Gmail Ashley Koehler [email redacted]

Re: Request for Comment- Rezone

1 message

Karen Hiatt <Karen.Hiatt@itd.idaho.gov> Mon, Aug 24, 2026 at 7:16 PM
To: Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>, Ashley Koehler [email redacted]
Cc: Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>, Jacque Beard <clerk@cityoftetonia.com>, Merril Quayle [email redacted], Jaden Jackson [email redacted]

To add to what Jeff sent, the developments first draft TIS indicated signals were warranted at the access points with SH-33. These improvements along with turn lanes will be the responsibility of the developer

Now that the development extends to the intersection of SH-33 and SH-32. This intersection will need to be evaluated for turn lanes and a signal warrant.

We will look through the new information you sent, but again we will need to see the revised TIS before finalizing our comments and requirements.

Sincerely, Karen Hiatt
Engingeering Manager Traffic Operations
[phone redacted]

Sent via the Samsung Galaxy S25, an AT&T 5G smartphone
Get Outlook for Android

From: Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>
Sent: Monday, 24 August 2026 12:25:24
To: Ashley Koehler [email redacted] ; Karen Hiatt <Karen.Hiatt@itd.idaho.gov>
Cc: Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>; Jacque Beard <clerk@cityoftetonia.com>; Merril Quayle [email redacted] ; Jaden Jackson [email redacted]
Subject: RE: Request for Comment- Rezone

Hello Ashley,

Thank you for inquiring about ITD's comments to the Pinnacle Peak development in Tetonia.

ITD is still waiting for the city of Tetonia's master plan for this area. ITD will allow one access at either Asher or Chloe Circle and one at Lucas Lane.

Given the updated master plan showing the ballpark. ITD would like to have the traffic numbers for the community ballpark to be included with the traffic impact study.

Additionally, ITD will require the developer to give additional Right of Way for future expansion. 120' in total through the corridor and 150' at each permitted intersection for this development.

Signals are required at Lucas Lane, Chloe/Asher, and Perry Ave given the traffic impacts to the highway, warranted from this development.

Thank you,

Jeff Rawson

Permits Coordinator

Work: [phone redacted]

Email: Jeffrey.rawson@itd.idaho.gov

Website: *itd.idaho.gov*

From: Ashley Koehler [email redacted]
Sent: Monday, August 24, 2026 8:00 AM
To: Andrew Bessette <Andrew.Bessette@itd.idaho.gov>
Cc: Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>; Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>; Jacque Beard <clerk@cityoftetonia.com>; Merril Quayle [email redacted] ; Jaden Jackson [email redacted]
Subject: Re: Request for Comment- Rezone

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Hi Andrew,

I am following up on this project since the Pinnacle Peak developer recently submitted a Preliminary Plat for their 150-unit residential subdivision, known as "Pinnacle Peak at the Tetons". The City of Tetonia is sending the project out to service providers and requesting comments. I understand from this email below and other recent correspondence that ITD may be waiting to offer formal comments on this development until the City and ITD complete the Transportation Master Plan, in regards to highway access locations.

Please let me know if you have any updates on this effort or otherwise, please review the attached Preliminary Plat, Master Plan and Traffic Study and provide comments to the City.

Thank you,

Ashley Koehler

Tetonia City Planning Consultant

[email redacted]

On Mon, Jun 29, 2026 at 8:21 AM Andrew Bessette <Andrew.Bessette@itd.idaho.gov> wrote:

> Hello Ashley,
>
> ITD is actively in conversation with the developers of Pinnacle Peaks regarding the requirement of left and right turn lanes at both Asher Park Lane and Chloe Circle . They will be required to submit a new encroachment permit showing the new alignment of Asher Ln and the road improvements associated with each approach.
>
> The developer proposed that the roadway improvements be completed in phases with the development at each access. Unfortunately, this puts a lot of risk on the department and the traveling public that these roadway improvements will not be completed in the future. Once the revised permit application is submitted from the developer that includes the new alignment of the proposed access at Asher Ln and access at Chloe circle, ITD will require the developer to make the roadway improvements to both accesses beginning in the first phase of development.
>
> Sincerely,
>
> Andy Bessette
> D6 Traffic Engineer
> Office: [phone redacted]
> Cell: [phone redacted]
> [address redacted]
> [address redacted]
>
> ---
>
> **From:** Ashley Koehler [email redacted]
> **Sent:** Friday, June 26, 2026 12:25 AM
> **To:** Andrew Bessette <Andrew.Bessette@itd.idaho.gov>
> **Cc:** Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>; Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>; Jacque Beard <clerk@cityoftetonia.com>; Merril Quayle [email redacted]
> **Subject:** Re: Request for Comment- Rezone
>
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>
> ---
>
> Andrew,

I also meant to attach the updated Site Plan for the project that now shows one less building. This is scheduled for a public hearing with the Tetonia Planning & Zoning Commission on July 6, so if you could please submit comments or let me know if you need any more information by July 2.



Site Plan v2 6-16-26.pdf

P.S. Please excuse the odd hours of my messages, since I am traveling and out of the country.

