State of Idaho
Department of Parks and Recreation

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Governor

SUSAN E. BUXTON
Director

Idaho Park and Recreation Board

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October 9, 2026

Honorable Mayor Brent Schindler
Mayor, City of Tetonia
3192 Perry Avenue
Tetonia, Idaho 83452

Re: Proposal for Acquisition of Three Easements Across the Ashton Tetonia Trail

Dear Mayor Schindler,

The Idaho Department of Parks and Recreation (IDPR) is in receipt of your letter dated August 3, 2026, regarding the Ashton Tetonia Trail (ATT), and the request for perpetual easements for a master planned subdivision that could accommodate up to 420 homes. As you know, development pressure is happening all over the State of Idaho and the ATT Trail is a recreational asset for all Idahoans.

IDPR respectfully rejects the proposal for a one-time payment of $6,600.00 for three easements crossing the ATT as it does not sufficiently address the increased market value of the easement to the new lots and development. Additionally, we would like to request a copy of the traffic study submitted by the Developer to the City so we have a full and complete understanding of what this development means for the ATT trail.

We look forward to continuing the discussions between IDPR, the City and Developer.

Sincerely,

Susan E. Buxton
Director

Cc: Robert Follett, Lead Deputy Attorney General
Adam Zaragoza, Management Services Administrator
Ryan Buffington, East Region Manager
Senator Mark Harris
Representative Josh Wheeler
Representative Mike Veile

