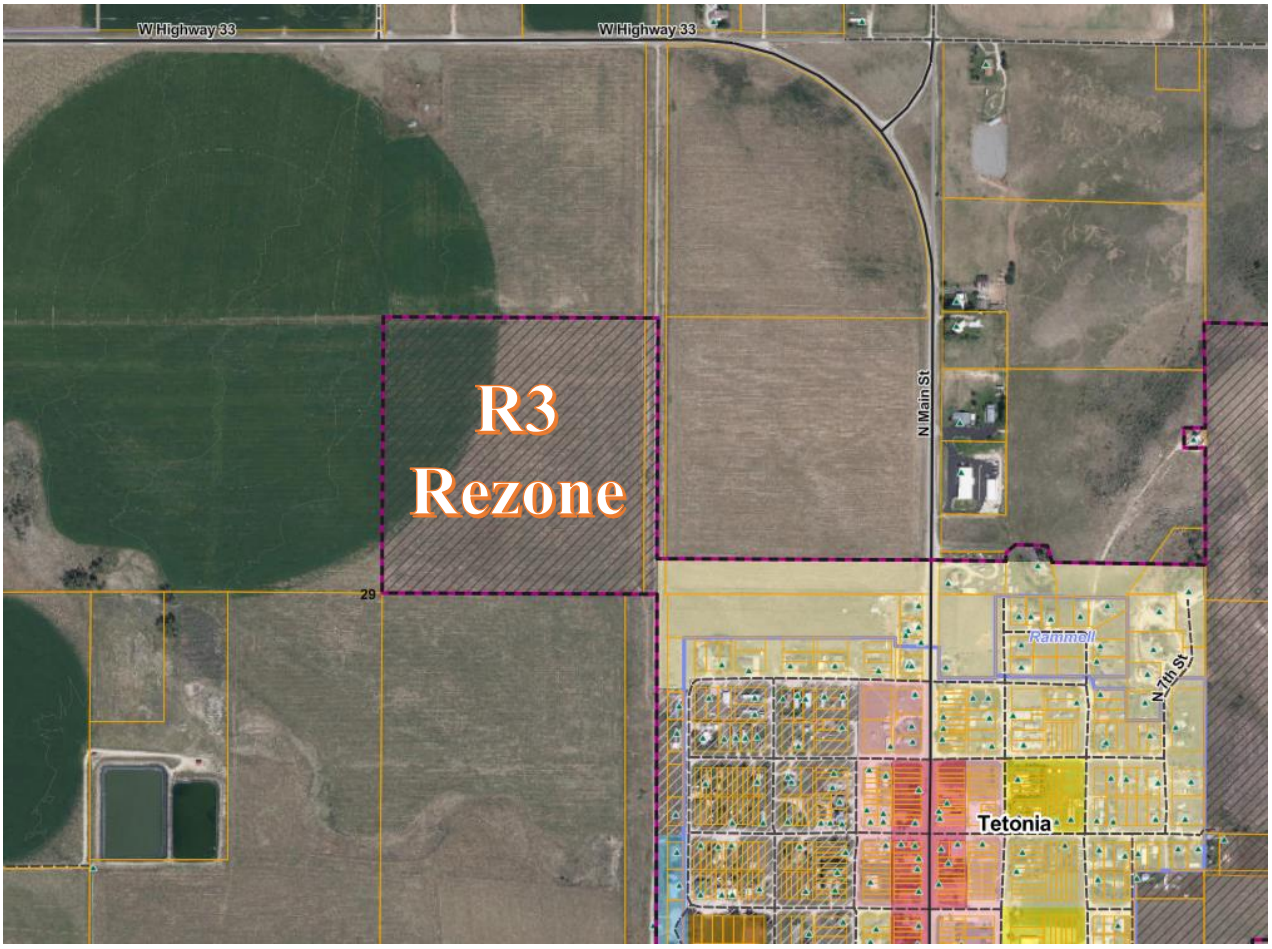
PINNACLE PEAK
— AT THE TETONS —

p

On behalf of Powell Family Group - Idaho, a local developer specializing in residential communities, we respectfully submit this Rezone and Conditional Use Permit application. We're proposing to develop a 38-acre mixed-use residential community, "Pinnacle Peak," in Tetonia, Idaho. This project will be executed in two phases. Phase one will develop up to 100 residential units, a mix of single-family homes and townhomes, utilizing the existing City of Tetonia sewer and water capacity. For phase two, we'll actively work with the City of Tetonia and the City Engineer to ensure sewer and water infrastructure expands not only to serve this development, but the broader needs of the City of Tetonia, as well.



