CITY OF TETONIA
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SUB2025-3
PRELIMINARY PLAT
SUBDIVISION

## UTILITY SYSTEM EVALUATION
## CAPACITY ASSESSMENT

# WATER REPORT

**Pinnacle Peak Subdivision**

Prepared for the City of Tetonia, Idaho

Prepared by Eagle Rock Engineering
July 14, 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

Sunrise Engineering is contracted with the City of Tetonia to provide a planning study for the Public Water System. The existing water system findings can be found in the report provided to the City of Tetonia. Upon receipt of the report from Sunrise Engineering, Eagle Rock Engineering will coordinate system findings and design.

# 3. Water Flow Projections (AWWA Standards)

## 3.1 Design Criteria

Water demand is based on Idaho Administrative Procedure Act (IDAPA) diversion rates and AWWA planning practice. Unit demand rates used in this analysis are summarized below.

| Parameter | Basis | Value |
|---|---|---|
| Residential demand (IDAPA) | 800 gpd/household | 120,000 gpd |

## 3.2 Average Daily Flow, Peak Flow, and Peaking Factors

The IDAPA-based demand above represents the governing public water system (PWS) requirement. Peaking factors are based from AWWA.

| Demand Component | Factor | Flow | MGD |
|---|---|---|---|
| Average Daily Flow (ADF) | 1.0 | 60,000 gpd | |
| Peak Day (ADF × peak-day factor) | 2.0 | 120,000 gpd | |
| Peak Hour (ADF × peak-hour factor) | 3.0 | 180,000 pgd | |

## 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