Enc: Pinnacle Peaks Master Plan



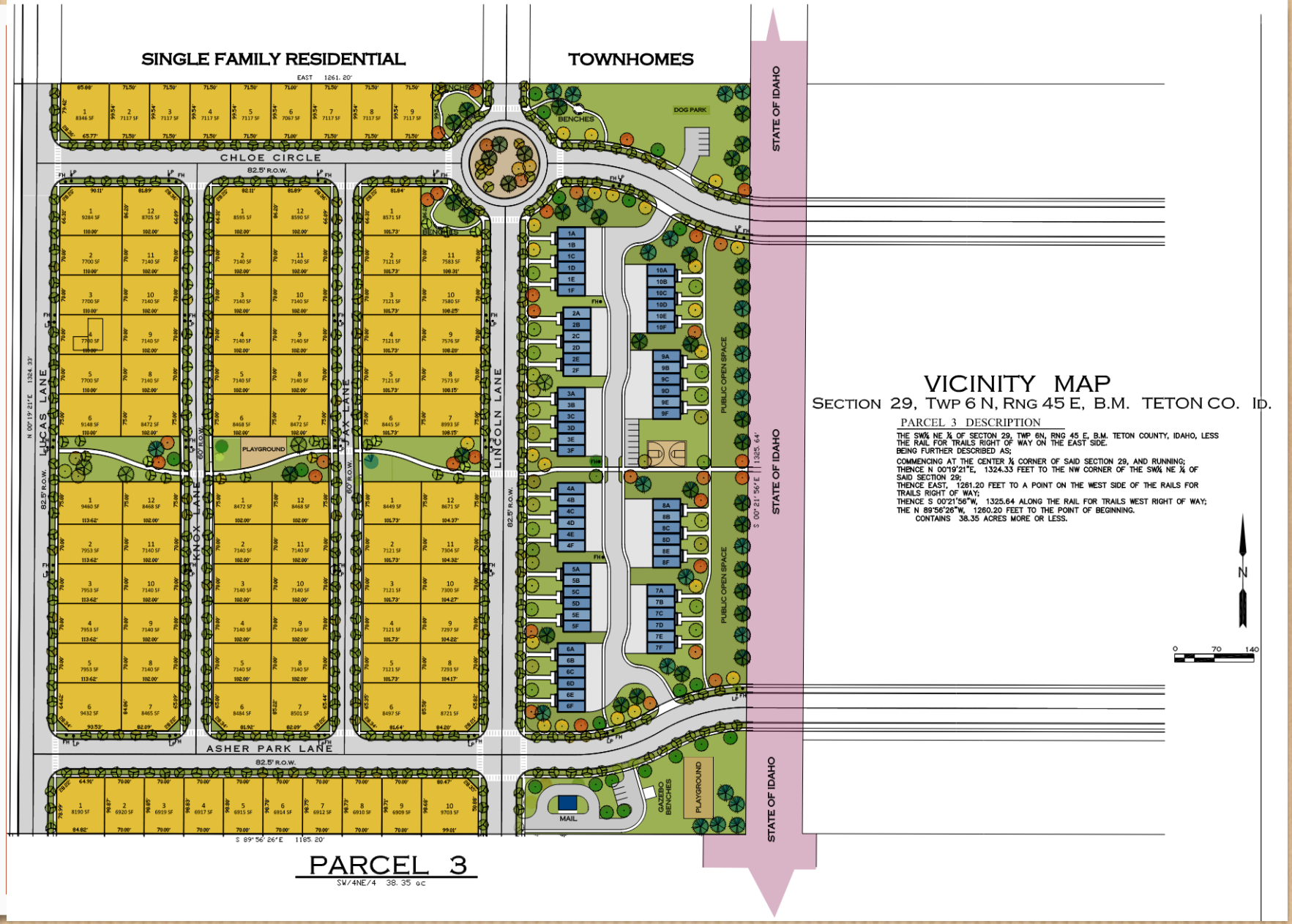
PINNACLE PEAK

— AT THE TETONS —

Project Location



Site Plan



VICINITY MAP

SECTION 29, TWP 6 N, RNG 45 E, B.M. TETON CO. ID.

PARCEL 3 DESCRIPTION

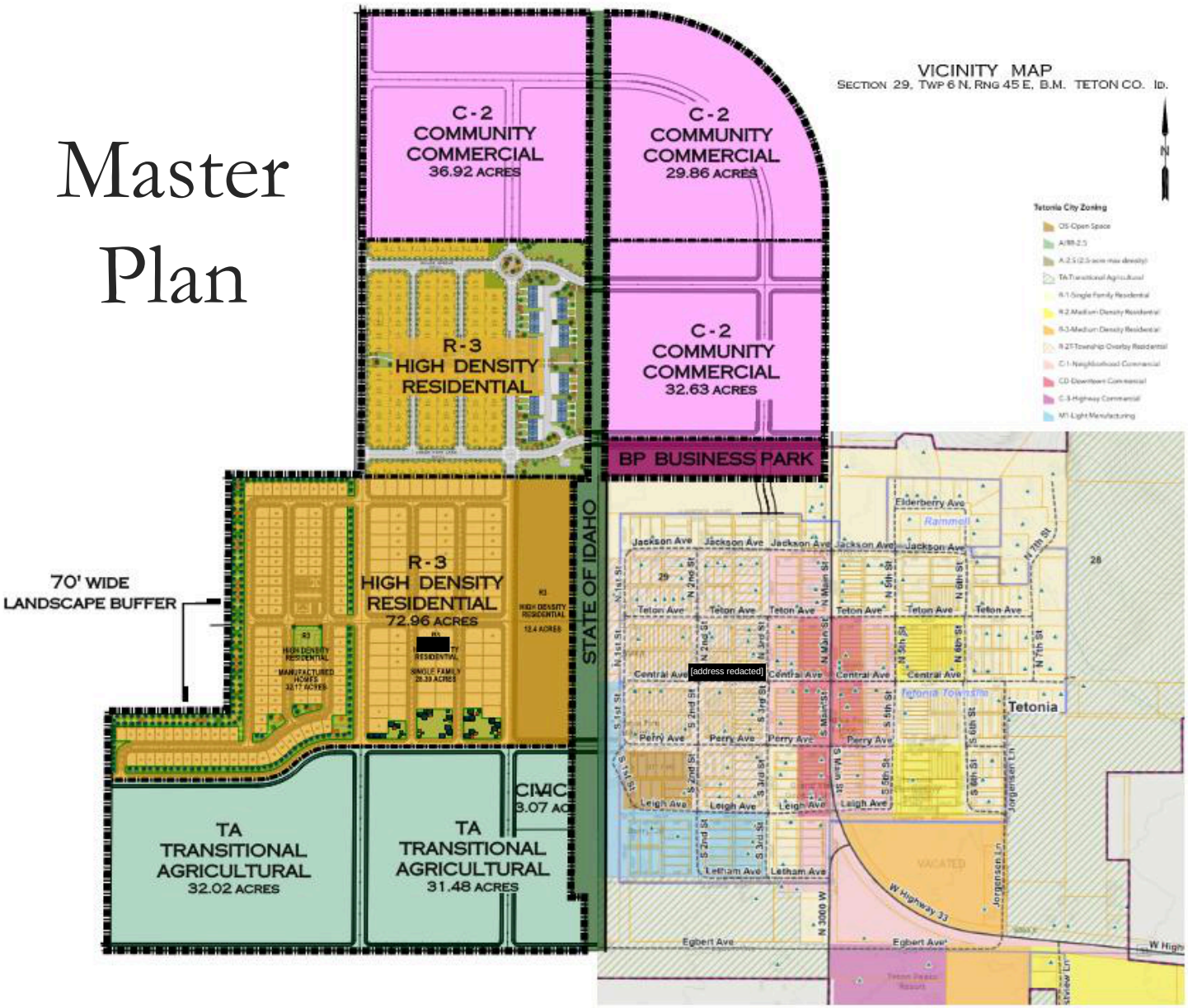
THE SW¼ NE ¼ OF SECTON 29, TWP 6N, RNG 45 E, B.M. TETON COUNTY, IDAHO, LESS THE RAIL FOR TRAILS RIGHT OF WAY ON THE EAST SIDE.
BEING FURTHER DESCRIBED AS;