Project Location

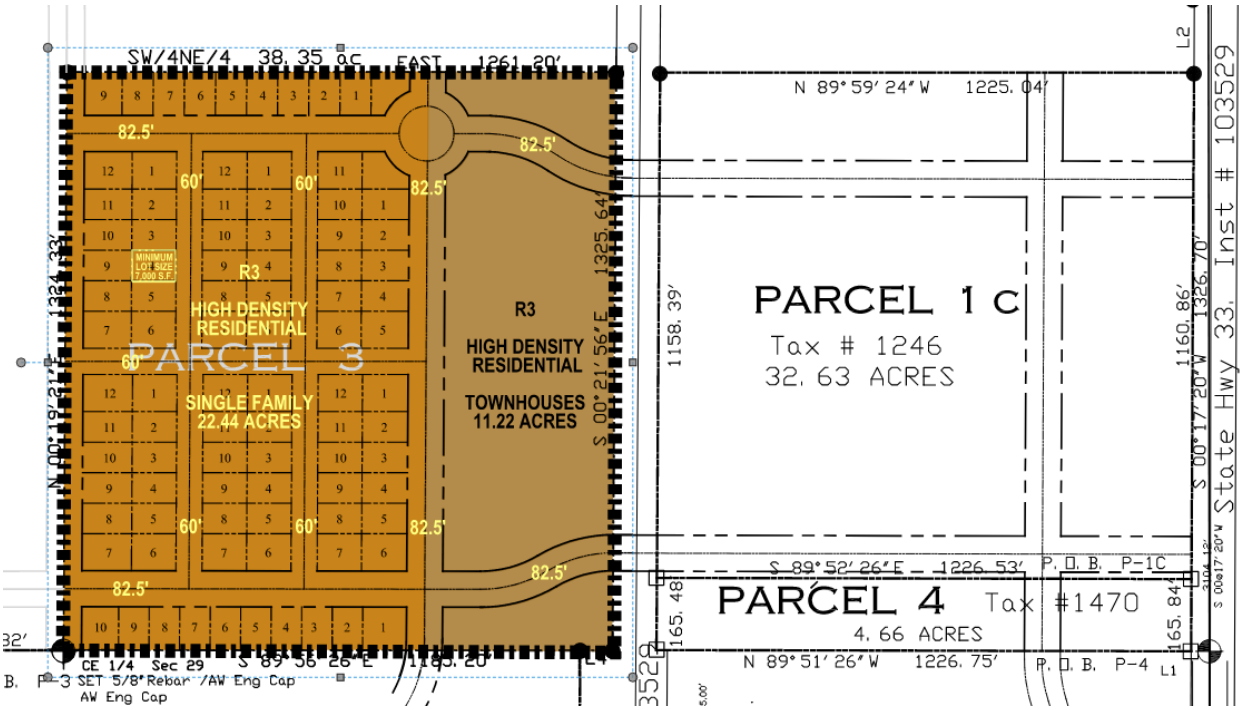
The subject property, identified by the legal description SW4NE4-TAX# 1470 SEC 29 T6N R45E, encompasses approximately 38.35 net acres. This currently undeveloped parcel is situated in the northwest corner of the City of Tetonia. The Rails for Trails public trailway borders the property to the east. This trail will remain undisturbed, except for a proposed future road connection from Pinnacle Peak to State Highway 33, just north of the city.

The parcel's current zoning is Transitional Agriculture (TA), and the land is presently used for farming. The property is surrounded on all four sides by land outside the City of Tetonia but within its Area of Impact. A small, 4-acre lot zoned R1, also owned by the applicant, is the only city land directly adjacent to the 38.35 acres proposed for rezoning.

