

Star Fire Protection District Impact Fee Analysis

March 11, 2026

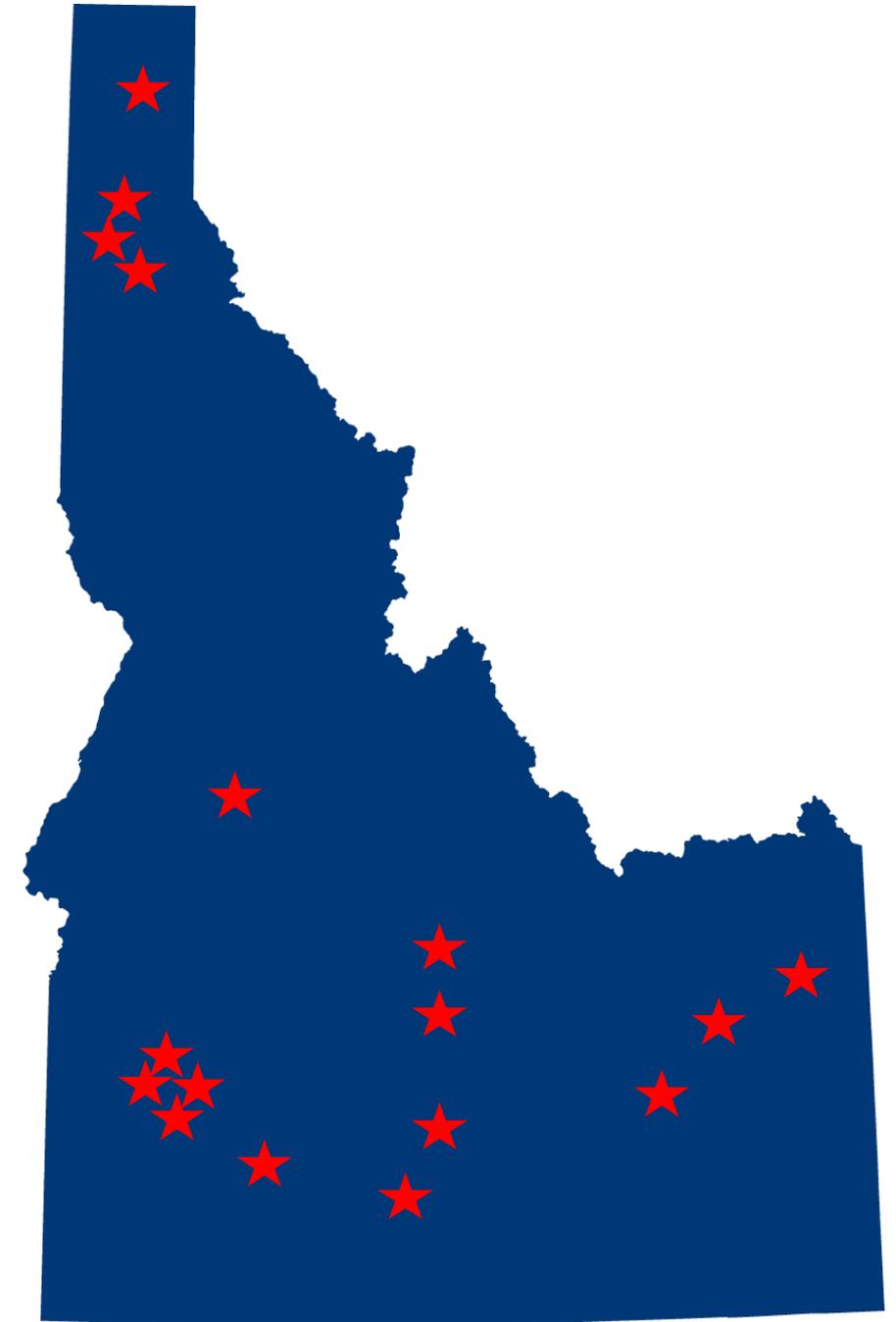


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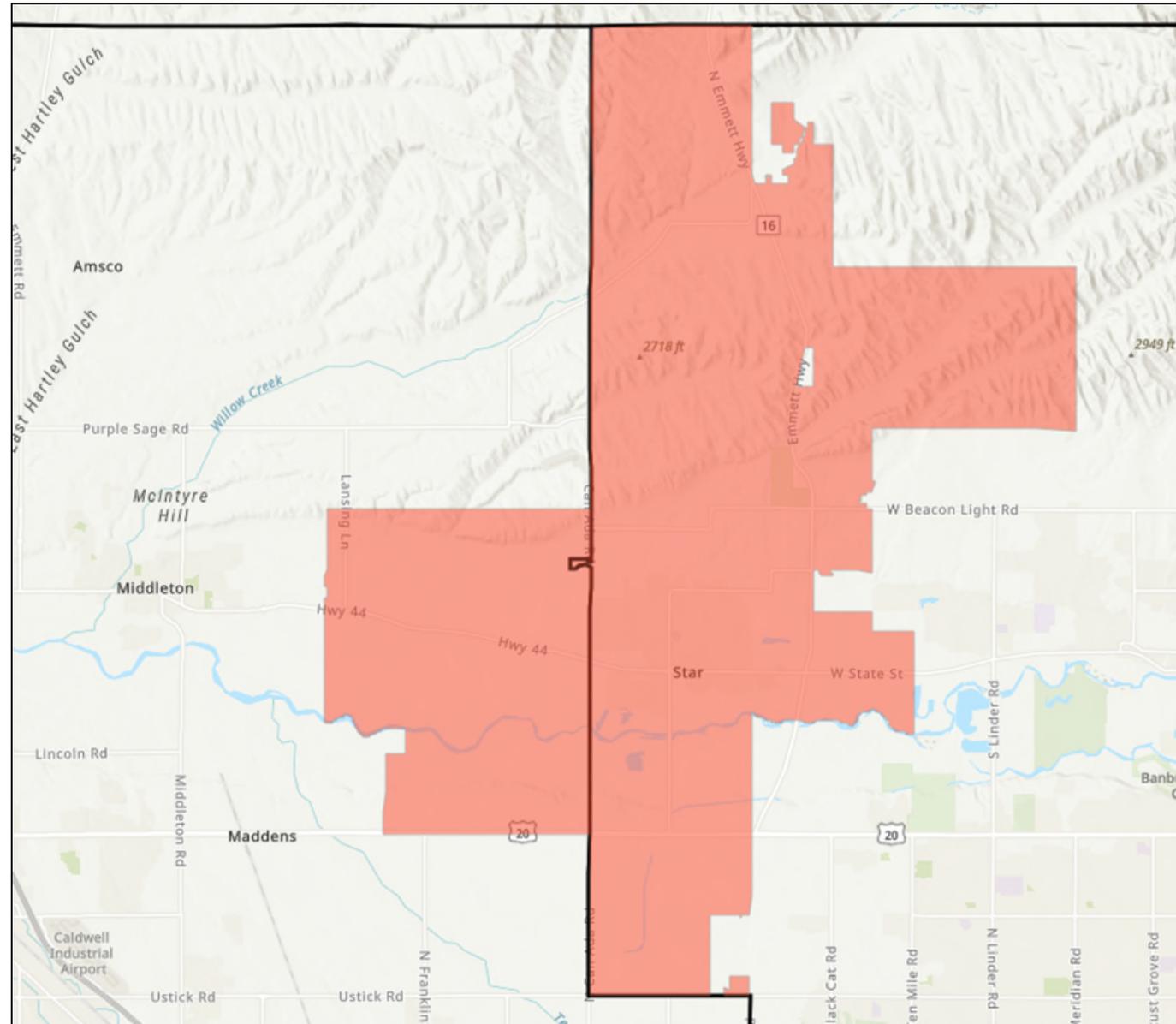
Ada County	Boise	Burley	Caldwell	Caldwell Hwy. District	Caldwell Rural Fire District
Canyon County	Canyon County EMS	Carey	Cascade	Cascade Fire District	Donnelly
Driggs	Eagle Fire District	Eastside Fire District	Eastside Hwy. District	Elmore County	Emmett
Filer Fire District	Gem County	Gem County Fire District	Hailey	Hayden	Homedale Fire District
Hauser Fire District	Idaho Falls	Jerome County	Kellogg	Kootenai County	Kootenai County EMS
Kootenai County Fire District	Kuna	Kuna Fire District	Lakes Hwy. District	Marsing Fire District	McCall
McCall Fire District	Melba Fire District	Meridian	Meridian Rural Fire District	Mica Kidd Fire District	Middleton
Middleton Fire District	Middleton Parks District	Mountain Home	Nampa	Nampa Fire District	North Ada Co. Fire District
Northern Lakes Fire District	Northside Fire District	Parma	Payette	Payette County	Post Falls
Post Falls Hwy. District	Rock Creek Fire District	Sandpoint	Shoshone County	Shoshone Fire District	Spirit Lake Fire District
St. Maries' Fire District	Star Fire District	Sun Valley	Teton County	Timberlake Fire District	Twin Falls
Valley County	Victor	West Pend	Whitney Fire District	Wilder Fire District	Worley Fire District



Progress of Study

- Met with planning staff to update growth projections
- Calculated current facility level of service
- Worked with fire district staff to prepare capital improvement plan (CIP), related impact fees, other revenues
- Approved by Fire Board, Fire District DIFAC, County DIFAC, Star, Eagle, and Ada County
- Impact fees are collected at building permit issuance
- Fire districts need agreement with cities and counties to collect impact fees on their behalf

