

**NOTICE OF SPECIAL SESSION AND AGENDA
ELMORE COUNTY COMMISSIONERS
ELMORE COUNTY, IDAHO**

NOTICE IS HEREBY GIVEN that a special session of the Board of Elmore County Commissioners will be held on Friday, July 30, 2021 at the hour of 9:00 a.m. in the War Memorial Hall (American Legion), 515 East 2nd South, Mountain Home, Idaho.

Executive Session(s) pursuant to I.C. 74-206 may need to be called during the special session.

AGENDA

Action Items:

Open and Call Meeting to Order

Developer Plan for Mayfield Townsite

Participant Discussion of Development Agreement Requirements

Participant Discussion of Potential Resolutions of Issues

This special session of the Board of Elmore County Commissioners is called pursuant to Title 74, Chapter 2, of Idaho Code.

Dated this 27th day of July, 2021.

**SHELLEY ESSL, CLERK
ELMORE COUNTY BOARD OF COMMISSIONERS**

The Elmore County Board of Commissioners is responsible for ensuring compliance with the Americans with Disabilities Act of 1990 (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-587-2130 ext. 1269, via email ada@elmorecounty.org, or in person at 520 East 2nd South, Mountain Home, Idaho.

Elmore County Board of Commissioners Work Session

<p>Date: Friday July 31, 2021</p> <p>Time: 9:00 am</p> <p>Location: Mayfield Townsite Planned Community Project (Townsite) on Friday, July 30, 2021, at 9:00 AM in the War Memorial Hall (American Legion), 515 East 2nd South Street, Mountain Home, Idaho</p>	<p>Goal: Discussion of Mayfield Townsite Development Agreement status and areas of agreement and disagreement, and potential resolution of issues</p> <p>Moderator: Amanda K. Schaus, Elam & Burke, P.A.</p>
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Commission Members: Bud Corbus, Crystal Rodgers, Al Hofer
Elmore County Staff: Mitra Mehta-Choper (Planning Director), Shondi Lott (Prosecutor's Office), Ralph Blount (Prosecutor's Office), Shelley Essl (County Clerk), Vicky Trevathan (Chief Deputy Clerk)
Mayfield Townsite, LLC: John McCallum, Teresa McCallum, Greg Bullock, Todd Lahey (Borton Lahey)

Time	Agenda Item / Topic	Presenter	Outcome / Action
9:00	Open Meeting & Call to Order	Commissioners	* For the record
9:05	Welcome	Moderator; Commissioners	*Introduction of Participants *Purpose of Work Session *Optional Opening Remarks by Commissioners
9:15	Developer Plan for Mayfield Townsite	Developer	*Identify Developer Plans and Timing
9:45	Comments & Questions on Developer Plans	Moderator; All Participants	*Discuss unanswered questions on plans
9:50	Break		
10:00	Development Agreement Requirements	Moderator; All Participants	*What is required before submission of a preliminary plat
10:45	Potential Resolutions of Issues	Moderator; All Participants	*Agreements on what is required *Disagreements on what is required *Suggestions on Resolutions
11:50	Conclusion	Moderator	*Summary
12:00	Adjournment		

July 30, 2021

Mayfield Townsite Pathway Forward: Owners John and Teresa McCallum

- I. Find consensus with County Board of Commissioners 7-30-2021
 - A. Third party engineering firm to be hired by the County and reimbursed by owner to oversee the preliminary-plat application process and make recommendation to Elmore Planning and Zoning Commission and Elmore County Board of Commissioners for approval or denial of the preliminary plat. Third party engineering firm to continue to oversee the project through Phase one final plat process.
 - B. Follow the Mayfield Planned Community Comprehensive Plan, Zoning Ordinance, and Development Agreement to guide the process.
- II. Preliminary Plat Submittal Requirements: Conditions of the Development Agreement
 - A. (44) With Preliminary plat: Submit a traffic study for phase I with preliminary plat.
 - B. (45) Wildlife Mitigation Plan.
 - C. (53) Submit documentation proposed road section approved by highway district.
 - D. (54) Prior to any preliminary plat application: communication with the County Engineer on parking restrictions in cul-de-sacs and knuckles.
 - E. (56) With Preliminary plat application: Planting plan for drainage retention areas
 - F. (59) If the preliminary plat contains public easement narrower than standard: requires approval of utilities.