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 29, AND RUNNING;
THENCE N 00°19'21"E, 1324.33 FEET TO THE NW CORNER OF THE SW¼ NE ¼ OF SAID SECTION 29;
THENCE EAST, 1261.20 FEET TO A POINT ON THE WEST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'56"W, 1325.64 ALONG THE RAIL FOR TRAILS WEST RIGHT OF WAY;
THE N 89°56'26"W, 1260.20 FEET TO THE POINT OF BEGINNING.
CONTAINS 38.35 ACRES MORE OR LESS.

N

0 70 140

Master Plan


C-2
COMMUNITY
COMMERCIAL
36.92 ACRES
C-2
COMMUNITY
COMMERCIAL
29.86 ACRES
R-3
HIGH DENSITY
RESIDENTIAL
C-2
COMMUNITY
COMMERCIAL
32.63 ACRES
BP BUSINESS PARK
70' WIDE
LANDSCAPE BUFFER
R-3
HIGH DENSITY
RESIDENTIAL
72.96 ACRES
STATE OF IDAHO
TA
TRANSITIONAL
AGRICULTURAL
32.02 ACRES
TA
TRANSITIONAL
AGRICULTURAL
31.48 ACRES
VICINITY MAP
SECTION 29, TWP 6 N, RNG 45 E, B.M. TETON CO. ID.
Tetonia City Zoning
Tetonia
[address redacted]
Jackson Ave
Teton Ave
Central Ave
Perry Ave
Leigh Ave
Letham Ave
Egbert Ave
W Highway 33
Elderberry Ave
Rammell
Jorgensen Ln
VACATED

Concept Plan Comments – Discussion Items

- 9-11-06-3: Block lengths should not exceed 400' as measured along the street centerline intersection to centerline intersection.
- 9-11-06-6: Requires 3.02 acres of opens space. 4.68 acres is being provided. Parking, sidewalks and amenities have been shown at all open spaces to meet ordinance.
- Connection to Perry Ave: Safe routes to school and a critical path to the center of the center of the city. Pedestrian access via Rails to Trails.
- Perry Ave: Pinnacle Peaks will pave Perry Ave with 4" of asphalt. Asphalt will be intalled upon annexation or once 40 homes have been built. Whichever is first.
- Renderings of homes provided to confirm style and height is appropriate.
- Rails to Trails Connection: 3 connection points provided at Chloe Lane, Asher Park Lane and townhome open space. Coordination with the state is ongoing.
- Mailbox cluster, hydrants and street lights to be provided.
- Traffic Impact Analysis report to be provided at next submittal.

