

Fiscal Impact Analysis

JC RANCHES SUBDIVISION, TETON COUNTY, IDAHO

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INTRODUCTION

This report summarizes the fiscal impact on Teton County services and capital facilities of residential development in the proposed JC Ranches Subdivision. Fiscal impact analysis calculates the costs and revenues associated with new development to determine if the development will cover its costs.

Development of the proposed JC Ranches Subdivision will create additional demand on the following Teton County government services: general fund including general government services and law enforcement services; road and bridge fund; and other core services, including solid waste and fairgrounds, provided via special revenue funds. The development could also affect other non-county public service providers including Teton County Fire Protection District, Valley of the Tetons Library District, and Teton County public schools.

There are two types of costs to consider during fiscal impact analysis: operations/maintenance and capital facilities. Operations costs are ongoing day-to-day costs such as salaries and utilities. Capital facility costs are one-time costs to expand facilities and infrastructure such as buildings and vehicles.

SUMMARY OF FINDINGS

The 25 homes with optional accessory dwelling units will have impacts on locally provided public services, but fortunately the development is projected to generate enough revenue to cover its annual operations and maintenance costs.

On average, the county spends \$655 per housing unit per year providing general government services to local residents and \$285 per housing unit to provide law enforcement and other Sheriff's department services. Special revenue funds expenditures average about \$3.2 million per year and the level of service is \$434 per housing unit. Providing for operations and maintenance of county roads costs \$34 per average daily vehicle mile traveled on county roads.

With current Teton County Government mill levies and other revenues, each of the estimated \$1,293,000 homes in JC Ranches will generate \$4,495 in annual operations revenues, totaling over \$112,375 at buildout of the proposed 25 homes with optional accessory dwelling units (ADUs). The county can expect to incur annual operations costs of \$1,594 per housing unit, totaling nearly \$80,000 at buildout for all 50 units that are possible (1 main home and 1 ADU on 25 lots = 50 maximum units). At buildout, the county government can expect an annual operations and maintenance surplus of over \$75,000.

The 25 lots each with a main home and optional ADUs proposed at JC Ranches residential development will incur \$14.3k in one-time capital costs for the county general fund, county road and bridge fund and county special revenue funds. These costs will be entirely offset by the forthcoming impact fee payments made according to the recently updated county impact fee schedule.



For the Teton County Fire Protection District, each residential unit in the development would generate \$636 in annual operations costs and each home (including the attached ADU) would generate \$969 in property tax revenues and \$177 other revenues. On an annual basis, the 25 homes with optional attached ADUs at JC Ranches Subdivision will generate revenues for Teton County Fire Protection District that will exceed the annual operations and maintenance costs by \$1,256 per year for the entire development. With the impact fee program recently updated, the capital cost-benefit of 25 lots and homes with optional ADUs in the proposed JC Ranches on the Teton County Fire Protection District will be entirely off-set by the impact fee revenue. In addition to covering its system-wide costs, the design of JC Ranches Subdivision includes a pond specifically for use by Teton County Fire Protection District for fire protection within the proposed subdivision and any other properties in the fire protection district.

For the Valley of the Tetons Library District, each residential unit in the development would generate \$37 in annual operations costs and each home (including the attached ADU) would generate \$164 in property tax revenues and each residential unit would generate \$11 other revenues. On an annual basis, the 25 homes with optional attached ADUs at JC Ranches Subdivision will generate revenues generated for Teton County Fire Protection District will exceed the annual operations and maintenance costs by \$296 per year.

Other than the Teton County Fairgrounds, there are no public providers of recreation or open space specifically serving the unincorporated portion of Teton County where JC Ranches Subdivision is proposed. The fairgrounds were included in the county government fiscal impact analysis as a special revenue fund. Because there is no public provider of parks, open space and recreation operating in the area where the subdivision is proposed, there is not a basis for fiscal impact analysis.

If each of the 25 home and each of the optional ADUs were occupied with a full-time resident households, there could be as many as 17 students residing at JC Rances at any given time. While the subdivision will generate a over \$44,000 in annual property tax revenue for Teton County School District at buildout, the complexities of Idaho's school finance formula do not allow a clear cost-benefit analysis of the impacts of the proposed development on Teton County public schools.

