CITY OF TETONIA
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SUB2025-3
PRELIMINARY PLAT
SUBDIVISION

Teton School District #401
481 N. Main Street
Driggs, ID 83422

September 1, 2026

City of Tetonia,

The homes and neighborhoods being built in Tetonia are an important part of our community's future. New development provides housing, creates jobs, strengthens our local economy, and brings new families to our valley. As these projects move through the planning and approval process, they also create additional demands on the public services that make our communities successful—including our schools.

Teton School District #401 is committed to ensuring every student receives a high-quality education while responsibly planning for continued growth. Like many rapidly growing communities, we are experiencing increasing enrollment directly associated with residential development and the workforce that supports it. While Idaho provides operational funding for schools, significant costs associated with growth remain unfunded, including classroom space, instructional support, technology, curriculum, staffing, and other educational services.

To better understand this relationship, the District commissioned an independent **School Growth Contribution Fund Support Study** prepared by TischlerBise. The study established a direct relationship between residential construction activity, construction-related employment, and increased enrollment requiring additional educational services. It concluded that development-related enrollment creates approximately $1.07 million annually in unfunded educational costs, or roughly $4,900 per development-related student each year.

Using nationally recognized economic modeling and accepted nexus methodology, the study recommends the following development mitigation contributions:

- Single-family residential: $1,274 per dwelling unit
- Multi-family residential: $828 per dwelling unit

Based on these numbers, the school district requests that the proposed Pinnacle Peak Subdivision (File Number: SUB2025-1) that includes 90 single family homes and 60 multi-family dwellings voluntarily contribute $164,340 to the School Growth Contribution Fund to satisfy the service mitigation criterion found in the following city code (LDC § 9-11-04-2: E. 5.:

“The Development Agreement and subdivision design satisfactorily mitigate for the effects from the development and phasing timelines on the ability of political subdivisions of the state,

including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision. Delivered services include, but are not limited to transportation systems, public utilities, highway jurisdictions, law enforcement and emergency services, solid waste, health care, affordable housing, education, economic development, and environmental protection. Subdivision and offsite improvements may be required for any of the above, in proportion to the impact made by the development."

As residential projects move through the entitlement and approval process, Teton School District expects developers to include an appropriate mitigation contribution as part of their overall investment in the community. These contributions help ensure that the educational infrastructure keeps pace with ongoing growth and that it is supported alongside the roads, utilities, parks, and other public services necessary for successful development.

Growth is a shared responsibility. Communities thrive when development helps support the public infrastructure that makes that growth possible. Schools are among the most important long-term investments in the health and vitality of Teton Valley, and development plays an essential role in ensuring those investments keep pace with our growing community.

Contributions are most effective in the way of monetary donations; however, we recognize that every project is unique and welcome the opportunity to discuss other options that align with your specific developments such as workforce housing, donated labor or other in-kind contributions. Our goal is to work collaboratively with developers to ensure that Teton Valley continues to be a place where families, businesses, and schools all thrive together.

Thank you for sharing these considerations with developers as they make their investments in the future of Teton Valley.

Sincerely,

Brian Ashton
Superintendent
Teton School District #401

Teton School District #401

School Growth Contribution - Program Information

Standard Contribution Schedule

Housing Type	Standard Growth Contribution
Single-Family Residential	**$1,274 per dwelling unit**
Multifamily Residential	**$828 per dwelling unit**

Contribution amounts are based on the independent TischlerBise School Growth Contribution Fund Support Study (January 2026).

Purpose of the Program

School Growth Contributions help offset a portion of the educational costs associated with residential growth, including:

- Classroom capacity
- Instructional staffing
- Curriculum and instructional resources
- Technology
- Educational support services
- Other growth-related educational needs beyond state funding

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Flexible Mitigation Options

The District recognizes that developments vary in size and scope. While the standard per-unit contribution provides the basis for mitigation, alternative forms of contribution may also be considered, including:

- Land dedication
- Workforce or educator housing
- Facilities or capital improvements
- Other mutually agreed-upon mitigation measures

TSD401 Contact Person

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