SUNRISE ENGINEERING

Pocatello Office
[address redacted] [address redacted] | **Tel:** [phone redacted] | **Fax:** [phone redacted]

November 12, 2026

City of Tetonia
Attn: Jacque Beard, City Clerk
[address redacted]
[address redacted]
Email: clerk@cityoftetonia.com
Phone: [phone redacted]

Re: Preliminary Plat Application Review
Pinnacle Peak at the Tetons

Dear Ms. Beard,

At your request, Sunrise Engineering has reviewed the preliminary plat materials for Pinnacle Peak at the Tetons. We recommend that the City forward the following comments to the applicant and request revised reports and plans before final action on the Preliminary Plat.

These comments consider the application, July 14 sewer and water reports, August 6 drainage report, October 9 engineer responses, concept-review applicant responses, adopted City plans, water mitigation ordinance, and our earlier review. The draft development agreement is received; detailed review of that document will follow separately.

We recommend requesting a written response from the applicant to each numbered comment, with references to the revised report section or plan sheet. Preliminary plat review should establish capacity, general layout, feasibility, and phasing. Final profiles, equipment selections, and detailed construction design can be submitted with construction plans before construction approval.

Sewer study

S01. The applicant should correct Section 2.2. The 0.057-MGD / 386-ERU figure is remaining capacity under the annual water-balance calculation, not overall treatment capacity. Address each treatment, disposal, and collection-system limit separately.

S02. The applicant should provide consistent average-day, maximum-month, maximum-day, and peak-hour flows for each phase. At 148 gpd per ERU, 150 units produce 22,200 gpd, or 15.42 gpm. Include current City flows and other committed development.

S03. The applicant should describe the proposed subdivision lift station and force main at a preliminary level. Identify the general location, anticipated pumping rate or range, estimated force-main size, and connection point. Provide enough information to support the downstream capacity analysis. Detailed pump selection, wet-well design, controls, and equipment specifications may be provided with construction plans.

S04. The applicant's response states that preliminary sewer sizes are shown. Confirm that these sizes support full buildout, with an 8-inch minimum for gravity mains. Confirm the general routing and elevation feasibility now; final profiles and pipe design can follow with construction plans.

S05. The applicant should verify capacity in the existing 8-inch gravity line and treatment-plant lift station for each phase and the City's 20-year growth. Evaluate the subdivision's anticipated pumping rate or range with City flows. Avoid counting the development twice if included in City growth projections. Use available pipe sizes, slopes, and elevations to assess flow depths and potential backups; identify any additional information needed to confirm capacity.S06.

S06. The applicant should provide a phase table showing units, flows, anticipated service dates, and improvements needed before connection. Use these thresholds from the Wastewater Facilities Planning Study, Table 5-2, page 101:

Improvement	Total City ERUs	Additional ERUs from 201 baseline
Third aerator	289	88
Additional treatment lagoon cell	339	138
Expanded land-application capacity	340	139
Additional winter storage	433	232

These limits apply to the entire City system, not just Pinnacle Peak. Additional ERUs assume the study's 201-ERU baseline. Update for current connections and commitments. Complete upgrades before reaching the limits and address the study's earlier targets at about 80% capacity. City-approved alternatives may be considered.

S07. The applicant should identify the developer's proposed share of City sewer improvements. Establish costs, responsibilities, completion dates, and phase limits in the development agreement, separating project needs from existing deficiencies and other future growth.

Sewer layout and connections

S08. The applicant's response leaves the Lincoln Lane and Teton Avenue gravity connection subject to final depth checks, with a lift station as an alternative. Clarify which areas will drain by gravity and which will be pumped, and confirm the proposed receiving connection, including Lucas Lane and Teton Avenue if used. Resolve the routing and basic elevation feasibility during preliminary review; final profiles can follow.

S09. The applicant should keep manholes accessible for maintenance. At the roundabout, provide space for a tandem-axle maintenance truck without excessive traffic control or disturbance to landscaping. Provide access easements where needed.