METHODOLOGY

The methodology for determining the fiscal impacts of development on government services and facilities includes the following elements:

Level of Service – Level of service is an analytical tool central to fiscal impact analysis. Level of service (LOS) defined is, the cost of maintaining a specific standard of services and infrastructure. If proportionate increases in resources for the Sheriff's Department, Road and Bridge Department and general governance, and other core services, does not accompany population growth, we should expect to see a decrease in level of service. This would manifest in day-to-day life, and perhaps roads are rougher, response times are longer, and core county services seem strained.



Operations vs Capital Spending – Level of service analysis consists of two main components:

Operations costs are the ongoing day-to-day expenses of running a county department, expressed annually (e.g. salaries, utilities, fuel...).

Capital costs are one-time investments associated with increasing the capacity of infrastructure and capital facilities to accommodate new or future demand (e.g., buildings, vehicles, roads, bridges, etc.).

Proportionate Share – Because county services benefit both residential development and commercial development, it is inequitable to attribute all spending to the residential sector. To account for this, a proportionate share calculation eliminates governmental activity related to the commercial sector. Proportionate share only applies to the general government and the Sherriff's Department. Road and Bridge services do not require a proportionate share calculation because vehicle miles traveled is a single demand unit used across all land use types.

Demand Units – Demand units are the physical entities of growth that drive additional demand for public facilities and services. Demand units for centrally located services typically consist of residential and non-residential sectors, and when relevant, report specific units (example: oil and gas wells). This analysis uses housing units as the base demand unit to calculate the increased demand for centrally located services associated with the JC Ranches Subdivision. Vehicle miles traveled (VMT) is the basic demand unit for the road and bridge department, which is the product of the number of trips generated and distance out a county road from a state highway or municipal boundary.



DEMAND UNITS

There are over 5,800 housing units in the county and more than 3,300 in the unincorporated areas of the county. In addition to the above housing estimates, the Capital Improvement Plan and Development Impact Fee Study completed in 2022 by TischlerBise provides estimates for nonresidential floor area and average daily vehicle trip ends. Just over half of the nearly 62,000 daily vehicle trips in Teton County have a destination in the unincorporated areas of the county.

Figure 1 - Residential and Nonresidential Demand Units, Teton County, Idaho, 2024

	Entire County	Unincorporated
Housing Units	5,816	3,323
Nonresidential Floor Area (1,000 sq. ft.)	1,895	835
Average Daily Vehicle Trip Ends	61,746	33,400
Vehicle Miles Traveled	N.A.	56,780

Source: 2022 Capital Improvement Plan and Development Impact Fee Study, TischlerBise; Fiscal Impacts of New Houses on Vacant Rural Subdivisions Lots, Teton County, RPI Consulting, 2010

Only the inbound trips are attributed to any specific land use, to avoid double counting. To this end, a 60% adjustment factor was applied to the driveway volume of 12.68 average daily trips estimated for each of the proposed 25 lots with homes and optional accessory dwelling units in JC Ranches. Vehicle miles traveled (VMT) is the product of average daily trips multiplied by average trip length along W. 4000 N. to Highway 33 to and from the lots at JC Ranches.

Figure 2 – Vehicle Miles Traveled Generated by JC Ranches

Item	Quantity	Source
Up to 3,500 sq. ft. Residential Units with Option for Attached ADU	25	Y2 Consultants
Residential Trip Adjustment Factor	60%	2022 Capital Improvement Plan and Development Impact Fee Study, TischlerBise
Average Daily Trip Ends at JC Ranches (25 Lots and Homes)	190	Traffic Impact Study JC Ranches and Irish Acres Subdivisions, Y2 Consultants, 2023
Average trip length along County Rd W. 4000 N. to Highway 33 (miles)	0.85	Y2 Consultants
Average Daily Vehicle Miles Traveled (25 Lots and Homes)	162	Calculation



TETON COUNTY GOVERNMENT FISCAL IMPACT ANALYSIS

TETON COUNTY GOVERNMENT OPERATIONS LEVELS OF SERVICE

Operations level of service is calculated by multiplying average annual expenditures from the general fund and selected special revenue funds by the residential proportionate share and dividing by the number of housing units served. General/administrative, law enforcement, and special revenue funds serve the entire county including the municipalities, so the divisor for calculating level of service is county housing units (See Figure 1). According to the 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise, 78% of the demand for general government services and law enforcement is generated by housing units in the county and 22% of demand is generated by non-residential development where residents work, shop and get services. The most recent county audits show that general fund expenditures toward general government services and administration total about \$4.9 million in annual expenditures. Law enforcement (Sheriff) totaled about \$2.1 million.