Mayfield Zoning Ordinance: Section number(7-15-27)

- A. Preliminary plat application requirements :
 1. Must include irrigation plan
 2. Requires a neighborhood meeting
 3. Hearing Process/Findings
 - a. Applicant submits narrative with the application indicating how it complies with applicable Planned Community Ordinance, Comp plan, land use map and conceptual intensities and densities map.
 - b. Color keyed plat with lot locations, open space, parks etc..
 - c. A written narrative describing adequate public facilities and essential services.

Following the public hearing for approval of the preliminary plat by the Elmore County Board of Commissioners Mayfield Townsite will proceed with all requirements for final platting of phase I.

We are prepared to immediately move forward with Phase I application under these terms of the Development Agreement.

Exhibit A

Conditions of Approval of the Community

1. All development shall be consistent with the Mayfield Townsite Planned Community Land Use Map, Zoning Ordinance, the Planned Community Comprehensive Plan and Development Agreement.
2. The Community shall contain a maximum of 14,995 dwelling units at final build-out.
3. At final build-out, the Community shall have a minimum of 844.86 acres of natural open space.
4. Natural open space dedication and developed open space (parks) shall keep pace with residential development.
5. All open space shall be placed in a perpetual easement for the use and benefit of both present and future generations by placing a permanent deed restriction and conservation easement on all natural open space upon receiving final plat approval for each phase. Prior to the approval of each final plat, the Owner shall place a permanent deed restriction on all natural open space areas within the submitted final plat, and place the open space area into a conservation easement to ensure that the open space, as depicted in Sub-element F-7 of the Mayfield Townsite Planned Community Application, is permanently reserved. The conservation easement shall be created under the provisions of Idaho Code, Title 55, Chapter 21. The conservation easement shall grant to Elmore County a third-party right of enforcement.
6. Prior to approval of each final plat, the Owner shall provide proof of adequate operational sewer, community water and fire protection service for all lots within the buildable platted lots.
7. The Owner shall provide proof of adequate sewer, water and fire protection service before applying for grading permits or other permits to develop infrastructure required for a residential or commercial building permit. Adequate fire protection service shall include but not be limited to providing, prior to construction of the first residential unit, an adequate fire station (with provisions for ambulance storage) and sufficient equipment and vehicles necessary to provide fire suppression and protection for structures and wild fire for the Community, initially sufficient for at least 53 homes and all undeveloped land within the Community, at the sole expense of the Applicant, in such form, design and size as approved by the Director of the Department. Permit fees shall be waived by the County for the construction of adequate sewer, water and fire protection services, but all such projects shall be in compliance with all building codes.
8. Improvements to existing and construction of new transportation systems shall be completed to meet increased traffic counts as phases are developed.
9. The Owner shall improve and pave a portion of Indian Creek Road from the existing Ada/Elmore County line intersection of Indian Creek Road to the community boundary prior to approval of the first final plat. Additional road improvements in both Elmore and Ada Counties may also be required with the first and with subsequent

phases.

10. The Community shall comply with all applicable local, state and federal laws and regulations.

11. Prior to the approval of each final plat, the Owner shall demonstrate that there is a funded plan with reserves dedicated for operation, maintenance, capital renewal and replacement costs for the wastewater collection/treatment facilities and the water treatment/distribution facilities.

12. Prior to the approval of the initial final plat, a Memorandum of Understanding shall be executed between the Owner and Mountain Home School District to ensure that the Community does not cause fiscal shortfalls or diminishment of existing service levels for the District.

13. The Owner shall complete a "Periodic Evaluation" every two years after recordation of the initial final plat for the Community as required by the Zoning Ordinance. The "Periodic Evaluation" shall be submitted on the appropriate application form and with the appropriate application fee at the time of submittal.

14. Final approval of the Community zoning map amendment shall be contingent upon the Owner providing Elmore County an approved, executed and recorded Development Agreement.

