# Impact Analysis Report
# Pinnacle Peaks Development
# Tetonia, Idaho

*Submitted to:*

**Powell Family Group**

December 23, 2025

[address redacted]
[address redacted]
[phone redacted]
www.tischlerbise.com

*[page left intentional blank]*

# TABLE OF CONTENTS

Executive Summary ..... 3
Pinnacle Peaks Development Scenario ..... 3
Summary of Fiscal Impact Results ..... 4
Summary of Economic Impact Results ..... 6
Summary of Quality-of-Life Benefits ..... 6
Pinnacle Peaks Development Scenario ..... 8
Fiscal Impact Analysis ..... 13
Fiscal Impact Analysis Fundamentals ..... 13
General Fund Revenues ..... 13
Utility Fund Revenues ..... 18
City of Tetonia Revenues ..... 19
Dedications ..... 20
Total Fiscal Impact ..... 21
Economic Impact Analysis Results ..... 22
Economic Impact Analysis Fundamentals ..... 22
Job Growth ..... 22
Spending ..... 23
Quality of Life Impact Analysis ..... 25
Housing ..... 25
Jobs ..... 25
Infrastructure ..... 25
Commercial Resources ..... 25
Tax Benefits ..... 26
Strengthened Local Economy ..... 26
Appendix A: Demographic and Data Assumptions ..... 27
Residential Household Size ..... 27
Nonresidential Employee Density Factors ..... 27
Residential and Nonresidential Development Valuations ..... 28
IMPLAN Inputs ..... 28

*[page left intentional blank]*

## EXECUTIVE SUMMARY

TischlerBise is under contract with the Powell Family Group, to assess the fiscal, economic, and quality of life impacts from Pinnacle Peaks development in Tetonia, Idaho. A fiscal impact evaluation analyzes revenue generation to a jurisdiction associated with the provision of public services and facilities to serve development—residential, commercial, industrial, or other. A fiscal impact analysis projects the cash flow to the public sector—in terms of additional taxes and other revenues. Economic impact analysis projects the cash flow to the private sector, which is measured in income and jobs. Quality of life impact analysis details the non-monetary benefits to the community resulting from the development. These benefits include, but are not limited to, addressing the local housing deficit, local job creation, and accessibility to food and fuel.

### PINNACLE PEAKS DEVELOPMENT SCENARIO

The impact study analyzes the growth scenario of the Pinnacle Peaks development. Over the projection period (20 years), only the impact from development in the study area is examined. No development in other areas of the city is included. The projected growth in Pinnacle Peaks is estimated to generate 1,512 new residents to Tetonia (Figure 1). Also, 1,184 new jobs are generated by the nonresidential development.

The growth projections are based on current conditions and actual development in Pinnacle Peaks may change to account for future market forces which would affect the impact results.

**Figure 1. Growth Projections from Development Scenario**

| Development Type | 20-Year Buildout |
|---|---|
| **Residential Housing Units** | |
| Single Family Detached Large Lot | 15 |
| Single Family Detached Small Lot | 295 |
| Manufactured Homes | 120 |
| Townhomes | 248 |
| Multifamily | 102 |
| **Total Housing Units** | **780** |
| **Total Population [1]** | **1,512** |
| **Nonresidential Square Feet** | |
| Gas Station / Convenience Store | 7,000 |
| Grocery Store | 40,000 |
| Hotel | 20,000 |
| Storage | 45,738 |
| Retail | 303,860 |
| Light Industrial | 87,120 |
| Office | 150,492 |
| **Total Square Feet** | **654,210** |
| **Total Jobs [2]** | **1,184** |

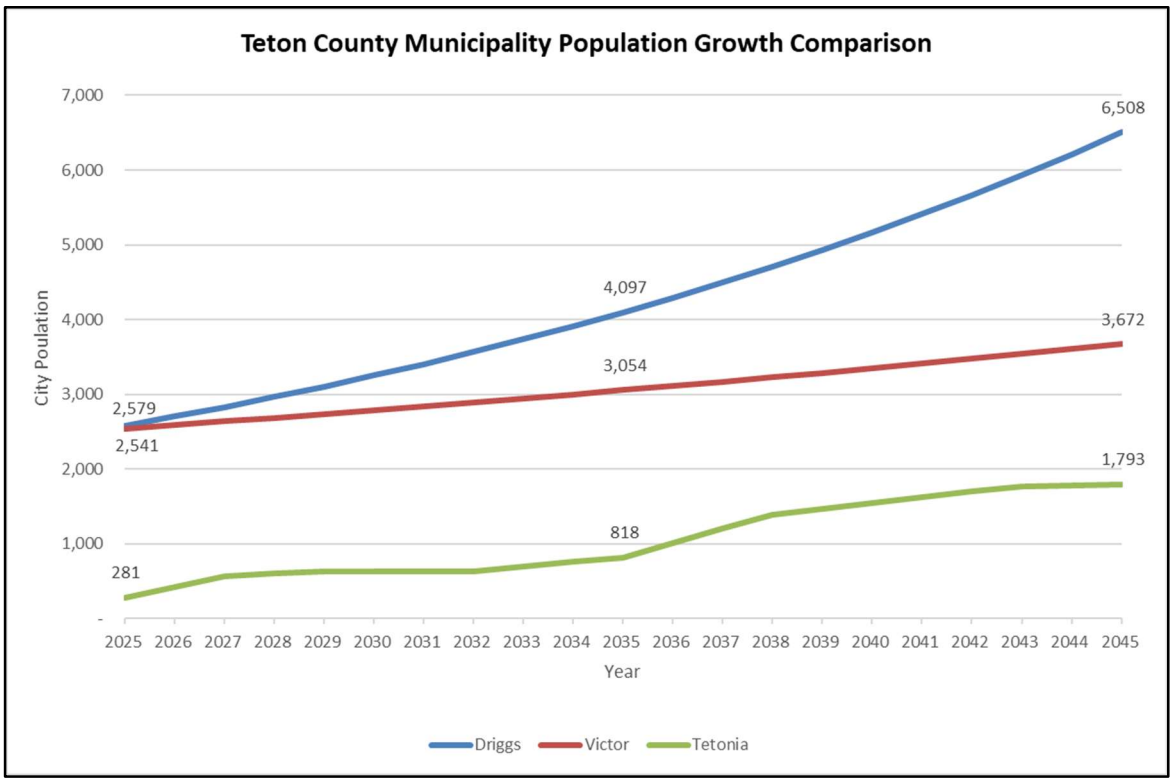
[1] U.S. Census Bureau, 2023 ACS Estimates; TischlerBise analysis

[2] Trip Generation, Institute of Transportation Engineers, 12th Edition (2025)

The City of Tetonia's projected growth from the Pinnacle Peaks development would considerably increase the population. Figure 2 illustrates Tetonia's current and projected development population along with the populations for the other two cities in the county (Victor and Driggs). Population growth projections for Victor and Driggs are derived from recent impact fee studies TischlerBise completed for the cities. Growth in Tetonia is strictly reflective of the Pinnacle Peaks Development.

Tetonia current population is 281. After the 20-year development of Pinnacle Peaks, the City is estimated to have a population of 1,793 people. This resembles the current population in the other cities while Victor and Driggs are expected to continue to grow. Thus, even after this significant development, Tetonia is expected to still be smaller than the other cities.

**Figure 2. Teton County Municipality Projected Population Comparison**




## SUMMARY OF FISCAL IMPACT RESULTS

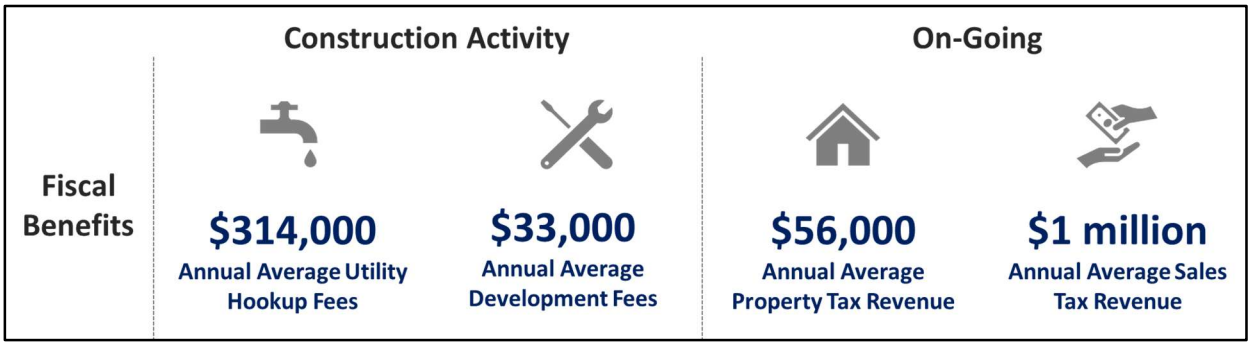
TischlerBise assesses the fiscal impacts to the City of Tetonia from the Pinnacle Peaks development through an analysis of the major revenues to the City's general, water, and sewer budgets. The general budget revenues include property tax, state distributed sales tax, local option sales tax, and development fees. Revenues to the water and sewer budget include their respective hookup fees. These revenues are projected over the development timeline (20 years) and separated between construction activity (one-time) and on-going revenues. Additionally, TischlerBise evaluates the monetary benefit of dedicated roads, water, and land to the City from the Pinnacle Peaks development.