Star Fire Impact Fee Study



Growth Projections

- Districtwide population projected to increase by 70 percent

Star Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population [1]	21,150	22,643	24,136	25,629	27,122	28,615	30,108	31,601	33,093	34,586	36,079	14,929
<i>Percent Increase</i>		7.1%	6.6%	6.2%	5.8%	5.5%	5.2%	5.0%	4.7%	4.5%	4.3%	70.6%
Housing Units [2]												
Single Family	6,494	6,994	7,494	7,994	8,494	8,994	9,494	9,994	10,494	10,994	11,494	5,000
Multifamily	556	601	646	691	736	781	826	871	916	961	1,006	450
Total Housing Units	7,050	7,595	8,140	8,685	9,230	9,775	10,320	10,865	11,410	11,955	12,500	5,450

[1] Population projections are based on housing growth and PPHU factors

[2] Housing projections are based on building permit trends

Growth Projections

- Districtwide employment projected to increase by 250 percent

Star Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	474	721	834	948	1,061	1,174	1,287	1,400	1,513	1,626	1,740	1,266
Office	331	468	547	626	705	784	863	942	1,021	1,100	1,179	848
Industrial	321	321	398	474	551	627	704	781	857	934	1,011	690
Institutional	229	332	386	441	496	550	605	660	714	769	824	595
Total	1,355	1,842	2,165	2,489	2,812	3,136	3,459	3,782	4,106	4,429	4,753	3,398
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	223	340	393	446	500	553	606	659	713	766	819	596
Office	102	144	168	192	216	241	265	289	313	338	362	260
Industrial	204	204	253	302	351	400	449	497	546	595	644	439
Institutional	246	357	416	474	533	592	651	710	769	827	886	640
Total	776	1,045	1,230	1,415	1,600	1,785	1,971	2,156	2,341	2,526	2,711	1,935

[1] ESRI Business Analyst; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation*, 2021; Star Commercial Building Permit Data

Star Fire Impact Fee Study

- Plan-Based Methodology
 - Fire station space, fire apparatus, eligible equipment, cost of fee study
- Fee is attributed to residential and nonresidential development based on calls for service data
- Uniform fee schedule across the district

Star Fire Impact Fee Study

- Capital Improvement Plan

10-Year Capital Improvement Plan	Need	Time Frame (Yrs)	Current Cost	Growth Related Cost
Station #55: Floating Feather	8,392 square feet	1 to 3	\$3,000,000	\$3,000,000
Station #52: Training Facility & Engine Bay	3,000 square feet	2 to 5	\$250,000	\$250,000
Station #52: Training Facility Prop & Storage Container	1 unit	1 to 3	\$25,000	\$25,000
Station #58: Hwy 16 & Arie	8,392 square feet	3 to 10	\$4,000,000	\$4,000,000
Station #56: Purple Sage (50% split with Middleton)	4,196 square feet	7 to 10	\$3,000,000	\$3,000,000
Station #55 units: New Brush & Engine	2 units	1 to 8	\$1,400,000	\$1,400,000
Station #56 units: New Brush & Engine (50% split with Middleton)	2 units	7 to 10	\$825,000	\$825,000
Station #58 units: New Brush/Engine/Water Tender	3 units	7 to 10	\$2,050,000	\$2,050,000
SCBAs (6) for Station #55	6 units	1 to 3	\$42,000	\$42,000
SCBAs (6) for Station #58	6 units	7 to 10	\$50,000	\$50,000
New UTV for River Rescue	1 unit	2 to 3	\$35,000	\$35,000
Station #51 units: Replace Tender/Ladder/Brush	3 units	7 to 15	\$2,700,000	\$0
Station #52 units: Replace Engines/Brush	3 units	1 to 10	\$2,150,000	\$0
Replace Battalion Command (50% split with Middleton)	1 unit	2 to 3	\$70,000	\$0
Replace Command 2017 Chevy 502	1 unit	3 to 5	\$65,000	\$0
Replace Command 2022 Chevy 501	1 unit	5 to 10	\$80,000	\$0
Total			\$19,742,000	\$14,677,000

Calls for Service Data

- Used to assign proportionate share for Fire services

Land Use	Annual Calls for Service	% of Total
Residential	783	68%
Nonresidential	64	6%
Traffic	308	27%
Total	1,155	100%

Land Use	Base Year Vehicle Trips	% of Total
Residential	51,939	89%
Nonresidential	6,593	11%
Total	58,532	100%

Land Use	Adj. Calls for Service	% of Total
Residential	1,056	91%
Nonresidential	99	9%
Total	1,155	100%

