



# Blaine County School District #61

118 West Bullion Street – Hailey, Idaho 83333

[www.blaineschools.org](http://www.blaineschools.org)

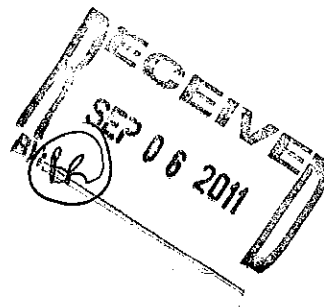
Phone (208) 578-5000 – Fax (208) 578-5110

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August 31, 2011

City of Hailey Council Members  
115 So. Main St.  
Hailey, ID 83333

Re: Quigley Canyon Development



Dear City Council Members;

The Blaine County School District has developed a formula based on the number of households within the City of Hailey limits compared to the number of students that attend the public school system. Although this data is a couple of years old, I feel comfortable the data is still accurate as the housing market has not grown very much and the student population has increased about two percent per year throughout Blaine County.

Quigley Canyon is asking for 444 building lots. My analysis last year was based on 440 lots. The change in the number of lots will be insignificant in the overall analysis so I will use the same numbers as presented to you previously as not to add any more confusion.

I have attached the formula based on the 440 lot subdivision proposed in the Quigley Canyon area. The School District is asking for Quigley Canyon to help offset the cost of the next school in the amount of \$3,146,077. The contribution can be taken in the value of the land, cash or combination of both. Typically, we would like to have approximately 20 acres for an elementary school site. If the land donation was less than the 20 acres we could make that work if the land was adjacent to property we already own that could be used as play areas for the students and community.

Some of the highlights of this analysis are as follows:

- The formula developed based on the number of students per household within the City of Hailey already accounts for the disparity of students in one area vs. another area. The base number of .43 students per household should be applied to the entire 440 lot subdivision. This equates to a projected number of students at 189.2.
- New developments will have an impact on the student population to the Blaine County School District. The student enrollment has increased at 2.4 percent over the past thirty years.
- The contribution will be deposited into a separate fund earmarked specifically to offset the costs of a school building addition, a new school building or possibly the purchase of land

to house a new school. These funds will not be used in the general maintenance and operations of the School District or the purchase/construction of a non school facility.

The Blaine County School District looks forward to working with the City of Hailey on this development.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Mike Chatterton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mike Chatterton  
Blaine County School District  
Business Manager

Cc: Beth Robrahn-City of Hailey

**Projected Values in lieu of land donations**

.06 children/household in Ketchum/Sun Valley area  
.43 children/household Hailey  
.45 children/household in Bellevue  
.65 children/household in Carey  
.25 children/household in Blaine County  
# of lots multiplied by the number of projected lots in the subdivision  
projected number of students  
20 acres to build an Elementary School  
400 students in an Elementary School

**Quigley Canyon Ranch**

**Staff Housing Impact**

Number of households	440
Number of students/household	0.43
Projected number of students	<u>189.2</u>

Projected number of students	189.2
Number of students in Elementary	400
Percentage of a new school needed	<u>47.30%</u>

Number of Acres for Elementary Site	20
Percentage of a new school needed	47.30%
Number of acres impact from the subdivision	<u>9.46</u>

Estimated Appraised Value/acre	\$ 327,910
Number of acres impact from the subdivision	9.46
Estimated Land Value impact	<u>\$ 3,102,029</u>

**Building Impact**

**Wood River High School**

Cost of Construction (without land value)	\$ 25,040,156
Capacity of the Building	1500
Cost per student at capacity	<u>\$ 16,693</u>

**Woodside Elementary**

Cost of Construction (without land value)	\$ 9,937,914
Capacity of the Building	600
Cost per student at capacity	<u>\$ 16,563</u>

Average Cost/Student	\$ 16,628
Projected Number of Students	189.2

Projected Building Cost Impact from the Quigley Canyon Ranch 440-Lot Subdivision	<u>\$ 3,146,077</u>
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