

IMPACT & INFRASTRUCTURE REPORT

TRAIL CREEK MEADOWS SUBDIVISION

Per ULO Section 5.10, Developer provides the following response to potential public service impacts:

1. Public services that must reasonably be provided to the development:

The subdivision will be serviced by the Boise County Sheriff's Department, Boise County Road & Bridge Department and it is all anticipated that property owners will use the Idaho City Transfer Station facility for solid waste disposal. The subdivision is located within the Basin School District 72.

2. Estimate of the public service costs to provide adequate services to the development:

The subdivision will not create public service costs in excess of existing public entity budgets. Harris Creek Road is currently patrolled by the Boise County Sheriff Department and the Boise County Road & Bridge Department maintains Harris Creek Road. Under the terms of the proposed Development Agreement between the Developer and Boise County, Developer will be improving a 3000-foot section of Harris Creek Road to offset County maintenance/improvement costs. The Basin School District 72 is funded by the state of Idaho and local levy. The state of Idaho uses an Average Daily Attendance formula and resource-based funding model. In sum, the Basin District will receive increased funding from the state to cover student costs if any subdivision lots provide additional students to the Basin District. Additional property owners created by the subdivision, a majority which will not send students to the Basin District schools, will help spread special operating costs covered by the levy provides and state funding

3. Estimate of the tax revenue that will be generated by the development:

Tax revenue from the 32-lot subdivision is estimated at \$50,000 per year (i.e. \$5,000,000 total valuation of 32 lots). Upon construction of residential improvements, these values and tax revenue will increase. At full, constructed residential development, the subdivision represents a projected \$15 million increase to Boise County's tax assessed property base (i.e. approximately \$150,000 year in taxes).

4. Demonstration that tax revenues will adequately reimburse all public entities for the life-cycle costs of burdens added by the subdivision.

Given average lot sales cycles (i.e. 5-7 years), Boise County tax revenue will increase and accrue prior to any potential impact on Boise County services to the subdivision. All public entities will be adequately funded from subdivision lot tax revenues based on existing budgets and services. Further, given existing ratios of homes to students, the Basin District will benefit in revenue from either added students (i.e. increased student attendance funding) and additional tax paying, levy supporting properties within the taxing district. Finally, accretive tax revenue is supported by the fact that a majority of the subdivision lots will be owned and improved as second home/non-residents (i.e. properties no reduced in taxation value by a homeowners exemption).