OPEN SPACE EXHIBIT

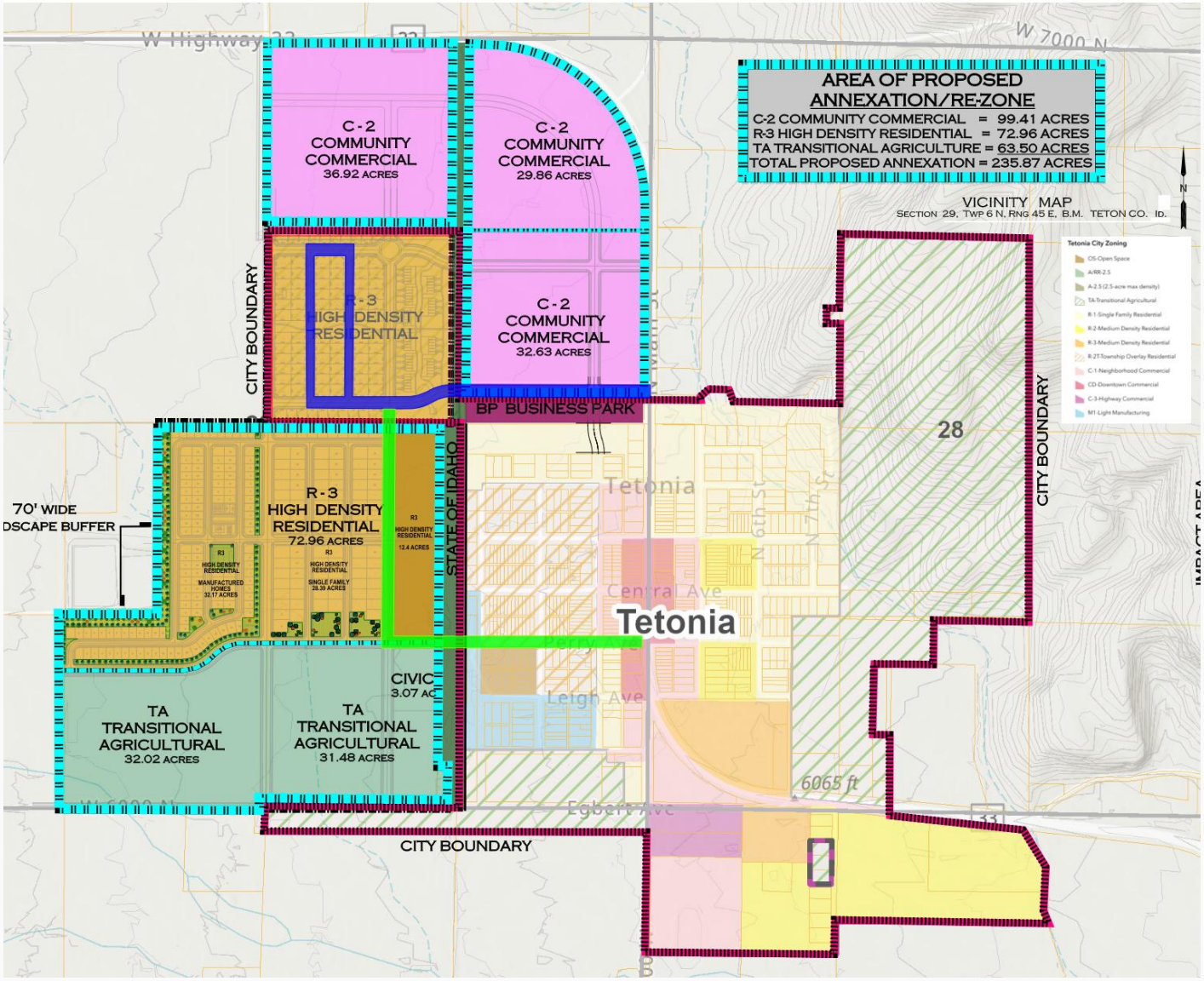


Open Space and Amenities

- Dog Park and Playscape –Swings, slides and park benches will compliment an area for dogs to play and run around.
- A greenspace corridor with a winding gravel walking path with connect the residents to the rails-to-trails pathway. Both parks are also connect to the rails-to-trails pathway. The current plan far exceed the required 3.02 acres of open space.



ROAD EXHIBIT









Two unique residential options:

Modern Mountain Townhomes

Single Family Homes

Utilities and Transportation Plan