15. The Owner shall ensure that the integrity of the Community will be maintained at the end of each phase and on a plat-by-plat basis as required by the Zoning Ordinance.

16. The Owner shall provide a mail delivery system as required by the US Postal Service prior to receiving final occupancy of the first residential or commercial unit.

17. Prior to the approval of the initial final plat, a Memorandum of Understanding shall be executed between the Owner and the Elmore County Sheriff's Department to ensure that the Community does not cause fiscal shortfalls or diminishment of existing service level for Elmore County Sheriff's Department.

18. The Owner shall provide a digital version of each preliminary and final plat in a format specified by the Department.

19. Prior to the issuance of a grading permit for each phase of construction, the Owner shall obtain approval from the county engineer, and the State Fire Marshall, or other appropriate agency, in compliance with all applicable laws, ordinances and regulations for the location of fire hydrants and fire flow requirements.

20. Prior to the approval of each final plat, the fire hydrants shall be operational and meet the fire flows required by the county engineer and the State Fire Marshall, or other appropriate agency, in compliance with all applicable laws, ordinances and regulations.

21. Prior to the approval of each final plat, the fire access roads and on-street parking shall be approved by the county engineer and any governing agency.

22. All utilities in the Community shall be installed underground, excluding water

storage tanks and high voltage and main feeder electrical transmission lines, unless otherwise approved in writing by the Director of the Department.

23. The Owner shall obtain a permit from the County prior to the demolition and/or removal of any existing structure.

24. The Owner shall educate the residents regarding open-range laws and shall provide adequate fencing as required to protect the Community from domestic livestock.

25. Upon approval of the Application, the Owner shall comply with Idaho Code, Title 22, Chapter 24, concerning noxious weeds.

26. A qualified archaeologist must monitor initial ground disturbing activities throughout the entire project area. If archaeological remains are discovered at any time during excavation or construction activities, all work must halt and the archaeological remains protected from disturbance until the Idaho State Historical Preservation Office evaluates them.

27. The Owner shall demonstrate that the municipal well(s) as approved by the Idaho Department of Water Resources have potable water capacity available for each preliminary plat proposed. Documentation showing water availability shall be submitted with each preliminary plat and as approved by the Department.

28. The Owner shall work with the Elmore Medical Center Hospital District and the County to develop a mutually agreeable plan to provide and maintain an appropriate healthcare presence and services for the proposed Community. This plan will be agreed to by all the above parties prior to the first plat being approved.

29. Within six months of receiving Application approval from the Board, the Owner shall initiate a meeting with the Elmore Medical Center Hospital District to discuss how the Elmore Medical Center Hospital District might provide medical and emergency services to this Community.

30. The Elmore Medical Center Hospital District will track hospital services provided to Community residents. Infrastructure and service shortfalls identified by the Elmore Medical Center Hospital District that are not mitigated via hospital district tax revenue and fees for services rendered resulting from extensive use by Community residents shall be mitigated by the Owner.

31. The Owner will offer the Elmore Medical Center Hospital District the first right of refusal to offer hospital, urgent care and primary care clinic services within the boundaries of the Community. If agreeable terms cannot be agreed to by the parties, the Owner will enter into an agreement with another provider that is acceptable to the Board.

32. Within six months of receiving approval from the Board, the Owner shall initiate a meeting with the Board to discuss and develop a mutually agreed upon phase in plan on how Elmore County Ambulance Service might provide emergency medical services to the Community, both at the beginning of the project as well as in the future. This plan will be agreed to by all parties and implemented prior to the first plat being recorded.

33. The County, through the Elmore County Ambulance Service, will track

emergency medical services provided to Mayfield Townsite Planned Community residents. Infrastructure and service shortfalls identified by Elmore County Ambulance Service and/or the need for an on-site ambulance after development shall be mitigated by the Owner through negotiations with the County or the development of or contract with another service provider as allowed under Idaho Code, Title 31, Counties and County Law, Chapter 39, Ambulance Service.

34. The Community shall be served by a centralized community wastewater collection system. This system shall be capable of supporting all platted development within the Community on a plat-by-plat basis.