Figure 3 – General Fund and Special Revenue Funds Operating Expenditures

General Fund Category	2021	2022	Two-Year Average
General/Administrative	\$4,477,811	\$5,285,428	\$4,881,620
Law Enforcement	\$2,153,522	\$2,102,252	\$2,127,887
Special Revenue Funds	\$3,030,928	\$3,441,218	\$3,236,073

Source: Teton County Audits

On average, the county spends \$655 per housing unit per year providing general government services to local residents and \$285 per housing unit to provide law enforcement and other Sheriff’s department services.

Figure 4 – Operations Cost per Housing Unit (Level of Service) General Fund and Special Revenue Funds

	Annual Cost per Housing Unit (Level of Service)
General/Administrative (General Fund)	\$655
Law Enforcement (General Fund)	\$285
Special Revenue Funds (Multiple Funds)	\$434

Source: RPI Calculations

Special revenue funds expenditures average about \$3.2 million per year and the level of service is \$434 per housing unit. Special revenue funds operations costs include District Court, Elections, Indigent Charity, Revaluation, Tort, Weed, Solid Waste, Prosecuting



Attorney, Building Fund, EMS Communications, Mosquito Abatement, Waterways, Parks and Recreation, 4H, Extension, Youth Program, Hospital and Fairgrounds.

The more driving that occurs in the county, the higher will be the operations and maintenance expenditures by the county road and bridge department. Level of service for the county road and bridge department is expressed as the cost per average daily vehicle miles traveled (VMT) in the unincorporated county. The cost per VMT will be used to estimate the county roads operations cost generated by the proposed lots and homes at JC Ranches.

Figure 5 – Operations Cost per Vehicle Mile Traveled in the Unincorporated County (Level of Service)

	Annual Cost per VMT
Road and Bridge	\$34

Source: Teton County Audits, 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise.

TETON COUNTY GOVERNMENT REVENUES

The previous section of this report calculated the per housing unit and per VMT costs incurred by the county to provide county services to the JC Ranches Subdivision. This section calculates the revenues the development will generate.

According to the developer, it is likely that homes in JC Ranches subdivision will be worth an average of \$1,293,000. With current mill rates, a \$1,293,000 home in JC Ranches will generate \$1,168 in annual property tax revenues for the general fund, \$468 for the Road and Bridge Fund and \$1,159 for special revenue funds. The special revenue funds with mill rates include district court and juvenile probation fund, revaluation fund, tort fund, noxious weeds fund, and mosquito abatement fund.

Figure 6 – Teton County Property Tax Contribution Per Unit, JC Ranches

	Mill Rate	Revenue per Unit
Current Expense (General Fund)	0.000903682	\$1,168
Road and Bridge (Override + 40-801A)	0.000361844	\$468
Special Revenue Funds	0.000895835	\$1,159

Source: Teton County Assessor, Y2 Consultants

Intergovernmental disbursements will generally increase with population and commerce but will do so according to generic state and federal disbursement formulas. Intergovernmental revenues will accrue in proportion to the increase in housing units regardless of their characteristics. On average, each home in Teton County generates \$923 in annual intergovernmental and other revenues for the general fund, \$388 for the road and bridge fund and \$389 for the tort fund.



Figure 7 – Teton County Intergovernmental and Other Revenue Contributions per Unit, JC Ranches

	2021	2022	Revenue Per Unit
General Fund - Other Revenue (Not Property Tax)	\$5,355,674	\$5,382,916	\$923
Road and Bridge - Other Revenue (Not Property Tax)	\$1,999,722	\$2,509,860	\$388
Special Revenue Funds - Other Revenue (Not Property Tax)	\$2,292,160	\$2,236,153	\$389

Source: Teton County Assessor, Y2 Consultants

TETON COUNTY GOVERNMENT OPERATIONS AND MAINTENANCE COST-BENEFIT OF JC RANCHES

The county can expect to incur annual operations costs of \$1,594 per housing unit, totaling nearly \$80,000 annually at full buildout. Each unit built in the subdivision will generate \$4,495 in annual operations revenues, totaling over \$154,875 at buildout of the proposed 25 homes with optional attached ADUs.