The annual fiscal impacts of the scenario are shown in Figure 3 split between construction activity and ongoing revenues. Construction activity revenues are one-time revenues to the City associated with the

proposed development. Given the Pinnacle Peaks development scenario, the City of Tetonia is projected to the receive an annual average of $314,000 in water and sewer hookup fees and $33,000 in development fees over 20 years. Over the same 20-year timeline, the City is projected to receive an annual average of $56,000 in property tax revenue and $1 million in sales tax revenue. Given the nature of these revenues, based on property value and population, they will not be constrained to the 20-year development timeline, and are thus considered on-going revenues.

Importantly, the caps and limitations to property tax collection in Idaho has been incorporated in this analysis. Specifically, the growth in Pinnacle Peaks exceed the 5 percent new construction cap every year.

**Figure 3. Summary of Fiscal Impact Results**




The Pinnacle Peaks development will build 9.4 lane miles of paved road for the City. At a value of $1 million per lane mile, the dedication of these roads is valued at $9.4 million. Additionally, the development will dedicate 45 acres of land for parks, greenspaces, and other public purposes, such as a civic center. Using an average land value per acre from Teton County's assessor data, the dedicated land is valued at $18.9 million. Pinnacle Peaks will also dedicate 136.5 acres of water rights totaling 1.5 CFS which is valued at $2.5 million, per the development team's water consultant. This should be sufficient for the Pinnacle Peak buildout while potentially providing a surplus of water resource for other developments in Tetonia.

Construction activity and on-going fiscal benefits along with the dedication valuations are detailed in Figure 4. The total fiscal impact to the City of Tetonia from the Pinnacle Peaks development at the end of the 20-year timeline is over $60 million.

**Figure 4. Total Fiscal Impact**

| Total Revenues | 20-Year Total | Annual Avg |
|---|---|---|
| Contruction Activity | $6,943,000 | $347,150 |
| On-Going | $22,531,894 | $1,126,595 |
| Total | $29,474,894 | $1,473,745 |
| Land Dedication* | $18,990,000 | |
| Roadway Dedication | $9,440,000 | |
| Water Resource | $2,500,000 | |
| **Total Fiscal Impact to City** | **$60,404,894** | |

*Land dedication total 14 acres for parks, greenspace, community center

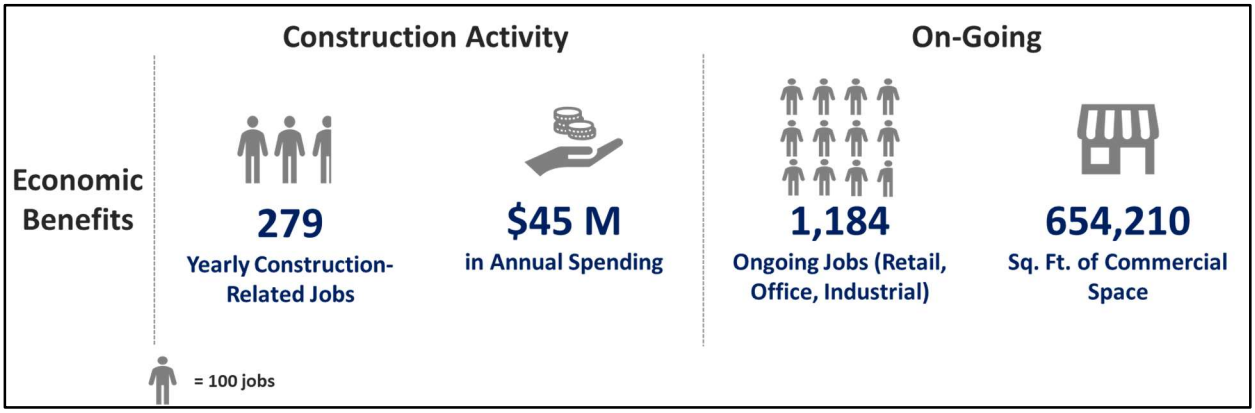
## SUMMARY OF ECONOMIC IMPACT RESULTS

For the purposes of this study, TischlerBise analyzed both the construction activity (one-time) and on-going economic impacts of the development scenario. The construction related economic impacts reflect the direct and multiplier effects of the one-time investment to develop the properties. On-going economic impacts reflect the recurring, annual economic activity generated through new jobs and commercial space for retail and other business.

This economic impact analysis uses IMPLAN to project potential economic impacts from the Pinnacle Peaks development scenario. IMPLAN is an input-output model, which tracks the interdependence among various producing and consuming sectors of an economy. Data for the City of Tetonia's zip code and Teton County was purchased through IMPLAN specifically for this assignment.

Shown in Figure 5 are the construction related economic impacts along with the on-going economic impacts. From the Pinnacle Peaks development there is estimated to be 279 construction related jobs within the City every year. Additionally, the construction related spending is estimated to inject $45 million annually into the economy. Development of commercial buildings totals 654,210 square feet and is estimated to generate 1,184 ongoing jobs in retail, office, and industrial sectors. These spaces not only provide secure jobs and attract skilled labor to the area, but they also provide increased tax revenue to the City and stimulate the local economy.

**Figure 5. Summary of Economic Impact Results**




## SUMMARY OF QUALITY-OF-LIFE BENEFITS

While the fiscal and economic analyses focus on revenue and other quantitative impacts, quality of life impacts are less measurable yet just as important. Such impacts include local access to parks and grocery stores, along with meeting needs for housing and stable employment in the area.

Housing availability in the Teton Valley is scarce with current options becoming increasingly more expensive. The 2022 Housing Needs Assessment from the Teton Valley Housing Authority projected a need of 1,165 housing units throughout the County. The Pinnacle Peaks development would bring in 780 housing units, 470 of which will be relatively affordable and attainable (manufactured homes, townhomes, apartments) and a portion planned to be for rent.

With the Pinnacle Peaks development dedicating 45 acres of land to the community, there is plenty opportunity for both new and current residents to easily access and enjoy these spaces. The development is planning to dedicate land towards parks, green spaces, and a civic center.

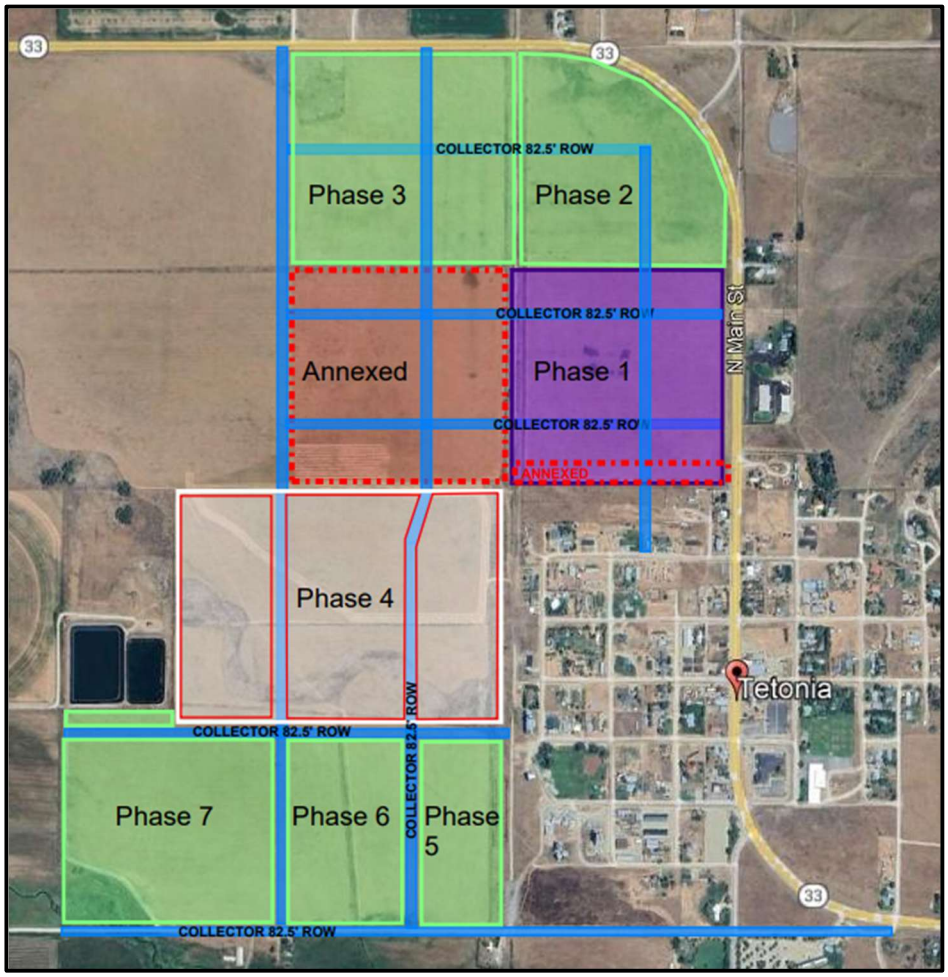
The buildout includes a grocery store and gas station with a convenience store. With no grocery store currently in town, residents must drive to Driggs for routine shopping. During increment weather events, all residents will benefit from access to additional groceries and fuel. Furthermore, with the projected local job growth, employment is more available and secure for residents. They will no longer have to drive to Driggs, Victor, or Wyoming for work and instead might find stable employment nearby.