Proposed Project

The existing Transitional Agriculture zoning facilitates the transition of agricultural land, no longer used for extensive purposes, into residential areas while preserving compatible agricultural uses. However, this low-density housing zone restricts development to one house per 2.5 acres, allowing for a maximum of only 15 single-family residences under the current TA zoning.

Therefore, we're proposing a rezone to R3 – High Density Residential. A high density residential project in an R3 zoning would allow us to provide multiple housing options at various price points. This High Density zoning is defined as residential housing typically served by collector and arterial streets and characterized by multiple-unit dwellings, ample off-street parking, higher traffic volumes, common open space and low nuisance potential.



Utilities – Phase 1

- Existing Use: 38.35 acres of Transitional Agriculture would allow for 15 single family homes and 15 Equivalent Dwelling Units (EDU)
- Develop up to 100 residential units, a mix of single-family homes and townhomes, utilizing the existing City of Tetonia sewer and water capacity.
- Sewer to connect to existing mail line adjacent Teton Ave.
- Water system to be looped to existing infrastructure

Utilities – Phase 2

- The proposed phase 2 permitting or construction would not commence until Pinnacle Peak and the City of Tetonia agree to infrastructure upgrades and water right transfers.
- Based on the upcoming sewer and water reports that are being procured by the city, we will work to ensure sewer and water infrastructure expands not only to serve this development, but to the broader needs of Tetonia as well.
- A portion of the existing Pinnacle Peak water rights will be conveyed to the City of Tetonia. Pinnacle Peak currently has 1.0 CFS in ground water rights that are roughly equal to 528 EDUs.
- Pinnacle Peak also has additional water rights that are available to us for purchase if needed by the city of Tetonia.
- A water well will be provided by the seller to support the city water system.

Adherence to the Comprehensive Plan

Tetonia, Idaho, a charming town nestled in the Teton Valley, is experiencing a gentle ripple of growth, and with it, the careful consideration of how new developments can enhance, rather than detract from, its unique character. Imagine "Pinnacle Peak," a proposed new residential community on a property that is being rezoned to a High-Density Residential (R3) zone, aiming to seamlessly integrate with Tetonia's Comprehensive Plan while diligently maintaining the small-town essence of Tetonia.

The Tetonia Comprehensive Plan emphasizes orderly development, preservation of community character, and a balance of uses. The R3 zoning district itself is specifically designed to allow for a mixture of housing types, ensuring compatibility and harmonious design within the community. Pinnacle Peak, therefore, is not simply a housing project; it's a thoughtfully conceived neighborhood.

Adherence to the Comprehensive Plan: A Narrative of Pinnacle Peak

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, carefully selected for this R3 rezoning, is situated to utilize existing infrastructure and minimize sprawl. Its layout incorporates a central green space, 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 single-family residences and townhomes. 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: Phase 1 of the development will be served by existing public facilities and services. To ensure responsible growth, the development team for Pinnacle Peak will actively work with the City of Tetonia and their engineer to sustainably develop Phase 2 of this property, taking into careful consideration the needs for future sewer, water, and road infrastructure. This collaborative approach aims to align the development with the city's long-term infrastructure goals. Electricity is readily available and will continue to meet the demand of the proposed development. The property is within the service area of local fire, police and emergency medical services. Response times and coverage will remain consistent with other residential homes in the City of Tetonia.
- Preserving View Corridors: A critical consideration in the design of Pinnacle Peak is the preservation of Tetonia's iconic views. The new development will be carefully sited and designed to ensure it does not impact the city's view corridors of the Teton mountains, allowing residents and visitors alike to continue enjoying the breathtaking natural scenery.
- Existing Character, Encouraging Variety, Excellence, and Creativity in Design: The architectural guidelines for Pinnacle Peak emphasize a contemporary mountain aesthetic, drawing inspiration from the local vernacular, to integrate organically with the surrounding properties while allowing for individual expression within a cohesive framework. Natural materials, varied rooflines, and thoughtful landscaping are required to create a visually appealing and distinct Tetonia community. Open spaces within Pinnacle Peak are designed

with both passive and active recreation in mind, including pedestrian walkways, bicycle paths, and walking trails that connect to potential future city trails, fulfilling the Comprehensive Plan's desire for preserved open space and natural beauty.