Figure 8 – Teton County Per Unit Operations Costs, Revenues and Surplus, JC Ranches Subdivision

Per Unit Costs and Revenues	General Fund	Road and Bridge	Special Revenue Funds	Total
Operations Annual Cost	\$940	\$220	\$434	\$1,594
Property Tax Annual Revenue	\$1,168	\$468	\$1,159	\$2,795
Other Annual Revenue	\$923	\$388	\$389	\$1,700
Annual Surplus	\$1,151	\$636	\$1,114	\$2,901

Source: RPI Calculations

Per unit revenues from development exceed expected per unit expenditures resulting in annual operations surpluses. At buildout assuming that all 25 main homes also have an attached accessory dwelling unit (ADU) totaling 50 residential units, the county can expect an annual operations surplus of over \$75,000.

Figure 9 – Teton County Operations Costs, Revenues and Surplus, JC Ranches Subdivision at Buildout

25 Homes w/ attached ADU, 50 residential units	General Fund	Road and Bridge	Special Revenue Funds	Total
Operations Annual Cost	\$47,000	\$11,000	\$21,700	\$79,700
Property Tax Annual Revenue	\$29,200	\$11,700	\$28,975	\$69,875
Other Annual Revenue	\$46,150	\$19,400	\$19,450	\$85,000
Annual Surplus	\$28,350	\$20,100	\$26,725	\$75,175



TETON COUNTY GOVERNMENT CAPITAL FACILITIES COST-BENEFIT OF JC RANCHES

Capital costs are one-time investments associated with increasing the capacity of infrastructure and capital facilities to accommodate new or future demand (e.g., buildings, vehicles, roads improvements, facility improvements). The 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise provides the basis for estimating capital facilities needs and revenues generated by the recently updated impact fees.

Figure 10 – Teton County General Fund Department Capital Costs for JC Ranches

General Fund Capital Improvement Need	Cost per Person	Cost per JC Ranches Home w/Optional ADU (3.42 Persons per Unit)	Cost for Entire JC Ranch (25 Homes w/Optional ADU)
Sheriff Facilities	\$311	\$1,064	\$26,600
Sheriff Communications System	\$55	\$188	\$4,700
Sheriff Equipment	\$5	\$17	425
Emergency Management Facilities	\$143	\$489	\$12,225
Emergency Management Vehicles and Equipment	\$31	\$106	\$2,650
Emergency Management Communications System	\$91	\$311	\$7,775
Impact Fee Study	\$4	\$14	\$350
Total	\$640	\$2,189	\$54,725

Source: 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise, Teton County Ordinance 2023-0522A

General fund capital costs total \$2,189 per lot and home at JC Ranches, for a total one-time capital cost of \$54,725 during buildout of the subdivision. Road and bridge fund capital costs total \$3,007 per lot and home at JC Ranches, for a total one-time capital cost of \$75,175 during buildout of the subdivision.

Figure 11 – Teton County Road and Bridge Fund Capital Costs for JC Ranches

Road and Bridge Capital Needs	Cost per Average Daily Trip	Cost per JC Ranches Home w/Optional ADU	Cost for JC Ranch (25 Homes w/Optional ADU)
10 Year Capital Plan	\$241	\$1,868	\$46,694
Facilities	\$51	\$395	\$9,881
Vehicles/Equipment	\$95	\$736	\$18,406
Impact Fee Study	\$1	\$8	\$194
Total	\$388	\$3,007	\$75,175

Source: 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise, Teton County Ordinance 2023-0522A



Special revenue fund capital costs total \$527 per lot and home at JC Ranches, for a total one-time capital cost of \$13,175 during buildout of the subdivision.

Figure 12 – Teton County Special Revenue Fund Capital Costs for JC Ranches

Special Revenue Funds Capital Improvement Need	Cost per Person	Cost per JC Ranches Home	Cost for Entire JC Ranch (25 Homes)
Fairgrounds Facilities Expansion	\$122	\$417	\$10,425
Fairgrounds Facilities Improvements	\$29	\$100	\$2,500
Impact Fee Study Consulting Fees	\$3	\$10	\$250
Total	\$154	\$527	\$13,175

Source: 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise, Teton County Ordinance 2023-0522A

The Teton County impact fee schedule adopted in May of 2023 was sourced from the 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise. The impact fee study states that “the projected capital costs from new development will be entirely offset by the development impact fees.” With the impact fee program recently updated, the capital cost-benefit of the homes and optional attached ADUs in the proposed JC Ranches is null.