An increase in overall population might generally concern residents of a smaller city. However, the population growth will contribute directly to local businesses. With more people living in the city year-round, businesses will become less reliant on the seasonal flux of revenue from visitors.

## PINNACLE PEAKS DEVELOPMENT SCENARIO

The development scenario is provided by the Powell Family Group and reflects the approximate number of residential dwelling units and square feet of nonresidential space to be built over their 20-year time frame. The development timeline is split into eight phases with the first phase being their already annexed parcel of land, northwest of the City of Tetonia. Figure 6 shows a map of the Pinnacle Peaks development scenario and the respective phases provided by Powell Family Group. Development of the annexed land along with phase 1, 6, and 7, are expected to take two years each with phases 2, 3, 4, and 5 expected to take three years each.

**Figure 6. Pinnacle Peaks Development Phasing Map**




Residential development in Pinnacle Peaks is proposed to include single family detached homes on smaller lots less than two acres, as well as larger lots greater than two acres. Additionally, the development includes townhomes, manufactured homes, and multifamily units. Figure 7 shows the types of residential development along with their respective phases and dwelling units per year.

**Figure 7. Residential Development Units per Year by Phases**

| Phase | Development Type | Units per Year |
|---|---|---|
| Annexed | Single Family Detached Small Lot | 45 |
| Annexed | Townhomes | 30 |
| 1 | Multifamily | 15 |
| 3 | Townhomes | 21 |
| 3 | Single Family Detached Small Lot | 11 |
| 4 | Townhomes | 28 |
| 4 | Manufactured Homes | 40 |
| 4 | Single Family Detached Small Lot | 33 |
| 5 | Townhomes | 13 |
| 5 | Multifamily | 24 |
| 6 | Single Family Detached Small Lot | 37 |
| 7 | Single Family Detached Large Lot | 8 |

Nonresidential development is expected to include a gas station with convenience store, grocery store, hotel, storage, retail, office, and light industrial spaces. Figure 8 shows the type of nonresidential development expected in each phase along with the average square footage to be developed per year of the phase.

**Figure 8. Nonresidential Development Square Feet per Year by Phases**

| Phase | Development Type | Sq. Ft. per Year |
|---|---|---|
| 1 | Gas Station Convenience Store | 3,500 |
| 1 | Retail | 7,500 |
| 1 | Grocery Store | 20,000 |
| 1 | Hotel | 10,000 |
| 1 | Storage | 22,869 |
| 1 | Office | 63,246 |
| 2 | Retail | 38,207 |
| 2 | Office | 8,000 |
| 2 | Light Industrial | 29,040 |
| 3 | Retail | 58,080 |

Figure 9 summarizes the total residential housing units and nonresidential square feet of development from Pinnacle Peaks. There is a total of 780 housing units added to the City, bringing an estimated 1,512 new residents. Additionally, there will be an increase of 654,210 square feet of nonresidential space bringing an estimated 1,184 new jobs. The methodologies and assumptions used to estimate population and job growth are detailed in Appendix A: Demographic and Data Assumptions.

**Figure 9. Residential and Nonresidential Growth Summary**

| Development Type | 20-Year Buildout |
|---|---|
| **Residential Housing Units** | |
| Single Family Detached Large Lot | 15 |
| Single Family Detached Small Lot | 295 |
| Manufactured Homes | 120 |
| Townhomes | 248 |
| Multifamily | 102 |
| **Total Housing Units** | **780** |
| **Total Population [1]** | **1,512** |
| **Nonresidential Square Feet** | |
| Gas Station / Convenience Store | 7,000 |
| Grocery Store | 40,000 |
| Hotel | 20,000 |
| Storage | 45,738 |
| Retail | 303,860 |
| Light Industrial | 87,120 |
| Office | 150,492 |
| **Total Square Feet** | **654,210** |
| **Total Jobs [2]** | **1,184** |

[1] U.S. Census Bureau, 2023 ACS Estimates; TischlerBise analysis

[2] Trip Generation, Institute of Transportation Engineers, 12th Edition (2025)

Figure 10 shows the City of Tetonia's current and projected population along with the populations for Victor and Driggs, neighboring cities in Teton County. Population growth projections for Victor and Driggs are derived from recent impact fee studies TischlerBise completed for the cities. Growth in the City of Tetonia is strictly reflective of the Pinnacle Peaks Development.

Tetonia current population is 281. After the 20-year development of Pinnacle Peaks, the City is estimated to have a population of 1,793 people. This resembles the current population in the other cities while Victor and Driggs are expected to continue to grow. Thus, even after this significant development, Tetonia is expected to still be smaller than the other cities.

**Figure 10. Development Scenario City Population Comparison**

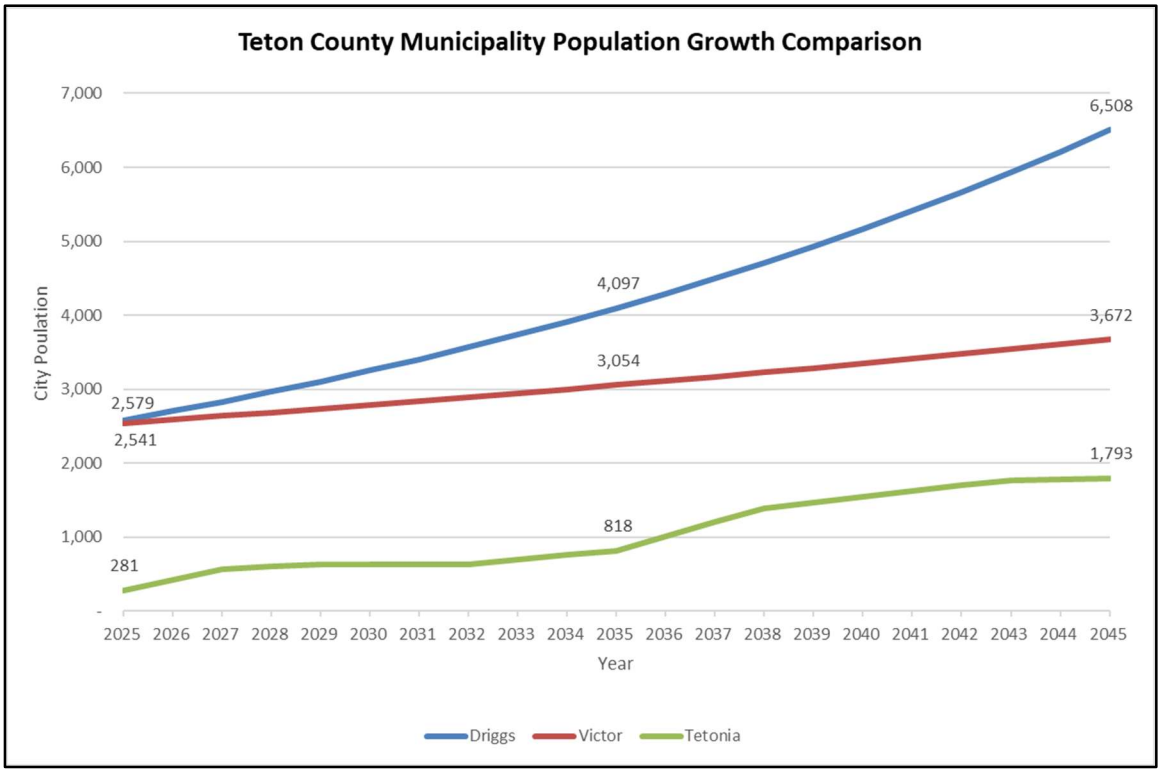
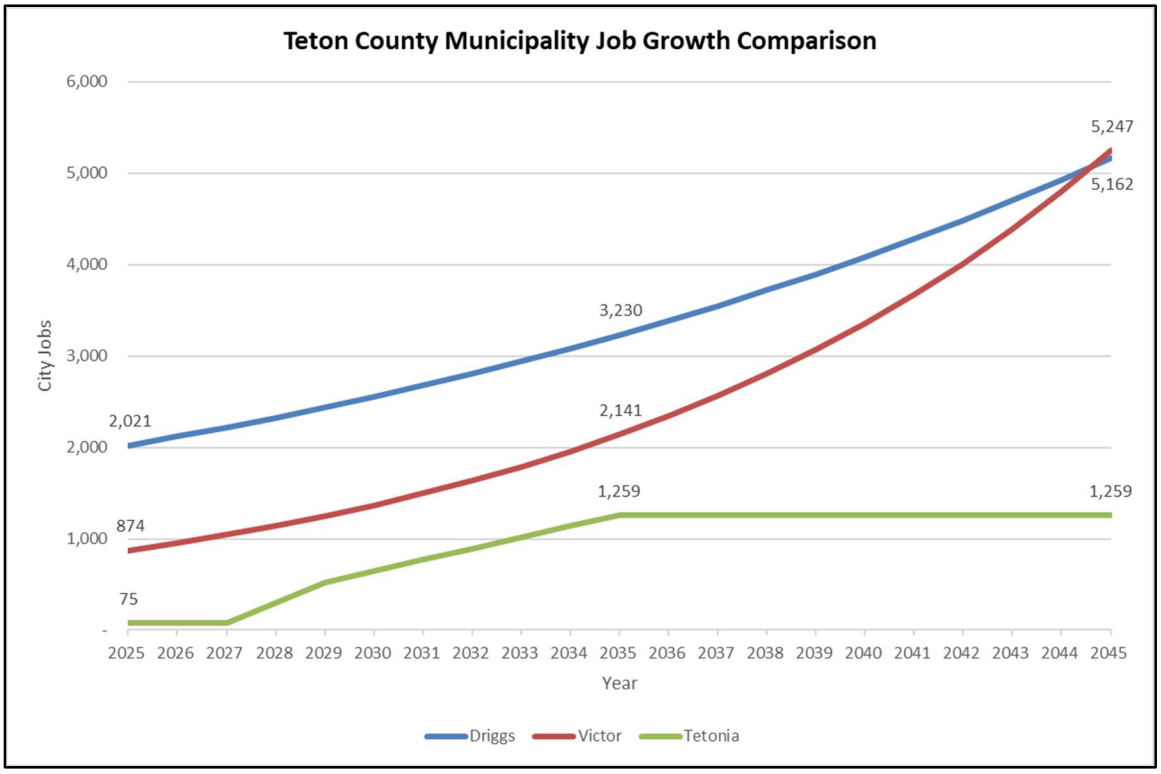