Source: Star Fire Protection District

Star Fire Impact Fee Study

- Fire Station 10-Year Capital Plan Compared to 10-Year Growth

Fire Stations	Square Feet	Replacement Cost
Station #55: Floating Feather	8,392	\$3,000,000
Station #52: Training Facility & Engine Bay	3,000	\$250,000
Station #52: Prop & Storage Container	-	\$25,000
Station #58: Hwy 16 & Arie	8,392	\$4,000,000
Station #56: Purple Sage (50% split)	4,196	\$3,000,000
Total	23,980	\$10,275,000

Level-of-Service Standards	Residential	Nonresidential
Proportionate Share	91%	9%
Share of Square Feet	21,931	2,049
10-Year Population/Nonres. Vehicle Trips Increase	14,929	17,108
Square Feet per 1,000 Persons/Vehicle Trips	1,469	120

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Vehicle Trips	1,469	120
Average Cost per Square Foot	\$428	\$428
Capital Cost per Person/Vehicle Trip	\$629	\$51

Star Fire Impact Fee Study

- Fire Apparatus 10-Year Capital Plan Compared to 10-Year Growth

Apparatus	Units	Replacement Cost
Fire Engine	2	\$1,950,000
Water Tender	1	\$500,000
Brush Truck	2	\$1,000,000
Engine & Brush (50% split)	2	\$825,000
Total	7	\$4,275,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	91%	9%
Share of Units	6.4	0.6
10-Year Population/Nonres. Vehicle Trips Increase	14,929	17,108
Units per 1,000 Persons/Vehicle Trips	0.43	0.03

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons/Vehicle Trips	0.43	0.03
Average Cost per Unit	\$611,000	\$611,000
Capital Cost per Person/Vehicle Trip	\$263	\$18

Star Fire Impact Fee Study

- Fire Equipment 10-Year Capital Plan Compared to 10-Year Growth

Equipment Type	Units	Replacement Cost
SCBAs	12	\$92,000
LTV - River Rescue	1	\$35,000
Total	13	\$127,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	91%	9%
Share of Units	11.9	1.1
10-Year Population/Nonres. Vehicle Trips	14,929	17,108
Units per 1,000 Persons/Vehicle Trips	0.80	0.06

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons/Vehicle Trips	0.80	0.06
Average Cost per Unit	\$10,000	\$10,000
Capital Cost per Person/Vehide Trip	\$8	\$1

Star Fire Impact Fee Study

- Cost of impact fee study can be recovered by the collection

Share of Study Cost	Residential Share	Nonresidential Share
\$19,720	91%	9%

Residential Growth Share	Five-Year Population Increase	Capital Cost per Person
100%	10,208	\$2

Nonresidential Growth Share	Five-Year Veh. Trip Increase	Capital Cost per Trip
100%	9,240	\$1

Star Fire Impact Fee Study

- Credit included for existing fund balance

Fire Impact Fee Fee Credit	
Available Fund Balance	\$2,390,184
10-Year Capital Plan	\$14,677,000
Available Fund Balance % of Plan	16%

Star Fire Impact Fee Study

- Maximum Supportable Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Fire Stations	\$629	\$51
Fire Apparatus	\$263	\$18
Fire Equipment	\$8	\$1
Impact Fee Study	\$2	\$1
Gross Total	\$902	\$71
Credit for Fund Balance (16%)	(\$144)	(\$11)
Net Total	\$758	\$60

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family	2.84	\$2,152	\$809	\$1,343
Multifamily	1.62	\$1,227	\$809	\$418

Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Nonresidential (per 1,000 square feet)				
Retail	14.06	\$839	\$380	\$459
Office	5.42	\$323	\$380	(\$57)
Industrial	2.44	\$145	\$380	(\$235)
Institutional	9.76	\$582	\$380	\$202

Star Fire Impact Fee Study

- Comparables

Jurisdiction	Single Family per Unit	Retail per 1,000 Sq. Ft.
City of Boise*	\$2,497	\$2,074
Star Fire District - Maximum*	\$2,152	\$839
Eagle Fire District	\$2,111	\$2,779
Parma Fire District*	\$1,984	\$4,126
Kuna Fire District*	\$1,792	\$788
Marsing Fire District*	\$1,500	\$1,485
Middleton Fire District*	\$1,481	\$780
Homedale Fire District*	\$1,349	\$1,362
Nampa Fire District*	\$1,267	\$2,311
City of Caldwell	\$1,264	\$993
Whitney Fire District	\$1,058	\$1,121
City of Meridian	\$995	\$1,290
North Ada Fire District	\$879	\$1,238
Star Fire District - 2020	\$809	\$380

List is ordered based on single family impact fee per unit

* Currently being updated

Discussion

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