Figure 13 – Teton County Capital Cost-Benefit for JC Ranches at Buildout

	Cost for JC Ranches at Buildout	Projected Impact Fee Revenue	Cost-Benefit
Road and Bridge Capital Improvements Need	\$75,175	\$75,175	\$0
General Fund Capital Improvement Need	\$54,725	\$54,725	\$0
Special Revenue Funds Capital Improvement Need	\$13,175	\$13,175	\$0
Total	\$143,075	\$143,075	\$0

Source: RPI Calculations



NON-COUNTY PUBLIC SERVICE PROVIDERS

This section of the report summarizes the fiscal impact of the proposed JC Ranches Subdivision on non-county public service providers including the Teton County Fire Protection District, Valley of the Tetons Library District, and Teton County School District.

TETON COUNTY FIRE PROTECTION DISTRICT

The Teton County Fire Protection District currently spends an average of \$636 per residential unit to operate the Fire Protection District. This represents the district’s operations and maintenance level of service.

Figure 14 – Fire District Per Unit Operations and Maintenance Costs, JC Ranches Subdivision

Variable	Quantity	Source
Annual Operations and Maintenance Expenditures	\$4,739,384	Teton County Fire Protection District Budget FY 23-24
Percent of Emergency Management Services Allocated to Residential Units	78%	2022 Capital Improvement Plan and Development Impact Fee Study, TischlerBise
Annual Operations and Maintenance Cost per Residential Unit	\$636	Summative Results

According to the developer, it is likely that homes in JC Ranches subdivision will be worth an average of \$1,293,000. With the current mill rate, a \$1,293,000 home in JC Ranches will generate \$969 in annual property tax revenues for the district. Teton County Fire Protection District also brings in \$1,317,000 in other revenues that are also generated by population and commercial/institutional activities in the County. The residential share of this revenue is 78%.

Figure 15 – Fire District Revenue per Home and Attached ADU

Estimated Value of Home with Attached ADU	\$1,293,000
Teton County Fire Protection District Levy Rate	0.000749486
Annual Property Tax Revenue per Home with Attached ADU	\$969
Annual Other Revenue Per Residential Unit	\$177

Source: Teton County Fire Protection District Annual Budget, Idaho State Tax Commission

On an annual basis, the 25 homes with optional attached ADUs at JC Ranches Subdivision will generate revenues for Teton County Fire Protection District which will exceed the annual operations and maintenance costs by \$1,256 per year.



Figure 16 – Operations and Maintenance Cost-Benefit for JC Ranches at Buildout

Annual Operations and Maintenance Cost	\$31,800
Annual Property Tax Revenue	\$24,225
Annual Other Revenue	\$8,831
Annual Surplus	\$1,256

The Teton County impact fee schedule adopted in May of 2023 was based on the 2022 Capital Improvement Plan and Development Impact Fee Study by TischlerBise. The impact fee study states that “the projected capital costs from new development will be entirely offset by the development impact fees.” With the impact fee program recently updated, the capital cost-benefit of 25 lots and homes with optional ADUs in the proposed JC Ranches on the Teton County Fire Protection District is null.

Figure 17 – Capital Cost-Benefit for JC Ranches at Buildout

Capital Cost for JC Ranches at Buildout	\$43,425
Projected Impact Fee Revenue	\$43,425
Cost Benefit	\$0

Source: Teton County Impact Fee Ordinance, 2023; Capital Improvement Plan and Development Impact Fee Study by TischlerBise, 2022

In addition to covering its system-wide costs, the design of JC Ranches Subdivision includes a pond specifically for use by Teton County Fire Protection District for fire protection within the proposed subdivision and any other properties in the fire protection district.



VALLEY OF THE TETONS LIBRARY DISTRICT

The Valley of the Tetons Library District currently spends an average of \$37 per residential unit to operate the Fire Protection District. This represents the district's operations and maintenance level of service.

Figure 18 – Library District Per Unit Operations and Maintenance Costs, JC Ranches Subdivision

Variable	Quantity	Source
Annual Operations and Maintenance Expenditures	\$730,585	FY 22 Public Library Statistics, Idaho Commission for Libraries
Percent of Library Services Allocated to Residential Units	78%	2022 Capital Improvement Plan and Development Impact Fee Study, TischlerBise
Annual Operations and Maintenance Cost per Capita of Peak Occupancy of Residential Units	\$37	Peak population estimate: 2022 Capital Improvement Plan and Development Impact Fee Study, TischlerBise

According to the developer, it is likely that homes in JC Ranches subdivision will be worth an average of \$1,293,000. With the current mill rate, a \$1,293,000 home in JC Ranches will generate \$969 in annual property tax revenues for the district. Teton County Fire Protection District also brings in \$1,317,000 in other revenues are also generated by population and commercial/institutional activities in the County. The residential share of this revenue is 78%, which is the same as the cost allocation percentage.