Figure 11 shows the projected job growth between municipalities in Teton County over the 20-year development scenario. Employment growth projections for Victor and Driggs are derived from recent impact fee studies TischlerBise completed for the cities. Tetonia's base year jobs are from the U.S. Census Bureau's "OnTheMap" web application, and job growth is strictly reflective of the Pinnacle Peaks development. The development is projected to increase Tetonia's total jobs to 1,259, which is 385 more than the total number of jobs currently in Victor. While Victor has a population similar to Driggs, it has less jobs as most of their residents commute to Jackson, WY for work.

**Figure 11. Development Scenario City Job Comparison**



# FISCAL IMPACT ANALYSIS

The fiscal impact results for the development scenario are illustrated together in the following sections. The results are split between the major revenues to the general fund and revenues to the utility fund, with a total summary at the end. General fund revenues include property tax, state distributed sales tax, local option sales tax, and development fees while the utility fund revenues include water and sewer hookup fees. Additionally, the dedicated land, roads, and water are valued in this section to give a full picture of the fiscal benefit to the City of Tetonia.

## FISCAL IMPACT ANALYSIS FUNDAMENTALS

A fiscal impact analysis evaluates revenue generation to a jurisdiction associated with the provision of public services and facilities to serve development—residential, commercial, industrial, or other. A fiscal impact analysis is different from an economic impact analysis in that a fiscal impact analysis projects the cash flow to the public sector—in terms of additional taxes, development fees, and other revenues—while an economic impact analysis projects the cash flow to the private sector, which is measured in income, jobs, output, indirect impacts, etc.

A fiscal impact analysis should reflect market realities and is intended to be used to help guide policy decisions regarding levels of service and revenue enhancements. While based on reasonable and realistic assumptions, the nature of these revenue sources relies on greater macroeconomic trends. It should not be viewed as a budget-forecasting document or a definitive roadmap depicting a future course of action. The analysis looks solely at revenues and does not project revenues based on expenditures.

## GENERAL FUND REVENUES

For the purposes of this study, TischlerBise analyzes the most relevant revenues to the development scenario which include property tax, sales tax, and development fees.

### PROPERTY TAX

In Idaho, tax jurisdictions collect property tax based on a mill levy rate. The mill levy rate is the jurisdictions budgeted property tax revenue divided by their total taxable property value. Pinnacle Peaks brings a large influx of property value to Tetonia. However, due to restrictions from Idaho HB 389 (2021), the City is limited to a maximum growth of 8 percent in their property tax budget each year. This limit includes a max of 3 percent related to inflation and a max of 5 percent related to new construction. As a result, when inflation is greater than 3 percent or if a community grows by more than 5 percent annually the property tax revenue cannot grow in step, rather the community falls behind in funding operational needs. In this case, the growth in Pinnacle Peaks exceed the 5 percent new construction cap every year.

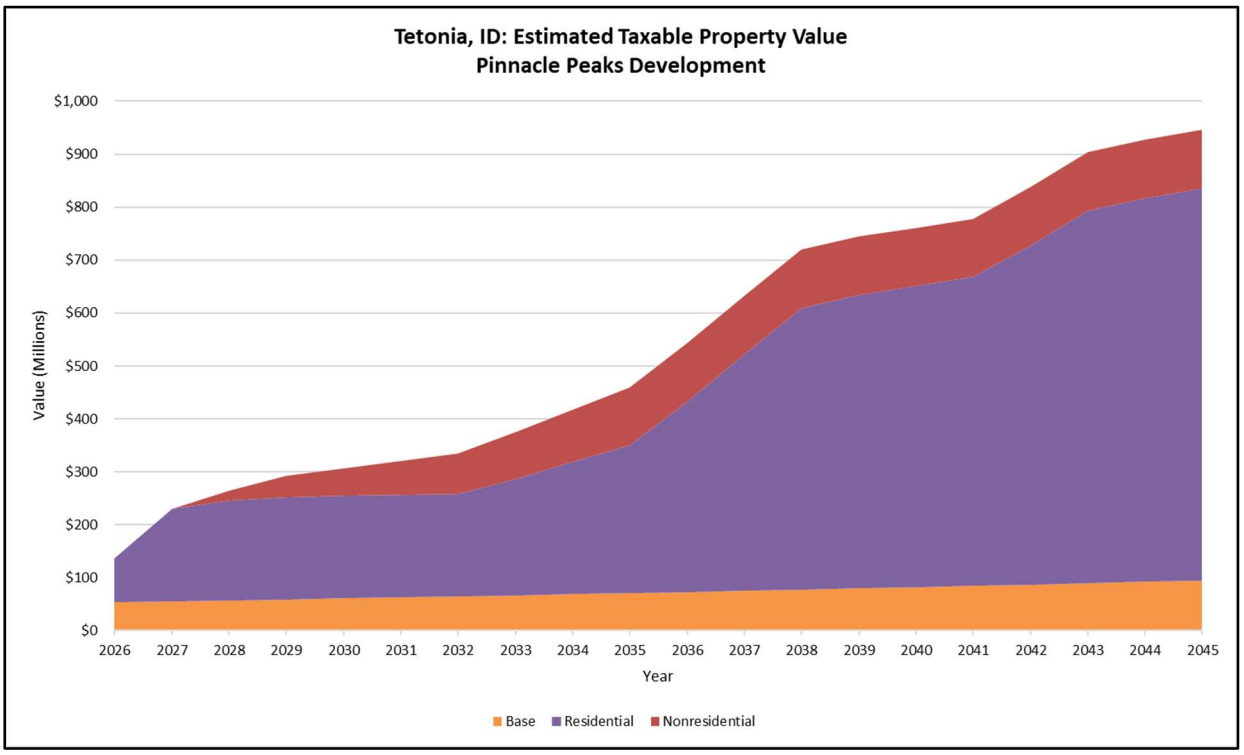
Additional limitations from HB 398 restrict the taxable value of new construction to 90 percent in the first year and an assumed homestead exemption of $125,000. Not all homes in Pinnacle Peak will be eligible for the homestead exemption; the analysis assumes half will be eligible.

Estimated taxable property value is projected using the Pinnacle Peaks development scenario along with the value per unit for residential, and per square feet for nonresidential development. These values are derived from an in-depth analysis of comparable properties in Teton County using Zillow, CoStar, and

Teton County Assessor data. The methods, values, and assumptions can be found in further detail in Appendix A: Demographic and Data Assumptions.

The total taxable property in Tetonia, along with taxable residential and nonresidential property from the Pinnacle Peaks development is shown in Figure 12. The base value represents Tetonia's current taxable property value at $54 million and is estimated to grow by three percent annually. Most of the value added over the 20-year development scenario results from residential units, ending with a projected $740 million. This is largely due to the high cost of single family homes in the area.