35. All wastewater collection, treatment and storage facilities shall comply with the requirements of the Idaho Department of Environmental Quality and the Idaho Department of Health and Welfare, Idaho state law and applicable agencies.

36. All water wells, water treatment and distribution and storage facilities shall comply with the rules and regulations of the Idaho Department of Environmental Quality, the Idaho Department of Health, Central District Health, Idaho state law and any other applicable agencies.

37. The Community shall be served by an approved centralized community potable water system. This system shall be capable of supporting all platted development within the Community on a plat-by-plat basis.

38. All waste shall be handled and disposed of in compliance with all Federal and State requirements.

39. The Owner shall comply with the Idaho Stream Channel Protection Act as required by the Idaho Department of Water Resources and all other federal and state laws and regulations for any stream channel alterations.

40. The Owner shall comply with the Federal Clean Water Act and all other federal and state laws and regulations as required with any dredging in waters of the United States.

41. The Community shall be required to use a rubbish/trash collection service. No trash or other solid waste shall be buried, burned (either within or outside of any landfill) or otherwise disposed of within the Community.

42. Prior to the issuance of the initial grading permit, the Owner shall provide a fire protection plan for the Community in compliance with Title 6, Chapter 12 of the Zoning Ordinance and obtain plan approval from the Department. The plan shall include a fire protection plan map showing the roadway, turnouts, turnarounds, terminus, and lots; required signage for turnouts, turnarounds and fire lane parking; required number and placement of turnouts based on development density and roadway width; and required road width or required interconnected system of roadways and fire accesses. The plan shall be created in cooperation with adjacent property managers and shall include re-vegetation programs after wildfire or range fires occur within the Community. The applicable fire district and/or State Fire Marshall must review the fire protection plan.

43. The Owner shall work with applicable transportation agencies including, but not

limited to the Mountain Home Highway District (MHHD), Ada County Highway District (ACHD) and the Idaho Transportation Department (ITD) to determine the proportional share of impacts and comply with project conditions and mitigation measure related to each phase.

44. The Owner shall submit a detailed traffic study with each preliminary plat that has been prepared by a qualified transportation professional subject to approval of the Director, which study shall include arterial access roadways included in such frequency as reasonably requested by the Director, and that meets the requirements of all applicable transportation agencies.

45. The Wildlife Mitigation Plan shall commence upon the earlier of: (i) two years following the date of approval of the Application by the Board; and (ii) the approval of the initial final plat.

46. The Community Conservation Director (CCD) shall monitor the funding levels needed to maintain all the activities outlined in the Wildlife Mitigation Plan, and the Owner shall provide additional funding if required.

47. The Owner shall monitor the Conservation education tasks in the Wildlife Mitigation Plan to ensure they are followed through and report education progress with each, biennial (two years) report to the County or upon request of the Director.

48. The Community Conservation Director (CCD) and the Director shall monitor the progress of the Wildlife Mitigation Plan and shall submit an implementation status report annually or as otherwise directed by the Director.

49. The Community Conservation Director (CCD) shall establish a working Wildlife and Habitat Mitigation Advisory Committee (WHMAC) and provide progress reports as directed in Zoning Ordinance, Section 6-30-8F.7.g. Notwithstanding Zoning Ordinance § 6-30-8 F.7.g, the Board shall approve all appointments to the WHMAC and at its option, may require a representative from Idaho Fish and Game to serve on the WHMAC.

50. Non-depredation language shall be incorporated into a homebuyer's disclosure statement and signed by all residents of the Community. "This area has been identified as wildlife habitat and damage from wildlife shall be the responsibility of each individual lot Owner and shall not be the responsibility of the State of Idaho or Elmore County. Neither Elmore County nor the State of Idaho will be liable for wildlife depredation."

51. Any pond or water features in the Community shall be managed properly to reduce the potential for mosquito habitat.

52. The Owner shall enter into an agreement with the County regarding Ordinance 2009-4 to address how future growth may impact the Pest Abatement District and Pest Abatement Advisory Board.

53. Prior to submitting any preliminary plat, the Owner shall provide documentation that all proposed road sections have been approved by the applicable highway district(s) and fire district.