S10. The applicant should show proposed sewer extensions across Rails-to-Trails to the west Highway 33 right-of-way line; north on Lucas Lane to the south Highway 33 right-of-way line; and south on Lincoln Lane to the north Egbert Lane right-of-way line. Confirm general routing and future service areas. Provide final grades and profiles with construction plans.

Water report

W01. The applicant should revise average-day, maximum-day, and peak-hour demands to match the City study unless the City accepts another supported basis. Include irrigation, current City demand, other committed development, each phase, and full buildout.

W02. The applicant should provide a Water Rights Mitigation Plan under the adopted ordinance. Identify the rights, usable pumping rate, annual volume, required approvals, and timing. The City Engineer will recommend the mitigation for Council approval.

W03. The applicant should provide a source-capacity analysis identifying the additional municipal well capacity needed to serve the development and maintain redundancy with the largest well out of service. Identify a feasible well location, required water rights, and general supporting improvements. Use the City study's 400-gpm well as a starting point and confirm project needs and shared costs. Detailed well design and confirmation of yield and water quality will be required before service.

W04. The applicant should include the City's new 475,000-gallon tank in the analysis when operational. The City is constructing the tank separately. Identify any phase that depends on its completion and use its available storage in the redundancy analysis.

W05. The applicant should provide a hydraulic analysis showing adequate pressures, tank recovery, and fire flow for each phase and full buildout, including required outage conditions. Confirm fire-flow rate and duration with the Fire District.

W06. The applicant's response states that preliminary water-main sizes are shown. Verify these sizes through the capacity analysis, with an 8-inch minimum. Identify when the well, rights, and mains are needed under the mitigation ordinance. Any deferral requires a Council-approved agreement with security and interim protections. Required capacity must be available before connections are released.

Water layout and irrigation

W07. The applicant should loop the water system for each phase. Use the Perry Avenue and Asher Park Lane crossings if Rails-to-Trails easements are obtained. Otherwise, provide another approved loop connection in addition to Egbert Lane. Identify who will obtain the easements.

W08. The applicant's response identifies hydrants and several valve changes already shown. Confirm general hydrant coverage with the Fire Marshal. Carry the accepted layout into construction plans, with valve clusters at intersections, flanged-by-MJ valves, spacing not exceeding 800 feet, and main depths that accommodate future road grades.

W09. The applicant proposes transferring water rights to the City as needed. Confirm whether lot and common-area irrigation will use City water and include that demand in the water analysis and mitigation plan. If a separate irrigation system is proposed instead, identify its supply, ownership, maintenance, and backflow protection.

Stormwater and grading

D01. The August 6 drainage report provides a preliminary concept for onsite retention using roadside swales, lot infiltration, and townhome storage. The applicant should add a concept exhibit showing drainage areas, flow directions, swales, and reserved storage areas for each phase, including contributing offsite runoff and drainage for offsite road improvements. Final grading and drainage plans can follow; the report commits to their approval before final plat approval.

D02. The report uses a 2.22-in/hr design infiltration rate based on three tests across the larger property; only one is identified as within or adjacent to this plat. The applicant should justify this rate for the proposed facilities, including surface soils and seasonal groundwater, and show that sufficient storage area remains available at a lower rate. Additional testing and final sizing can follow during design.

D03. The applicant should show safe overflow routes and explain drainage during snowmelt and thaw/freeze conditions. The response proposes snow storage in roadside swales and common areas. Demonstrate that snow storage, blocked infiltration, and maintenance needs will not compromise drainage or access.

D04. The applicant should verify the assumed 17,000 feet of swales against the current layout, allowing for intersections and driveways. The report's 4-foot bottom, 3:1 side slopes, and 1-foot ponding depth require a 10-foot top width, before freeboard. Reconcile this with the response's 7-foot drainage swale. Show how driveway check dams and storage fit within the available corridor.