**Figure 12. Taxable Property Value Projection**

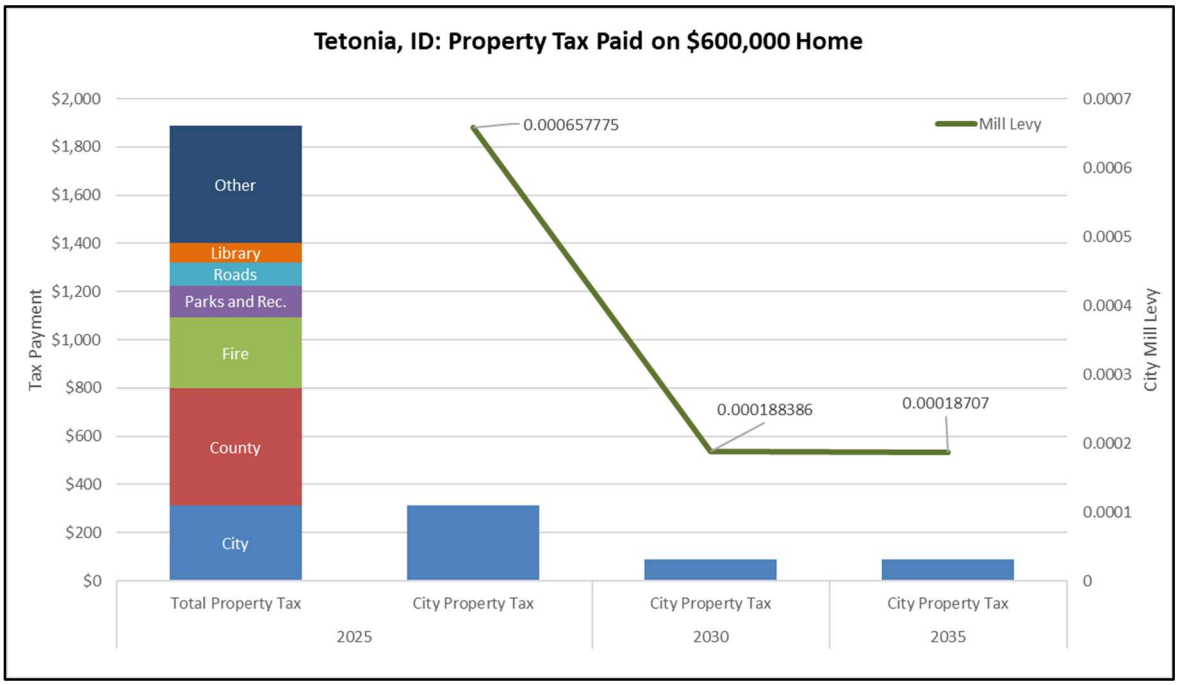



An increase in taxable property value, along with restrictions on budget growth led to reductions in the mill levy rate that benefit both new and current residents. To illustrate this effect, Figure 13 shows the property taxes paid on a $600,000 home over the course of ten years along with the projected city mill levy rate. Total property tax paid (Teton County, Teton County Fire District, library district, etc.) in 2025 by category is shown but not projected, as each category is collected based on unique and variable mill levy rates. The city mill levy rate drops significantly in the first years due to the influx of development and restricted budget growth. Over time, the levy evens out as budget growth catches up with the value of development. As expected, the city tax payment and levy rate closely follow the same trend.

Currently a $600,000 home would owe just over $300 a year to the City in property taxes. However, after five years, this payment drops below $100 resulting in a 71 percent decrease in city property tax payments for homeowners.

Furthermore, although property tax limitations drastically affect the amount the City can capture annually, the growth scenario results in the Tetonia tax base increasing to nearly $900 million (from $50 million). As a result, in the future, the City could present a mill override referendum to the residents to raise additional funding while still having a significantly smaller tax bill.

**Figure 13. Property Tax Payment vs Mill Levy Rate**




## Local Option Sales Tax

On December 9th, 2025, the City of Tetonia approved a local option sales tax (LOT). The LOT designates Tetonia as a resort city that has significant economic dependance on visitors and travelers and permits them to levy an additional sales tax on select goods and services. Tetonia's LOT collects 5 percent on lodging, 3 percent on liquor by the drink, 1 percent on prepared meals, and ½ percent on all other taxable sales. While the tax ordinance has a duration 10 years, the projection assumes it will be re-approved after that timeframe, due to the substantial revenues it brings to the City.

Using the City of Driggs' historical local option tax revenue along with data from ESRI Business Analyst Online, taxable sales per square foot for each category is estimated. Figure 14 shows the maximum potential during peak season for taxable sales per square foot for each category.

**Figure 14. Maximum Potential Per Square Foot**

| Business Type | Max Potential Taxable Sales Per Sq. Ft. |
|---|---|
| Lodging | $165 |
| Food Establishment | $844 |
| Other Retail Sales | $660 |

Source: City of Driggs Annual Financial Audit; ESRI Business Analyst Online

Due to uncertainty over composition of businesses, consumer habits throughout the valley, seasonality of a tourism market, occupancy rates, and increased competition leading to retail cannibalism the estimated sales per square foot are reduced by 30 percent. This results in taxable sales per square foot of $116 for lodging, $591 for food establishments, and $462 for all other retail sales.

**Figure 15. Adjusted Sales Per Square Foot**

| Business Type | Adjusted Taxable Sales Per Sq. Ft. |
|---|---|
| Lodging | $116 |
| Food Establishment | $591 |
| Other Retail Sales | $462 |

Source: City of Driggs Annual Financial Audit; ESRI Business Analyst Online

These factors are applied to the nonresidential development types in Pinnacle Peaks development plan to project LOT revenue for the City of Tetonia. Hotel development uses the taxable sales factor for lodging. Pad sites use the taxable sales factor for food establishments, 14 percent of taxable sales are attributed to alcohol sales and 86 percent to prepared meals. Gas station with convenience store, grocery store, and retail development use the taxable sales factor for all other retail sales. This results in an annual average of $973,000 over the 20-year development timeline, shown in Figure 16.

Importantly, LOT revenue is very dependent on local and macro conditions. As such, until historical trends can be evaluated for Tetonia, the City should be cautious when planning expenditures with LOT.

### State Distribution Sales Tax

The State of Idaho collects sales tax and distributes a portion to jurisdictions as well. The distribution method is based on a 2020 baseline amount and per capita value which is distributed monthly. Cities in Idaho currently average a per capita distribution of $121 annually. Assuming the per capita distribution holds constant, sales tax revenue is projected using the estimated population growth from Pinnacle Peaks.

Population is projected using the development scenario along with persons per housing unit (PPHU) factors generated from U.S. Census Bureau ACS data. The methodology for PPHU factors is further detailed in Appendix A: Demographic and Data Assumptions. Total population in Tetonia is projected to increase to 1,793 residents in 2045 reflecting an annual average revenue of $97,000, shown in Figure 16.

### Development Fees

Calculation of development fees to the City of Tetonia rely on the City's fee schedule and the development scenario. The City's development fees are building related fees the developer must pay which include building permit fees, building plan review fees, mechanical inspection fees, and subdivision fees. It is impossible to calculate the exact revenues because of the nature of the fee schedule and buildout. However, the following details the assumptions used:

Building permit fees are $600 per structure, not including inspection costs. It is assumed that each structure will be valued over $300,000 and thus incur the largest permit fee. Building plan fees are $100 per structure, and mechanical inspection fees are $80 per inspection. Subdivision fees are applied only to

residential development and are $1,600 per subdivision along with an additional $50 per lot or unit (if multifamily) and do not include professional or county surveyor review fees. Each residential subdivision will be greater than 16 lots and the fee is assumed to be paid at the beginning of the development phase. The sum of all development fees is $670,000, which averages $34,000 per year, shown in Figure 16.

### General Fund Revenue Totals

Figure 16 displays the total general fund revenues by type over the 20-year planning horizon and the annual average. Of the general fund revenue sources, local option sales tax is projected to bring the City the most with an annual average of $974,000. Overall, the annual average general fund revenues total over $1 million, six times the fiscal year 2026 draft budget.

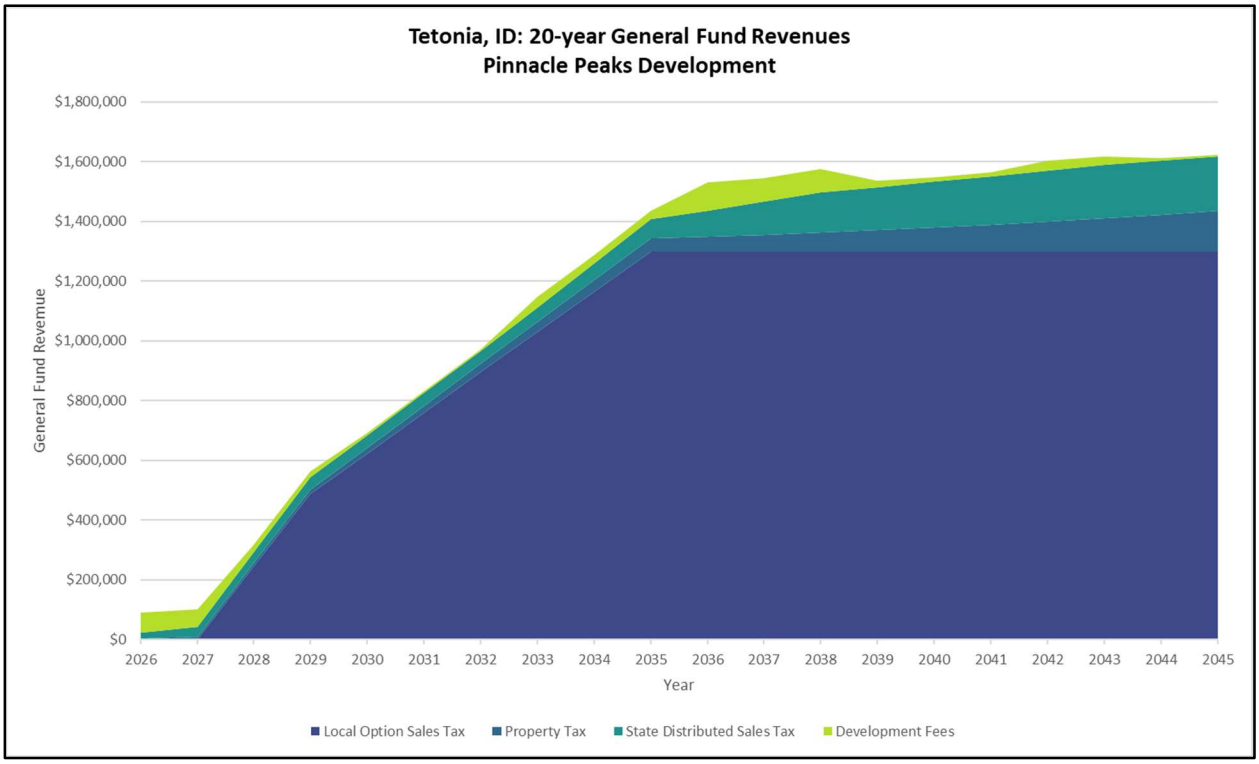
As mentioned, much of the property tax revenue potential is capped by the State. However, the significant increase in tax base from Pinnacle Peaks would allow City officials to present mill levy overrides to its voters to raise additional funding while still reducing the City's tax bill to its residents.