54. Prior to submitting any preliminary plat, the Owner shall provide written

communication from the county engineer describing any parking restrictions in any cul-de-sacs and knuckles.

55. Grading or development on slopes greater than 15% shall comply with § 6-16-14 of the Zoning Ordinance.

56. The Owner shall utilize the services of qualified landscape designers to prepare a planting plan that identifies the location and suitability for any plant proposed within or near a drainage retention basin. This plan shall be submitted with the drainage plan at the time of preliminary platting.

57. As part of the building permit submittal, the Owner shall prepare and submit an engineered drainage plan as required by Title 6, Chapter 39, § 27.E.5 Drainage, of the Zoning Ordinance. If required by the County Engineer, the Owner shall also provide additional information demonstrating the impact of upstream drainage basins inside and outside of the Community beyond one hundred (100) feet of the proposed development boundaries.

58. All landscaping within public street right-of-ways shall comply with the standards of the applicable highway district.

59. Prior to submitting a preliminary plat that contains any public easement narrower than the minimum width specified in Title 6, Chapter 39 of the Zoning Ordinance, the Owner shall provide written approval from applicable utility companies. All street, water and wastewater facilities improvements must be completed or bonded prior to the signature of the Board on any final plat.

60. The Owner shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in accordance with EPA requirements for all applicable work in or for the Community.

61. The Owner shall clean up the landfill/trash storage area identified on the Community as soon as practical, but no later than when any property located within one-quarter mile of the dump is platted. The Owner shall provide a Phase I environmental study of the landfill/trash storage area to the Director for his approval and shall follow such reasonable requirements as established by the Director.

62. Prior to the issuance of the initial grading permit, the Owner shall execute a Development Agreement with MHHD, ACHD and ITD to outline what mechanisms, will be used to have the Owner cooperate in funding the improvements required and the acquisition of roadway right of ways by the highway entity as a direct result of the additional impact of this development. A detailed analysis and financial agreement with affected transportation agencies shall be completed prior to the issuance of a grading permit.

63. In order to specify requirements and time frames, any use of a lagoon as a temporary wastewater treatment system must be approved by the County, and all applicable regulatory agencies and authorities, through a Conditional Use Permit process. The Owner shall submit all applicable applications and fees.

64. The proposed temporary wastewater lagoon treatment system will be an allowed

use in compliance with Zoning Ordinance § 6-39-6 (H.1.a-d).

65. The use of individual septic systems within the Community shall be prohibited.
66. Off-site discharge of storm water runoff cannot exceed the pre-development rate at each discrete potential off-site discharge point unless otherwise approved by the Director and/or other applicable agencies as required.
67. The wastewater collection and treatment system proposed shall meet Zoning Ordinance requirements as defined in the Zoning Ordinance, Title 6, Chapter 30. The proposed system shall also obtain all necessary agency approvals.
68. The Owner shall obtain all necessary approvals from all necessary federal and state agencies prior to making any change to any wetland or riparian area in existence as the date of approval of these conditions.
69. All Covenants, Conditions and Restrictions affecting all, or part of, the Community shall be approved in advance by the Director and the County Prosecutor's Office prior to recordation thereof, and shall be recorded before the building permit is obtained for the first structure in any portion of the property to be restricted by such CC&Rs.
70. The Owner shall coordinate the Community development plan into the County E911 system and shall follow the County's E911 street naming process as set forth by the County E911 Director.
71. The Owner shall submit an annual report in writing and by presentation to the Board, on or before the anniversary date of the approval of the Application, or more frequently as requested by the Director or the Board, which report shall contain at a minimum the following components: (i) development status report; (ii) wildlife mitigation status report; (iii) fire protection and suppression plan, including facilities, equipment, manpower and supplies; (iv) traffic and roadway development plan, including coordination and cooperation with the various highway districts and the Idaho Department of Transportation. The Owner shall work in good faith to implement changes requested by the Board in response to annual report.
72. The legal descriptions of the community and property conveyances to the Owner must be in such form as approved by the County Engineer and Director. Property conveyances shall not create non-conforming parcels outside of the project boundary.