- Effects on Adjoining Property: The proposed development will not generate significant noise beyond typical residential levels, and will not create air, water or soil pollution. Waste will be managed through standard residential trash services. Any exterior lighting will be residential in scale to avoid large light trespass onto adjacent properties.
- Traffic Hazards: The vehicular access to the property is designed to maintain safety and minimize traffic impacts on public streets. The property will be accessed by a new drive connecting with Hwy 33. We are actively working with Idaho Transporation Department to obtain the necessary approvals for access off Hwy 33.

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 residential community featuring single-family homes and townhomes that respects Tetonia's past while contributing positively to its future.

Adherence to Existing Land Use Code

The proposed "Pinnacle Peak" residential community aims to become a seamless addition to this landscape, demonstrating its compatibility with the Tetonia Land Use Code not through exceptions, but through thoughtful adherence to its principles, beginning with a strategic rezone and a commitment to responsible development.

Pinnacle Peak: A Narrative of Compatibility with the Tetonia Land Use Code

The journey of Pinnacle Peak begins with a request to rezone the property to a High-Density Residential (R3) designation. This particular zoning district within the Tetonia Land Use Code is recognized for its flexibility to accommodate diverse yet harmonious development, a perfect fit for Pinnacle Peak's vision. Crucially, as part of this rezone, the development team will be seeking Conditional Use Approval. This process, clearly outlined in the Land Use Code, provides the City of Tetonia with the necessary oversight to ensure that the proposed use, while allowed in the R3 zone, meets specific conditions to safeguard public health, safety, and welfare, and maintains the integrity of the surrounding area. It is a proactive step to ensure compatibility from the outset.

The core of Pinnacle Peak's residential offerings will consist exclusively of single-family homes and townhomes. This mix directly aligns with the intent of the R3 zone to provide a variety of dwelling types, catering to different housing needs within the community, as encouraged by the Land Use Code. This intentional design choice eliminates the need for deviations from established standards. Indeed, a foundational principle of the Pinnacle Peak development is the unwavering commitment that no variances will be requested. Every aspect of the project is engineered to conform precisely to the Land Use Code's stipulated dimensions and requirements. Specifically, Pinnacle Peak will strictly meet Land Use Code 9-10-06-3 Residential Dwelling Standards, including all lot footprint, minimum setbacks, and building height requirements, ensuring that all residential structures adhere to the detailed criteria set forth for quality and compatible housing. This commitment underscores a dedication to responsible development that respects the established regulatory framework.

Furthermore, Pinnacle Peak's design meticulously considers the broader community context and specific Code requirements:

- Preserving Visual Harmony: A vital component of Tetonia's character, explicitly addressed in the Land Use Code, is the preservation of its iconic views. Pinnacle Peak's layout and building heights are carefully orchestrated to ensure that the development does not impact the city's view corridors of the Teton mountains, allowing the natural beauty to remain unobstructed for all.
- Architectural Integrity: The aesthetic guidelines for Pinnacle Peak will reflect a commitment to the Code's intent for appropriate design. Employing a contemporary mountain architectural style, with natural materials and varied rooflines, the homes will harmonize with Tetonia's vernacular, ensuring the new development enhances the town's visual appeal without jarring contrasts. These guidelines will also ensure operations or uses are not undertaken that will be detrimental to the general welfare of the Tetonia residents.

By adhering to the Tetonia Land Use Code, including the detailed 9-10-06-3 Residential Dwelling Standards, embracing the Conditional Use Approval process, and committing to develop only single-family homes and townhomes in full compliance with all standards, Pinnacle Peak is poised to exemplify thoughtful, compatible, and sustainable growth that genuinely respects and enhances the unique small-town essence of Tetonia.