**Figure 16. Total General Fund Revenues**

| General Fund Revenues | 20-Year Total | Annual Avg |
|---|---|---|
| Property Tax | $1,119,000 | $56,000 |
| Sales Tax - State Distribution | $1,938,000 | $97,000 |
| Sales Tax - Local Option | $19,474,894 | $974,000 |
| Development Fees | $657,000 | $33,000 |
| Total | $23,188,894 | $1,160,000 |

The total general fund revenues by source are displayed in Figure 17. It is important to note that development fees are one-time revenue sources, whereas property and sales tax revenues are ongoing. Thus, the chunky nature of development fees and the smoother increase in property and sales tax generation.

**Figure 17. General Fund Revenues Graph**




## UTILITY FUND REVENUES

Similar to development fees, hookup fees for water and sewer are one-time fees. The developer pays these fees to the City for connection into the water and sewer system for each structure. Projection of utility hookup fees uses the City of Tetonia's water and sewer fee schedule along with the Pinnacle Peaks development scenario. Water hookup fees are scaled based on the supply line diameter. It is impossible to exactly calculate the water line diameter for each structure in the development scenario; however, the following details the analysis assumptions: each single family unit requires a 1-inch supply line, every six multifamily units require a 1.5-inch supply line, and each nonresidential structure requires a 2-inch supply line.

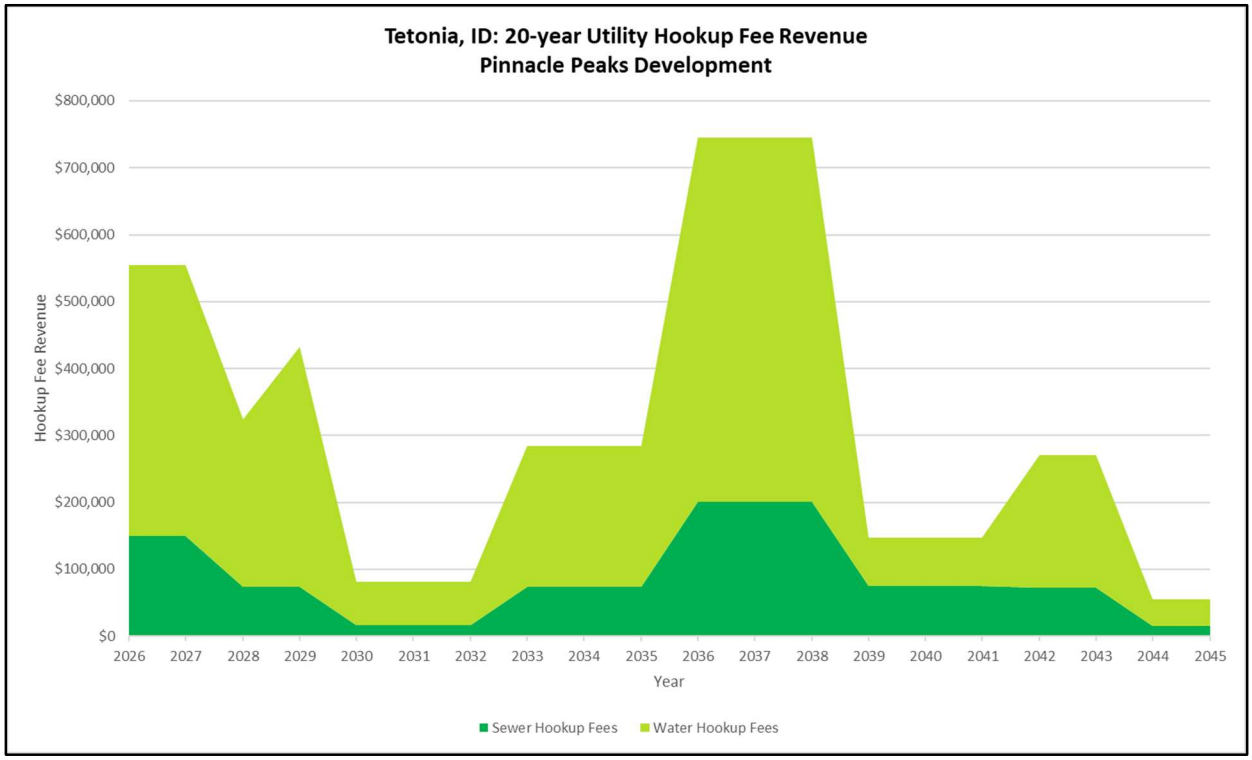
Figure 18 shows the 20-year total and annual average revenues from water and sewer hookup fees. The majority of utility fund revenues comes from water hookup fees, totaling $4.5 million over the development timeline.

**Figure 18. Utility Fund Revenues**

| Utility Revenues | 20-Year Total | Annual Avg |
|---|---|---|
| Water Hookup Fees | $4,562,000 | $228,000 |
| Sewer Hookup Fees | $1,724,000 | $86,000 |
| Total | $6,286,000 | $314,000 |

Figure 19 shows the water and sewer hookup fee revenues from the Pinnacle Peaks development over the 20-year timeline. The nonlinear pattern reflects the influx of structures added to the system at various phases of development.

**Figure 19. Utility Hookup Fee Revenue Graph**




## CITY OF TETONIA REVENUES

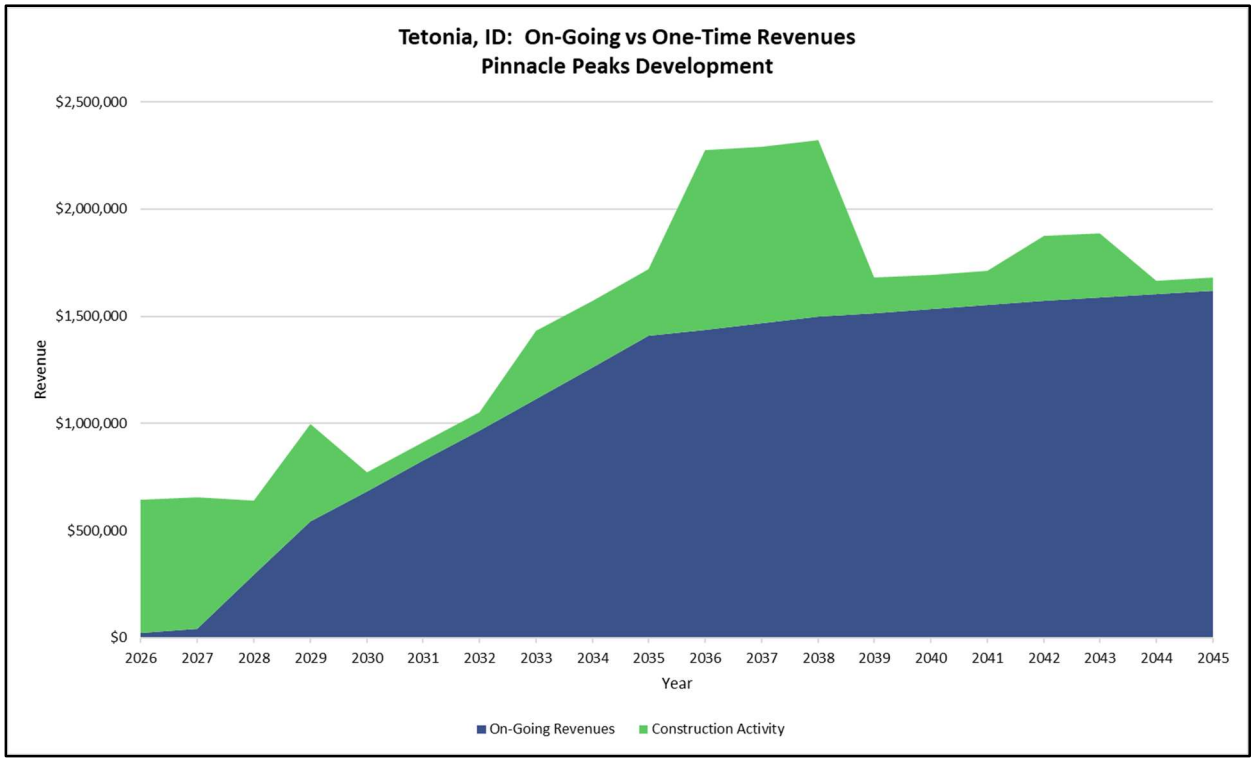
The total fiscal revenues are the sum of all revenues paid to the City of Tetonia's General, Water, and Sewer funds resulting from the Pinnacle Peaks Development. Shown in Figure 20 are the total budget revenues broken down between construction activity (one time) and on-going revenues. The construction activity revenues reflect development fees along with water and sewer hookup fees. On-going revenues are the projected property and sales tax revenues. Over the 20-year development timeline, construction activity is projected to bring $6.9 million in revenues to the City and on-going revenues total $22.5 million.