Element F, Phasing Plan

Residential Development



Mayfield Townsite Planned Community Residential Development

The Residential Phasing Table, shown on the next page, indicates an estimated 48-year build out of the Community. A more conservative approach is taken in the residential build-out projections to allow for steady growth and a slow economic recovery. It is important to note that if an economic recovery happens earlier than projected; the phasing plan projections and housing starts can easily be accelerated with demand as conversely, the phasing plan can be decelerated, while maintaining the previous approved PC Zone as needed to accommodate market conditions. The Illustrated Residential Phasing Table assumptions are that the project will receive entitlement in Phase 1. In Phase 2 and 3, the wastewater treatment and municipal water permitting will begin. In Phase 4, completion of the wastewater treatment and municipal water permitting and start of construction would begin. In Phase 5, completion of the wastewater and municipal water systems and approval of a final plat may occur. Development of residential structures may begin in Phase 6 and continue through Phase 48.

The phasing plan for the Mayfield Townsite Planned Community was developed using various factors including current and projected market conditions, population projections, and proposed industrial and commercial activities in and around Elmore County, as mentioned earlier.

The average of the two growth factors mentioned above (1.74% and 1.3%), would be 1.52 percent growth or an increase 22,290 persons per year in Idaho. This figure is a very conservative considering that Elmore County's population has experienced some ups and downs but during the 10-year period of 1996 to 2006 Elmore County saw an increase of 9.6 percent on average.

The assumptions that 1) half (0.50) percent of this growth or 11,145 persons will end up in the tri-county region (Ada, Canyon and Elmore) and that 2) one-fourth (0.25) of the growth (2,786 persons) would reside in Elmore County is very conservative. Based on the Elmore County average of 2.76 Persons per Household (PPH), a population growth of 2,786 persons would indicate the need for 1,009 dwelling units or housing starts yearly.

Group One, a local real-estate firm, compared active listings to transaction volume over the last 12 months (October 2006 to October 2007 for Ada and Canyon Counties. Their report suggested that inventory sits at a 7.7 and a 7.8 month supply in Ada and Canyon Counties, respectively. Looking more narrowly at new home inventory, Ada sits at an 8.9 month and Canyon at a 7.5 month supply. This trend suggests that the market has reached an important inflection point, as home supply appears to be shrinking rather than growing. If this trend continues through the winter of 2007, Ada and Canyon Counties can reach a balanced market (6-month supply) by spring 2008. This same trend is expected in Elmore County.

Element F, Phasing Plan

Group One also suggested that there are 11,134 vacant developed lots for the greater Treasure Valley market, according to Metrostudy's 3Q 2007 report. At the recent pace of 4,451 annual starts, this inventory represents a 30-month supply. Annual starts of 4,451 in Ada and Canyon Counties equate to an annual population growth of 11,973 persons (2.69 State average PPH). This annual trend and the nationally recognized Metrostudy validate the population estimates and housing starts mentioned above.

It has been demonstrated that Elmore County will need approximately 1,009 residential starts per year to meet demand. Therefore, why is The Residential Phasing Table (Phasing Plan) proposing 60 residential starts in the first year of residential development? There are many reasons. Being too aggressive with the starts and not performing could skew the economic analysis and any associated impacts with the proposed development. Accelerating residential starts would have no impact on the economic analysis except to accelerate the tax revenue and timing of services. In addition, acceleration of any type (housing or commercial) relieves potential impacts as the tax revenue stream accelerates faster than projected. For this reason, we will be encouraging those agencies that identify impacts to mitigate them via housing starts or collecting mitigation fees as part of the building permit fee process. Typically, mitigation fees will continue until the tax base is sufficient to cover costs or until the total number of dwelling units constructed generates a tax base sufficient to sustain services. Likewise, deceleration may create a need for additional mitigation, but no mitigation is created through approval, only upon development. The mitigation monitoring (periodic Director Review and Biennial Review) clocks will not commence until two (2) years after approval of the first final plat and construction of the first residential or commercial dwelling.

Lastly, other planned communities are proposed along the Elmore County/Ada County line. Therefore, it is very difficult to estimate the market saturation and competition since they have not submitted their applications and their housing projections are not known at this time. Again, we believe it is better to be more conservative than aggressive. The phasing plan can be accelerated as mentioned earlier to meet market demand with no impacts to the County or service providers as all impacts (mitigation fees) are collected upon the issuance of the building permit.

