CITY OF TETONIA
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SUB2025-3
PRELIMINARY PLAT
SUBDIVISION

PRELIMINARY UTILITY SYSTEM EVALUATION
CAPACITY ASSESSMENT

PRELIMINARY WATER REPORT

Pinnacle Peak Subdivision

Prepared for the City of Tetonia, Idaho

Prepared by Eagle Rock Engineering
November 18, 2026

DRAFT — FOR REVIEW

1. Project Description

This report evaluates utility system capacity for the proposed Pinnacle Peak Subdivision, a residential development to be served by the City of Tetonia, Idaho. The development encompasses 38.346 acres, comprising 90 single family lots and 60 townhome units. Capacity calculations in this report are based on the applicant's engineering assumptions; items not yet established are shown as fill-in fields for completion during design.

1.1 Development Location

- **Parcel number(s):** RPC00000291201
- **Section, Township, Range:** Section 29, Township 6 North, Range 45 East

1.2 Existing Zoning and Proposed Land Use

- **Existing zoning:** R-3 – High Density Residential
- **Proposed land use:** Residential
- **Total site area:** 38.346 acres

1.3 Number of Lots, Units, or Buildings

- **Residential dwelling units (max.):** 90 Single Family Lots and 60 Townhome Units

1.4 Phasing Boundaries

- **Phase boundaries:** See Preliminary Plat for phase boundaries

1.5 Proposed Connection Point(s)

- **Connection point(s):** Perry Avenue and Highway 33

1.6 Infrastructure Outside City Limits

- **Does this proposal include infrastructure outside the city limits? (Yes/No):** Yes
- **If yes, describe:** In order to serve the development, water will route outside of City limits to connect to the subdivision along Perry Avenue, Lincoln Lane, Highway 33, and Asher Park Lane.

2. Existing Water System Evaluation

The City of Tetonia contracted with Sunrise Engineering to amend the Water System Facility Planning Study. The information provided below is pulled from the updated Water System Facility Planning Study and applied to the Pinnacle Peak Subdivision

2.1 Known / Available System Information

- **Existing supply system serving the area:** Two Groundwater Sources
- **Existing supply capacity:** 400 gpm
- **Existing storage:** 100,000 gallons of effective storage
- **Total Number of City ERUs:** 203 (142 Residential, 61 Commercial)
- **Available ERUs Before Required Upgrades:** 0

2.2 Known System Capacity and Constraints

Criteria	Required Action
Water Rights	Purchase Additional 400 gpm of Water Rights
Storage Capacity	New 475,000 gal Storage Tank
Redundant Fire Flow	Add Additional Hydrants to Meet Fire Code Requirements
SCADA	Upgrade SCADA System
Metering	Upgrade Water Meters
Pipelines	Upgrade Undersized Water Mains

Note: In order to provide additional ERU's, the City of Tetonia will need to purchase additional water rights and install a new storage tank.

3. Water Flow Projections

3.1 Design Criteria

Water demand is based on the Water System Facility Planning Study provided by Sunrise Engineering.

Parameter	Basis	Value
Residential demand	0.39 gpm = 1 ERU	58.5 gpm = 150 ERUs

Phasing	# of Units	Phase ERUs
Phase 1	58	58 ERU (22.62 gpm)
Phase 2	20	20 ERU (7.8 gpm)
Phase 3	72	72 ERU (28.08 gpm)

3.2 Average Daily Flow, Peak Flow, and Peaking Factors

Demand Component	Factor	Flow
Average Daily Flow (ADF)		59 gpm
Max Daily	3.0	176 gpm
Peak Hour	7.0	410 gpm

3.3 Fire Flow and Potable Water Needs

- **Required fire flow:** 1,500 gpm
- **Fire flow duration:** 2 hours

3.4 Hydrant Flow Testing

- **Flow test performed on nearby hydrants? (Yes/No):** No