**Figure 20. Construction Activity vs On-Going Revenue Summary**

| Total Revenues | 20-Year Total | Annual Avg |
|---|---|---|
| Contruction Activity | $6,943,000 | $347,150 |
| On-Going | $22,531,894 | $1,126,595 |

Figure 21 graphs the construction activity and on-going revenues from the Pinnacle Peaks development. Since the construction related revenues are one-time payments, they will be reduced to zero after the development timeline. The on-going revenues will continue to be distributed to the City. At the end of the development, on-going revenues will be over $1.6 million annually.

**Figure 21. Construction Activity and On-Going Revenues Graph**




## DEDICATIONS

While not directly contributing the City's operating funds, dedications made by the Pinnacle Peaks development have a fiscal benefit to the City through means of cost savings. The development will dedicate land, water, and paved roads. The fiscal value of these dedications is calculated below to give an understanding of the benefits they bring to the community.

The development plans to dedicate a total of 45 acres to the city for public uses. These uses include parks, greenspaces, and a civic center. Using an average land value per acre from Teton County's assessor data, the dedicated land is valued at $18.9 million.

**Figure 22. Land Dedication**

| Dedication Type | Acres |
|---|---|
| Green Space | 24 |
| Parks | 18 |
| Civic | 3 |
| Total | 45 |
| Average Value per Acre | $422,000 |
| **Total Value of Dedicated Land** | **$18,990,000** |

Information on water dedication for the development is provided by the development team's water consultant. Pinnacle Peaks will dedicate 1.5 CFS which is 136.6 acres of water rights. At a cost of $18,000 per acre, the water dedication is valued at $2.5 million as shown in Figure 23. This should be sufficient for

the Pinnacle Peak buildout while potentially providing a surplus of water resource for other developments in Tetonia.

**Figure 23. Water Dedication**

| | |
|---|---|
| Cubic Feet per Sceond (CFS) | 1.5 |
| Acres of Water Right | 136.6 |
| Value per Acre | $18,000 |
| **Total Value of Water Rights** | **$2,500,000** |

The value of roads dedicated are determined by the number of lane miles built. Figure 24 shows the development will build 9.44 lane miles of road. At a cost of $1 million per lane mile, the total value of dedicated roads is over $9.4 million.

**Figure 24. Road Dedication**

| | |
|---|---|
| Lane Miles of Paved Road | 9.44 miles |
| Cost per Lane Mile | $1,000,000 |
| **Total Value of Paved Roads** | **$9,440,000** |

## TOTAL FISCAL IMPACT

The total fiscal impact for the City of Tetonia resulting from the Pinnacle Peaks development are detailed in Figure 25. The total impact is composed of budgetary revenues from construction related fees and on-going revenues along with the valuation of proposed dedications. The total fiscal impact at the end of the 20-year development timeline is over $60 million.

**Figure 25. Total Fiscal Impact**

| Total Revenues | 20-Year Total | Annual Avg |
|---|---|---|
| Contruction Activity | $6,943,000 | $347,150 |
| On-Going | $22,531,894 | $1,126,595 |
| Total | $29,474,894 | $1,473,745 |
| Land Dedication* | $18,990,000 | |
| Roadway Dedication | $9,440,000 | |
| Water Resource | $2,500,000 | |
| **Total Fiscal Impact to City** | **$60,404,894** | |

*Land dedication total 14 acres for parks, greenspace, community center

## ECONOMIC IMPACT ANALYSIS RESULTS

The economic impact results for the development scenario are illustrated in the following sections. The results are split between job growth and development related spending. Job growth is differentiated between one-time and on-going jobs. One-time being construction related jobs generated directly for the development, and on-going being long-term jobs generated as a result of the development.

### ECONOMIC IMPACT ANALYSIS FUNDAMENTALS

Economic impact analysis is a process to evaluate a change in the economy or an entity's effect on the economy of a defined geographic location. It identifies direct impacts, which are the one-time investments in development. An economic impact analysis also evaluates the "spin-off" or "multiplier" effects that direct spending has on the location in terms of jobs, labor income, and total economic output or activity through what is referred to as indirect and induced effects. That is, income received by suppliers of goods and services is then used to buy goods and services from other local companies (indirect effect) and household income is used in part to buy goods and services, which creates other economic benefits (induced effect).

For the purposes of this study, TischlerBise analyzed both the construction activity (one-time) and on-going economic impacts of the development scenario. The construction related economic impacts reflect the direct and multiplier effects of the one-time investment to develop the properties. These include construction related jobs and spending. On-going economic impacts reflect the recurring, annual economic activity generated through new jobs and commercial space for retail and other business.

The economic impact analysis uses the IMPLAN model to project construction related economic impacts from the Pinnacle Peaks development scenario. IMPLAN is an input-output model, which tracks the interdependence among various producing and consuming sectors of an economy. Data for the City of Tetonia's zip code and Teton County was purchased through IMPLAN specifically for this assignment.

Inputs used for the IMPLAN model are the total estimated values from single family, multifamily, nonresidential, and roadway construction in the Pinnacle Peaks development. Residential unit and nonresidential square footage values are derived from an in-depth analysis of comparable properties in Teton County using Zillow, CoStar, and Teton County Assessor data. The methods, values, and assumptions can be found in further detail in Appendix A: Demographic and Data Assumptions.

### JOB GROWTH

Shown in Figure 26 are the total jobs produced from the Pinnacle Peaks development. Construction related jobs are derived from IMPLAN and the development scenario, while on-going jobs are estimated using ITE employees per square foot and nonresidential development from Pinnacle Peaks. The ITE figures are further detailed in Appendix A: Demographic and Data Assumptions. From the Pinnacle Peaks development there is estimated to be 279 construction related jobs within the City every year, and a total of 1,184 long-term jobs.

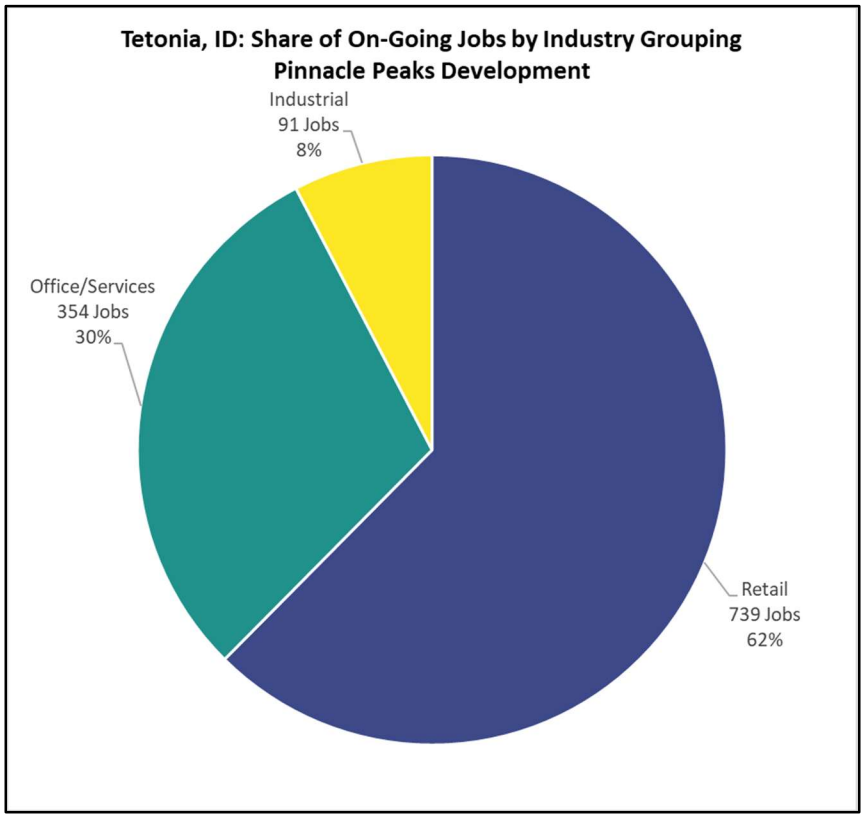
**Figure 26. Jobs from Pinnacle Peaks**

| Jobs from Pinnacle Peaks Development | 20-Year Total | Annual Avg. |
|---|---|---|
| Construction Related Jobs [1] | 5,579 | 279 |
| On-Going Jobs [2] | 1,184 | - |

[1] IMPLAN
[2] Trip Generation, Institute of Transportation Engineers, 12th Edition (2025)

The ongoing jobs are broken down by industry in Figure 27 using NAICS industry groupings. Most of the on-going jobs that result from Pinnacle Peaks are in the retail industry, which total 739 jobs. This is reflective of the development scenario where retail uses hold the largest share of nonresidential square footage. However, there is a variety of employment sectors that will expand due to the development.