D05. The applicant should identify space for the proposed townhome storage, including the report's 0.50-acre basin option or an equivalent layout. Confirm how lot runoff is retained or routed without counting the same capacity twice. Identify maintenance and recorded protections for private facilities. Support the no-easement conclusion where drainage crosses lots or uses shared facilities.

Transportation and pedestrian facilities

T01. The applicant should show street classifications and sections based on the adopted 2026 Transportation Master Plan and City standards. Include right-of-way, pavement, sidewalks/pathways, and drainage widths. Obtain City approval of any differences between the plan and code. Maintain the City grid and planned connections where feasible.

T02. The applicant states that traffic-study measures are included in the preliminary plans and that the Chloe Avenue/Highway 33 connection was removed at ITD's direction. Confirm that traffic routing, required improvements, and phase access reflect that change. Identify where each applicable study measure is addressed and coordinate remaining Highway 33 approvals with ITD and the City.

T03. The responses defer road-name approval, vehicle-turning exhibits, lighting, and ADA details to final design. That is appropriate for detailed plans. The applicant should confirm now that street widths, curves, the roundabout, and townhome access can accommodate emergency and service vehicles, including any height-related fire-access needs. Carry the agreed details into construction plans.

T04. The applicant should show the continuous 10-foot paved pathway along Lincoln Lane connecting to Perry Avenue. Identify crossings, accessible connections, easements, drainage, and maintenance.

T05. The applicant should obtain Fire District and City approval of Lincoln Lane as Phase 1 secondary access, including its interim surface and year-round accessibility. Establish a paving deadline that does not depend solely on Phase 2 proceeding. Any temporary unpaved access requires specific City approval.

T06. The developer shall maintain roads until formal City acceptance. Document testing, record drawings, warranties, and acceptance requirements in the development agreement. Include chip sealing three years after City acceptance, with specifications and security.

T07. The applicant acknowledges garbage-truck access will be addressed during final design. Confirm that the townhome layout reserves adequate space for collection and truck movement; provide final collection details with construction plans.

Parks open space and snow storage

P01. The applicant should consider moving the mailboxes outside the park and removing the vehicle loop. A right-of-way location needs City and postal approval and must not interfere with access, visibility, drainage, snow storage, or utilities.

P02. City maintenance of the southern park/playground requires Council approval and an agreement. Assign remaining parks and open space to the developer or Property Owners Association unless otherwise accepted by the City.

P03. The response identifies swales and common open space for snow storage. The applicant should show these areas on the concept exhibit and reconcile snow storage with drainage, pathways, sight distance, and emergency access. Identify maintenance responsibilities and any needed easements.

General approvals and closeout

G01. The applicant should show City limits and required annexations, including the roadway areas identified in the concept addendum. Resolve the restriction on water-main extensions outside City limits under Section 7-1-7(B).

G02. The responses indicate that the City is coordinating Rails-to-Trails permits. Confirm the City's and applicant's respective responsibilities, crossing locations, and phase dependencies. The applicant should identify ownership and access for proposed facilities. Required easements and permits, including Highway 33 approvals, must be in place before affected construction.

G03. Improvements shall meet applicable City standards and agency requirements. Obtain written approval of deviations. Submit final plans prepared and sealed by an Idaho professional engineer, with required agency approvals, before construction.

G04. A draft development agreement has been submitted; its detailed review will follow separately. The City should use that review to establish improvements, costs, phasing, water mitigation, maintenance, deadlines, security, and acceptance. Preliminary plat approval does not reserve capacity for all 150 units. Confirm capacity and completed mitigation before service.

G05. The concept-response package includes Eastern Idaho Public Health's request for a City water/sewer will-serve letter and DEQ design approval before its plat signature. Coordinate those later-stage documents with verified capacity and the applicable phase improvements.

Please let us know if you have any questions or would like to discuss these recommendations.

Regards,



Robert M. Heuseveldt, PE
Sunrise Engineering
Phone: [phone redacted]
Email: [email redacted]