



CFD NO. 2021-1 (FAIRWAY CANYON)

June 1, 2021

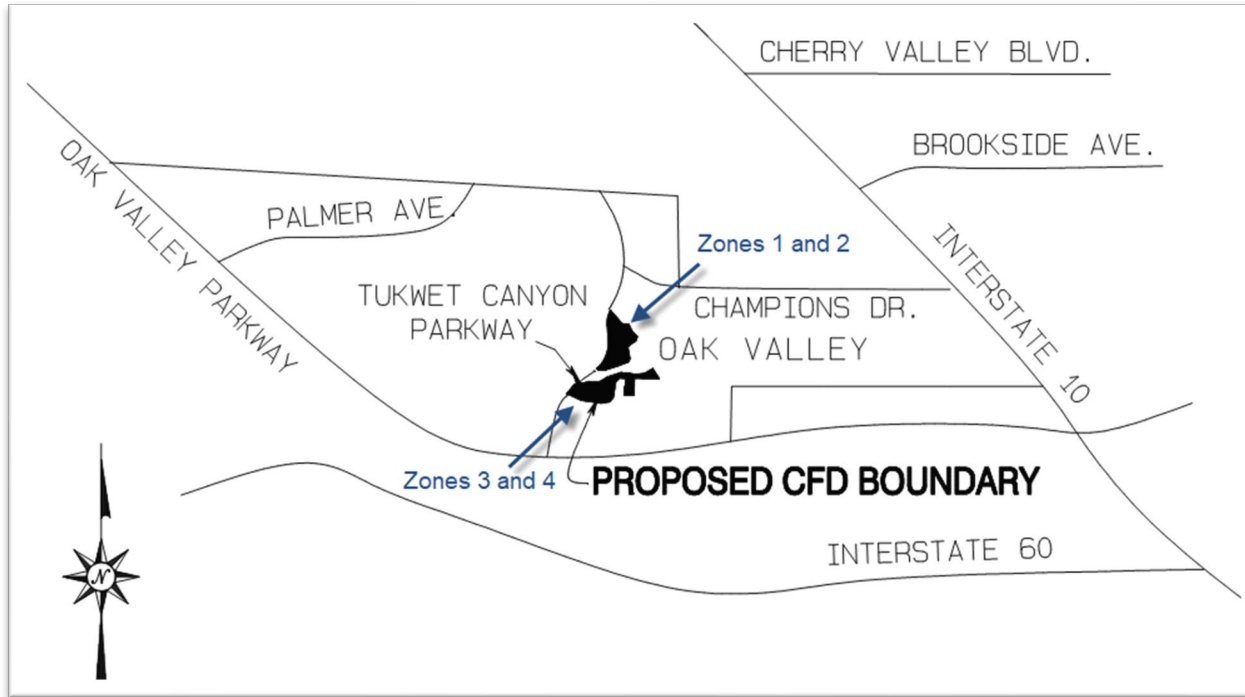
Recap- Development Overview

- Fairway Canyon – Planning Areas 25 and 26
 - Developers/Landowners: Woodside Homes, SDC Fairway Canyon, LLC and DR Horton
 - Ongoing development in the Fairway Canyon Master Planned Community
 - Areas formerly known as CFD No. 93-1 IAs 19D and a portion of 19F
 - To be dissolved in this formation action
- 529 Residential Homes
 - Comprised of Four Zones in Two Non-Contiguous Planning Areas
 - Each area consists of two zones
 - Zone 1 - 1,432 sq. ft. to 2,996 sq. ft. (70 units bordering golf course)
 - Zone 2 - 1,432 sq. ft. to 2,996 sq. ft. (191 units)
 - Zone 3 - 1,330 sq. ft. to 2,435 sq. ft. (136 units bordering golf course)
 - Zone 4 - 1,330 sq. ft. to 2,435 sq. ft. (132 units)

Development Overview (cont.)