**Figure 27. Share of On-Going Jobs by Industry**




## SPENDING

Figure 28 breaks down the IMPLAN output for development related spending by industry grouping. Spending includes the total direct, indirect, and induced spending resulting from the development. The Pinnacle Peaks development is estimated to inject $904 million into the economy, a $45 million yearly average. Spending is a one-time economic impact, and it's important to note that not all the funds go directly to businesses in Tetonia but rather spent in the regional economy.

### Figure 28. Economic Impact Spending Summary

| Development Related Spending | |
|---|---|
| **IMPLAN Industry Grouping** | **Spending** |
| Agricultural, Forestry, Fishing, and Hunting | $233,000 |
| Mining, Minerals, and Oil | $1,207,000 |
| Utilities | $273,000 |
| Construction | $819,614,000 |
| Manufacturing | $766,000 |
| Wholesale and Retail | $6,265,000 |
| Transportation and Storage | $6,918,000 |
| Services | $24,826,000 |
| Government Enterprises | $4,000 |
| **Total** | $860,106,000 |
| **Yearly Average** | $43,005,300 |

## QUALITY OF LIFE IMPACT ANALYSIS

While the fiscal and economic analyses focus on revenue and other quantitative impacts, quality of life impacts are less measurable yet just as important. Such impacts include local access to parks and grocery stores, along with meeting needs for housing and stable employment in the area.

### HOUSING

Housing in the Teton Valley is already scarce, with current options becoming increasingly more expensive. The 2022 Housing Needs Assessment from the Teton Valley Housing Authority projected a need of 1,165 housing units throughout the County. The Pinnacle Peaks development would bring in 780 housing units, substantially meeting the current need for the County. Some of the developed units, such as single family detached homes will likely not be affordable for most county households simply due to current market conditions. However, 470 out of the 780 total units will be more attainable and a portion will be for rent. These housing units will be apartments, townhomes, and manufactured homes, all of which have an average current market value less than $500,000.

### JOBS

The Pinnacle Peaks development is projected to bring 1,184 on-going jobs through the construction of commercial space for retail, office, and industrial businesses in Tetonia. With the projected local job growth, employment will be more readily available and secure for residents. They will no longer have to drive to Driggs, Victor, or Jackson, Wyoming, for work and instead might find stable employment nearby. An increase in local jobs diversifies and strengthens the local economy while attracting skilled labor to the area.

### INFRASTRUCTURE

With the Pinnacle Peaks development dedicating 45 acres of land to the community, there is plenty of opportunity for both new and current residents to easily access and enjoy these spaces. The development is planning to dedicate land towards parks, green spaces, and a community center. Areas for active recreation are an improvement to the quality of life for all residents, stimulating both mental and physical well-being. Spaces for community events strengthen the relationships between residents and the sense of community within the City.

With no paved roads other than Highway 33 in the City, dedication of paved roads from Pinnacle Peaks provides residents with safer transportation routes in the case of inclement weather. Paved roads can provide a more enjoyable walk and bike ride around town as well.

Along with providing sufficient water supply for its buildout, Pinnacle Peaks' water resource dedication may exceed the buildout's demand resulting in a surplus to the City's water systems. This has the potential for further development to occur in Tetonia outside of Pinnacle Peaks.

### COMMERCIAL RESOURCES

The Pinnacle Peaks development is planning to bring a grocery store and another gas station convenience store to the City. With no grocery store currently in town, residents must drive to Driggs for routine

shopping. More commercial options increase the variety and convenience of shopping for all residents. During inclement weather, residents will have more availability for fuel and groceries nearby, reducing stress and increasing safety during inclement weather.

## TAX BENEFITS

The influx of new property to the City will reduce the tax burden for current residents. As detailed in the Property Tax section above, existing residents would see a 71 percent reduction in city property tax payments. With more services in the area, existing residents will also experience an increase in their current property value, raising their assets and increasing their economic well-being. The City would also gain a significantly larger tax base for more flexibility on future referendums that benefit all residents.

Furthermore, the local option sales tax will generate revenue while not overburdening residents. Since grocery sales are not included in the LOT ordinance, the majority of revenue will be generated by visitors and seasonal residents. Additionally, the new revenue source can have a multiplier effect when leveraged for grant matching or public-private partnerships.

## STRENGTHENED LOCAL ECONOMY

The growth in population resulting from Pinnacle Peaks will contribute directly to local businesses. With more people living in Tetonia year-round, businesses will become less reliant on the seasonal flux of revenue from visitors. Additionally, a higher base of year-round residents will encourage the establishment of more services in the local area, such as healthcare, education, and recreation. Pinnacle Peaks has the potential of being a turning point for Tetonia and a new identity for the City could emerge, an identity that remains distinct from the neighboring cities of Victor and Driggs yet still provides competitive amenities.

# APPENDIX A: DEMOGRAPHIC AND DATA ASSUMPTIONS

The sections below summarize estimates of the household size, employee density, residential and nonresidential market valuations, and inputs used for the IMPLAN model. These estimated values serve as the basis for the fiscal and economic impact analysis of the Pinnacle Peaks development in the City of Tetonia.

## RESIDENTIAL HOUSEHOLD SIZE

Listed in Figure 29 are the persons per housing unit for the housing types included in the analysis. The household size is used to project population from the housing growth included in the development scenario. The persons per housing unit factor (PPHU) is derived from the U.S. Census Bureau 2023 American Community Survey 5-Year Estimates for Teton County, Idaho, and is applied to housing units to estimate population growth. Given the size of Tetonia, a larger sample size from the entire county provides a more reliable approximation of household sizes.

**Figure 29. Teton County Household Size**

| Housing Type | Persons per Housing Unit |
|---|---|
| Single Family Detached Large Lot | 1.90 |
| Single Family Detached Small Lot | 1.90 |
| Manufactured Homes | 1.90 |
| Townhomes | 1.90 |
| Multifamily | 2.19 |

Source: U.S. Census Bureau, 2023 American Community Survey 5-Year Estimates

## NONRESIDENTIAL EMPLOYEE DENSITY FACTORS

Employees per 1,000 square feet of nonresidential space are used to project future employment. Projected nonresidential square footage by type of development is converted to employment by using the employee density figures found in the Institute of Transportation Engineers' Trip Generation (2025) shown in Figure 30.

**Figure 30. Employee Density Factors and Vehicle Trip Rates**

| Development Type | ITE Code | Jobs per 1,000 Sq. Ft. |
|---|---|---|
| Gas Station Convenience Store | 945 | 2.10 |
| Grocery Store | 850 | 2.24 |
| Hotel | 310 | 0.58 |
| Storage | 150 | 0.27 |
| Retail | 820 | 2.09 |
| Light Industrial | 110 | 0.90 |
| Office | 710 | 2.28 |

Source: Trip Generation, Institute of Transportation Engineers, 12th Edition (2025)

## Residential and Nonresidential Development Valuations

The current market value for residential units and nonresidential square footage are collected to estimate the influx of property value to the City of Tetonia from the Pinnacle Peaks development. Development related property value is used to estimate property tax revenue as well as an input for the IMPLAN model.

Current market valuations for residential units in the development scenario are shown in Figure 31. The estimated values per unit are derived from the average value of comparable properties collected from Zillow and the Teton County Assessor data. Single family detached housing units throughout the county are much more expensive than other types of housing units, over double the cost of manufactured homes and townhomes.

**Figure 31. Residential Market Valuations by Unit Type**

| Development Type | Value Per Unit |
|---|---|
| Single Family Detached Large Lot | $2,108,000 |
| Single Family Detached Small Lot | $1,721,000 |
| Manufactured Homes | $418,000 |
| Townhomes | $475,000 |
| Multifamily | $340,000 |

Source: Zillow, Teton County Assessors

Current market valuations per square footage for commercial development in the scenario are shown in Figure 32. The valuations are derived from the average cost per square foot of comparable properties throughout Teton County using the county assessor and CoStar data.

**Figure 32. Nonresidential Market Valuations by Square Footage**

| Development Type | Value Per Sq. Ft. |
|---|---|
| Gas Station Convenience Store | $226 |
| Grocery Store | $173 |
| Hotel | $107 |
| Storage | $53 |
| Retail | $186 |
| Light Industrial | $115 |
| Office | $204 |

Source: Teton County Assessors, CoStar

## IMPLAN Inputs

The economic impact analysis uses IMPLAN to project construction related economic impacts from the Pinnacle Peaks development scenario. IMPLAN is an input-output model, which tracks the interdependence among various producing and consuming sectors of an economy. Data for the City of Tetonia's zip code and Teton County (model year 2023) was purchased through IMPLAN specifically for this assignment.

Inputs used for the IMPLAN model are the total estimated values from single family, multifamily, nonresidential, and roadway construction from the Pinnacle Peaks development. Figure 33 shows the total valuations for each development type used as inputs in the IMPLAN model. Residential unit and

nonresidential square footage values are detailed in the Residential and Nonresidential Development Valuations section above, and the roadway valuations are detailed in the Dedications section.

**Figure 33. IMPLAN Model Inputs**

| Development Type | Total Valuation |
|---|---|
| Single Family Residential Development | $707,227,756 |
| Multifamily Residential Development | $34,672,924 |
| Nonresidential Development | $110,454,199 |
| Roadways | $9,440,000 |