Thank you,

Ashley Koehler

Tetonia City Planning Consultant

[email redacted]

On Fri, Jun 26, 2026, 12:16 AM Ashley Koehler [email redacted] wrote:

> Hi Andrew,
>
> I am following up on your comments regarding the Pinnacle Peak Business Park rezone and Design Review.
>
> I sent your comments to the applicant and he responded with the attached TIS he had done for a nearby residential subdivision that is also being reviewed by the city and an associated Encroachment Permit from ITD. The TIS shows the proposed Asher Park Lane and that no Hwy 33 improvements are necessary for the construction of this road. Now that they are also developing the Business Park to use this road, does ITD still recommend that the TIS be updated to include this development?
>
> And does the Encroachment Permit still stand, even though this Business Park will be using it and likely build it as part of this development first, before the subdivision is built?
>
> Thank you for your time,
>
> Ashley



TIS - Pinnacle Peak Masterplan Development - Phase I - Tetonia, Idaho 5-22-2026.pdf



Encroachment permit ITD.pdf

Ashley Koehler

Tetonia City Planning Consultant

[email redacted]

On Thu, May 28, 2026, 11:11 AM Andrew Bessette <Andrew.Bessette@itd.idaho.gov> wrote:

> Jeff and Ashley,
>
> I took a look at the approach for Ashley Park Ln and the future Chloe Ave for the Pinnacle Peak Business Park Rezone:
>
> My comments:

-There is not enough turn lane approach for the proposed development

-Developers need to conduct a Traffic Impact Study

-Propose recommended safety adjustments based on traffic volume from developments

Sincerely,

Andy Bessette
D6 Traffic Engineer
Office: [phone redacted]
Cell: [phone redacted]
[address redacted]
[address redacted]

From: Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>
Sent: Thursday, May 21, 2026 10:54 AM
To: Andrew Bessette <Andrew.Bessette@itd.idaho.gov>
Cc: Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>
Subject: RE: Request for Comment- Rezone

Hello Andy;

Thank you for looking into this, you may want to call Ashely Koehler [phone redacted] (Tetonia planner, see email below), to get a better understanding of where Ashley Park Lane is so you can determine if there will be a need to extend the TWLTL.

Thanks again for your help on this -

Jeff Sneddon

Project Manager

Idaho Transportation Department, District 6

[address redacted]

[address redacted]

[phone redacted]



From: Andrew Bessette <Andrew.Bessette@itd.idaho.gov>
Sent: Thursday, May 21, 2026 6:07 AM
To: Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>; Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>
Subject: Re: Request for Comment- Rezone

Jeff,

I do not know Tetonia well enough to know where Asher Park Lane is (the approach they will be utilizing). It does not come up on Google Earth/Maps and is not identified on any of their drawings. I need to know exactly which approach they will be utilizing to see if the existing TWLTL covers enough storage capacity. Otherwise, they will be responsible for furthering the TWLTL to Asher Lane Road to ensure there is enough safe turning lanes.

Sincerely,

Andy Bessette

D6 Traffic Engineer

Office: [phone redacted]

Cell: [phone redacted]

[address redacted]

[address redacted]

From: Jeffrey Sneddon <Jeffrey.Sneddon@itd.idaho.gov>
Sent: Wednesday, May 20, 2026 3:33 PM
To: Andrew Bessette <Andrew.Bessette@itd.idaho.gov>; Jeffrey Rawson <Jeffrey.Rawson@itd.idaho.gov>
Subject: FW: Request for Comment- Rezone

Hello Gentlemen;

Please see email below and attachments for your review and comments. It looks like they may want access from SH 33?

Jeff Sneddon

Project Manager

Idaho Transportation Department, District 6

[address redacted]

[address redacted]

[phone redacted]

YOUR Safety • • • ▶ YOUR Mobility • • • ▶ YOUR Economic Opportunity

---

From: Ashley Koehler [email redacted]
Sent: Wednesday, May 20, 2026 3:23 PM
To: Jacque Beard <clerk@cityoftetonia.com>
Subject: Fwd: Request for Comment- Rezone

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Dear Service Provider,

The City of Tetonia received an application for the **Pinnacle Peak Business Park Rezone & Design Review**. The project is requesting to rezone 4.66 acres from R-1 single family to C-2 commercial for the purpose of constructing mixed use residential and commercial buildings. There will be 6 buildings each with ~1,000SF commercial units on the main floor and 6-2 bedroom units on the 2nd floor for a total of 48 residential units. Each building is about 130'x70'. The proposal is also reserving 1.2 acres fronting the Hwy for future commercial development. Access is proposed to be from Hwy 33 through property that is not annexed and is in Teton County. Also note that the parcel to the north, where the access is located, is part of a larger application for Annexation into the City (see aerial photo attached), but has not been to a public hearing yet.

Attached is the Narrative, Site Plan, Building Elevations, and property survey.

Please review and reply with your comments by **Monday, June 1.** Please let me know if you have any questions or need additional information.

Thank you,

Ashley Koehler

Tetonia City Planning Consultant

[email redacted]