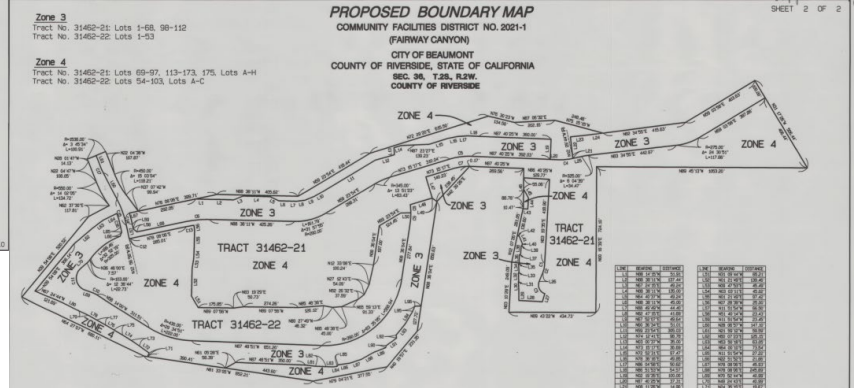
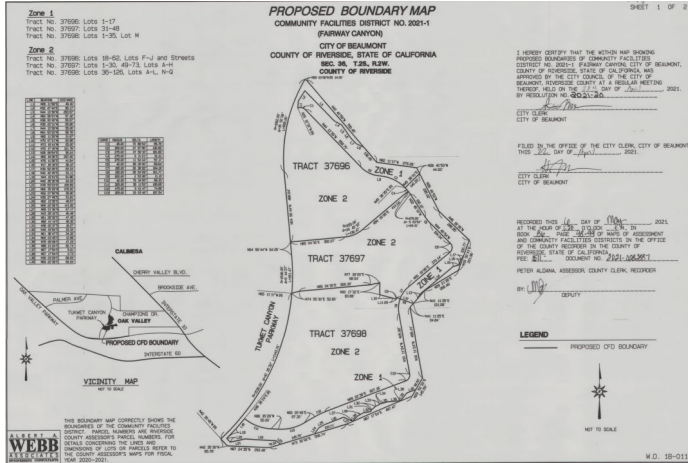
- Development is located east of Tukwet Canyon Pkwy, north of Oak Valley Pkwy, south of Champions Dr, and west of I-10
- Zones 1 and 2 represent the northern section
 - Zone 1 lots border golf course and Zone 2 is interior property
 - Planning Area 25, Formerly CFD 93-1 IA 19D
 - Woodside Homes and SDC Fairway Canyon, LLC
- Zones 3 and 4 represent the southern section
 - Zone 3 lots border golf course and Zone 4 is interior property
 - Planning Area 26, Formerly a portion of CFD 93-1 IA 19F
 - DR Horton

Vicinity Map



Recorded Boundary Map

Recorded
May 6, 2021.
Book 86,
Pages 98-99.
Recording
No. 2021-
0282887.



RMA and Special Tax Rates

- The Special Tax For Facilities
 - No escalation
 - Estimated Effective Tax Rate 1.98% to 2%
 - Zone 1 Special Tax Rates range from \$1,745 to \$2,345
 - Zone 2 Special Tax Rates range from \$1,545 to \$2,145
 - Zone 3 Special Tax Rates range from \$1,840 to \$2,380
 - Zone 4 Special Tax Rates range from \$1,640 to \$2,180
 - Pay for Facilities, Not Fees
 - Eligible Improvement costs total \$21,150,000 and include street, sewer, storm drainage, and park improvements.

RMA and Special Tax Rates (cont.)

- The Special Tax for Public Services
 - Developed Residential Property - \$509 per unit
 - Shall escalate by > of CPI or 5%, commencing July 1, 2022
- The Special Tax for Maintenance Services
 - Developed Residential Property - \$205 per unit
 - Shall escalate by > of CPI or 2%, commencing July 1, 2022
- The Special Tax for Maintenance Services (Contingent)
 - Developed Residential Property - \$624 per unit
 - Shall escalate by > of CPI or 2%, commencing July 1, 2022

Formation Calendar

- Step 1 - **COMPLETE**
 - April 20, 2021
 - Resolution of Intention to Establish CFD No. 2021-1
 - Resolution of Intention to Incur Bonded Indebtedness
- Step 2 – **IN PROGRESS**
 - June 1, 2021
 - Public Hearing and Election
 - First Ordinance Reading
- Step 3 - **PENDING**
 - June 15, 2021
 - Second Reading of Ordinance

Public Hearing and Election

- Conduct Public Hearing
- Resolution Establishing the District
- Election of Landowners
- Introduce Ordinance Levying the Special Tax



Questions?