Open Space and Parks

Open Space and Park development will keep pace with residential development as shown in the Open Space and Developed Parks Plan. Open space and developed parks are important factors in Community development. The detailed Open Space and Parks Plan is located in Element F-6.

Element F, Phasing Plan

Residential Phasing Sequence

In keeping with a logical sequence of residential development as shown in the Residential Phasing Table, development will commence in several phases in a logical and methodical manner. The anticipated commencement of the residential development would start in Phase 6 after final permitting and construction of the wastewater treatment facility and municipal water systems. Based on estimated sales and the 14,966 proposed dwelling units, (build out of all residential development is estimated to take approximately 48 years. As mentioned earlier, the actual timing to complete all phases may be influenced by several factors such as market conditions, product mix, local housing competition, and other unknown factors. Therefore, actual start and completion of each phase may vary. It is the intention of the Phasing Plan to provide maximum flexibility in starting and completing phases. By allowing flexibility, the development of housing and related amenities can progress in an orderly manner based on market timing and housing demands. The Phasing Plan and estimated build schedule is an estimate based on current market conditions. This estimate was required to provide a base line and established number of dwelling starts to complete the required investigative economic and other technical studies required for the application submittal. The Phasing Plan is not intended to be used as an exact sequence of events, but as a guide. It is important to note that there is no correlation to PC entitlement and development noted in the Elmore County PC Ordinance. It should be expected that modifications to the proposed phasing plan would be required as market conditions change over time. The County must recognize PC developments are large projects taking many years to mature with numerous and unexpected economic changes over time. Acceleration and deceleration should be expected by a prudent person knowing that housing sales are market driven. As noted earlier, deceleration may create a need for additional mitigation, but no mitigation is created through approval, only upon actual construction. The mitigation monitoring (periodic Director Reviews and Biennial Reviews) clock will not commence until two (2) years after approval of the first final plat and construction of the first residential or commercial dwelling. A final plat is needed in order to start construction.

The Residential Phasing Table shows housing starts increasing by phase number and over time. Generally, housing starts in Planned Communities as well as subdivision development start slow due to the lack of synergy and awareness. Once established, starts generally ramp-up with awareness and amenity development.

Element F, Phasing Plan

Residential Phasing Table

Phase Number	Residential Units Proposed By Phase	Cumulative Total Residential Units	Cumulative Population Estimates
1	Receive Final Entitlement for Mayfield Townsite Planned Community.		
2	Start Permitting of Wastewater and Municipal Water Systems.		
3	Complete Permitting of Wastewater and Municipal Water Systems.		
4	Start Construction of Wastewater and Municipal Water Systems		
5	Final Construction of Wastewater and Municipal Water Systems Receive Final Plat Approval		
6	60	60	166
7	80	140	386
8	100	240	662
9	125	365	1,007
10	150	515	1,421
11	150	665	1,835
12	150	815	2,249
13	200	1,015	2,801
14	200	1,215	3,353
15	200	1,415	3,905
16	300	1,715	4,733
17	300	2,015	5,561
18	300	2,315	6,389
19	300	2,615	7,217
20	300	2,915	8,045
21	300	3,215	8,873
22	325	3,540	9,770
23	350	3,890	10,736
24	350	4,240	11,702
25	325	4,640	12,806
26	400	4,965	13,703
27	400	5,365	14,807
28	400	5,765	15,911
29	400	6,165	17,015
30	400	6,565	18,119
31	400	6,965	19,223
32	400	7,365	20,327
33	450	7,815	21,569
34	450	8,265	22,811
35	450	8,715	24,053
36	450	9,165	25,295
37	450	9,615	26,537
38	450	10,065	27,779
39	450	10,515	29,021
40	450	10,965	30,263
41	500	11,465	31,643
42	592	12,057	33,277
43	500	12,557	34,657
44	500	13,057	36,037
45	500	13,557	37,417
46	500	14,057	38,797
47	500	14,557	40,177
48	409	14,996	41,389

Table F-8_T1