Figure 19 – Library District Revenue per Home and Attached ADU

Estimated Value of Home with Attached ADU	\$1,293,000
Valley of the Tetons Library District Levy Rate	0.000127168
Annual Property Tax Revenue per Home with Attached ADU	\$164
Annual Other Revenue Per Residential Unit	\$11

Source: Idaho Commission for Libraries, Idaho State Tax Commission

On an annual basis, the 25 homes with optional attached ADUs at JC Ranches Subdivision will generate revenues for Valley of the Tetons Library District which will exceed the annual operations and maintenance costs by \$296 per year.

Figure 20 – Capital Cost-Benefit for JC Ranches at Buildout

Annual Operations and Maintenance Cost	\$4,366
Annual Property Tax Revenue	\$4,100
Annual Other Revenue	\$562
Annual Surplus	\$296



The Library District is in the initial stages of concept planning for a new library in Driggs. According to Valley of the Tetons Public Library Needs Assessment, 2023 by Ratio Design, the proposed new library would be at least 12,000 sq. ft..

The library needs assessment does not provide cost estimates or a funding strategy. However, we can assume that the new library would have a useful life of at least twenty years. The \$296 annual surplus generated by JC Ranches for the library district will accumulate \$5,929 of surplus revenue for capital facilities over a twenty-year period.

Figure 21 – Library Capital Facilities Cost Benefit at Buildout

Annual Surplus Revenue from JC Ranches Subdivision	\$296
Surplus Revenue for 20 Year Useful Life of Proposed Driggs Library	\$5,929

PARKS, RECREATION, OPEN SPACE

Currently the Teton County Fairgrounds is the only recreational facility offered by the county government. The operations and maintenance cost benefit analysis for Teton County Fairgrounds is included in the “Special Revenue Funds” line item in Figure 9. The capital facilities cost benefit is addressed in Figure 13, which summarizes the capital costs and impact fee revenues anticipated for the Fairgrounds.

There are no recreation districts or other parks, recreation or open space providers specifically serving the unincorporated portion of Teton County where JC Ranches Subdivision is proposed. Because there is no provider of parks, open space and recreation operating in the area where the subdivision is proposed, there is not a basis for fiscal impact analysis.

TETON COUNTY PUBLIC SCHOOLS

Idaho public schools are funded via a state funding formula that includes the following variables: average daily attendance, support units, salary apportionment, benefit apportionment, pupil transportation, border contracts, bond levy equalization, and lottery (State of Idaho Department of Education). The state funding for the school district is determined each year by the State of Idaho Department of Education. These statewide factors mean that it is not possible to accurately estimate the impact of new residential units on Teton County School District.

Despite the layers of complexity involved in school finance, analysts estimated that if each of the 25 home and each of the optional ADUs were occupied with a full time resident households, there could be as many as 17 students residing at JC Ranches at any given time. Given the likelihood of seasonal residences within the subdivision, the subdivision will probably not see this many student-aged residents attending school locally.



Figure 22 – Maximum Student Enrollment, JC Ranches Subdivision

Variable	Quantity	Source
FY 2024 Enrollment	1,980	Idaho State Department of Education
Residential Units 2024	5,816	2022 Capital Improvement Plan and Development Impact Fee Study, TischlerBise
Average Students per Residential Unit	0.34	Calculation
Maximum Students JC Ranches 25 Homes w/Optional ADU	17	Calculation

While it must be acknowledged that the JC Ranches Subdivision could result in new students, the proposed subdivision will yield over \$44,000 annually in property tax revenues for the district for numerous purposes including supplemental operating revenue, emergency funds, capital facility bond repayment and plant facility. While the subdivision will generate a significant amount of revenue at buildout, the complexities of Idaho’s school finance formula do not allow a clear cost-benefit analysis.

Figure 23 – Property Tax Revenues for Teton County School District Generated by JC Ranches Subdivision at Buildout

Variable	Quantity	Source
FY 2024 Teton County School District Mill Rate	0.00136356	Idaho State Department of Education
Estimated Market Value 25 Homes w/Optional ADU	\$32,325,000	Y2 Consultants
Estimated Annual Property Tax Revenue JC Ranches	\$44,077	Calculation

