

IBEY'S NURSERY SUBDIVISION

COMMUNITY IMPACT REPORT

Traffic

The Nursery employs 12 people and public visitors are about 3-10 per day. With the construction of the office building there may be a slight uptick in traffic, but we do not expect it to exceed 50 trips per day. Angus Lane and Butler Creek Road are capable of handling that traffic.

Utilities

Northwestern Energy provides electricity and telephone is by Centurylink.

Water Supply and Sewage

These are proposed to be provided on-site. Please refer to the Water and Sanitation Report under Tab 15. Solid waste will be collected by Republic Services.

Schools

As a commercial subdivision, no mitigation is necessary on local school districts. This will contribute tax dollars while not adding any students to the districts.

Emergency Services

As described in the Subdivision Application, page 18, fire, police and ambulance are available within reasonable distances from this site.