

Middleton Rural Fire Protection District Impact Fee Analysis

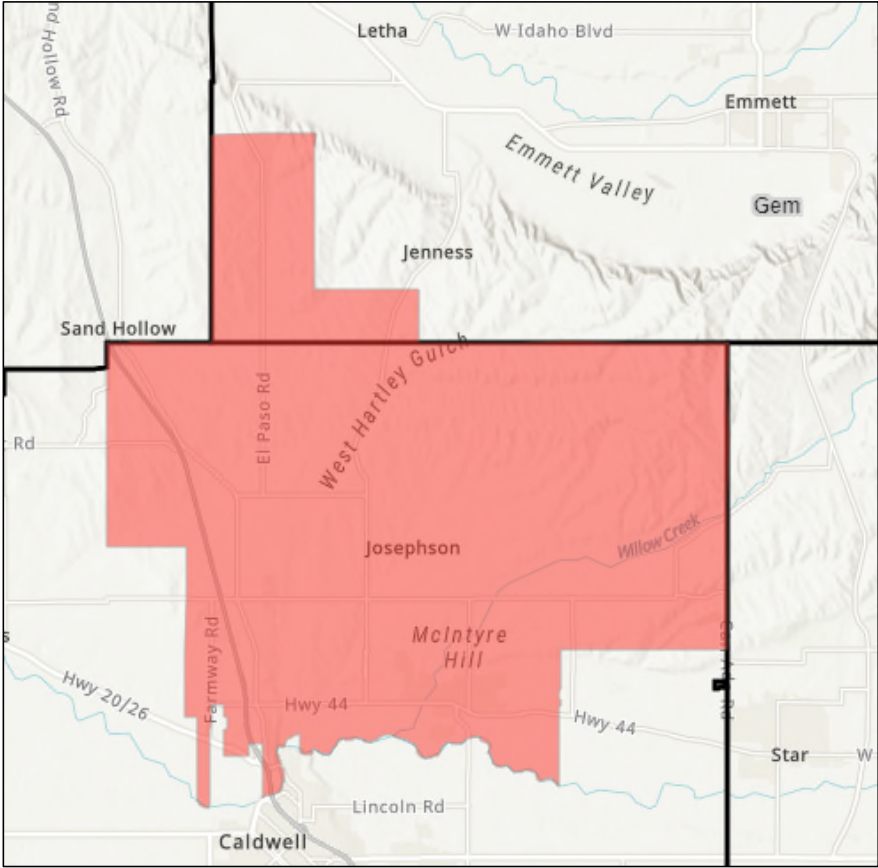
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TischlerBise | **Galena**
FISCAL | ECONOMIC | PLANNING | CONSULTING

Middleton Fire Impact Fee Study

- Fire District Boundaries



Middleton Fire Impact Fee Study

- Worked with county and city staff to update land use assumptions
- Worked with fire district staff to prepare growth-related share of capital improvement plan (CIP), related impact fees, other revenues
- Approved by Fire Board, City of Middleton & DIFAC, Canyon County DIFAC

Middleton 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
- Uninform fee collection districtwide
 - Canyon County, City of Middleton, Gem County

Middleton Fire Impact Fee Study

- Continuing the current trend, population is projected to increase by 40% over the next ten years

Middleton Rural Fire District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population [1]	28,394	29,452	30,510	31,567	32,625	33,683	34,740	35,798	36,855	37,913	38,971	10,576
<i>Percent Increase</i>		<i>3.7%</i>	<i>3.6%</i>	<i>3.5%</i>	<i>3.4%</i>	<i>3.2%</i>	<i>3.1%</i>	<i>3.0%</i>	<i>3.0%</i>	<i>2.9%</i>	<i>2.8%</i>	37.2%
Housing Units [2]												
Single Family	8,931	9,261	9,591	9,921	10,251	10,581	10,911	11,241	11,571	11,901	12,231	3,300
Multifamily	239	248	257	266	275	284	293	302	311	320	329	90
Total Housing Units	9,170	9,509	9,848	10,187	10,526	10,865	11,204	11,543	11,882	12,221	12,560	3,390

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

[2] Housing projections are based on building permit trends

Middleton Fire Impact Fee Study

- COMPASS projects a 70% increase in jobs

Middleton Rural Fire District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	429	463	497	523	550	576	603	629	663	697	731	302
Office	469	506	543	572	601	630	659	688	725	762	799	330
Industrial	494	533	572	603	633	664	694	724	763	803	842	348
Institutional	672	725	778	820	861	903	944	985	1,039	1,092	1,145	473
Total	2,064	2,228	2,391	2,518	2,645	2,772	2,899	3,026	3,190	3,353	3,517	1,453
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	202	218	234	247	259	271	284	296	312	328	344	142
Office	144	155	167	176	185	193	202	211	223	234	245	101
Industrial	315	340	365	384	403	423	442	461	486	511	536	222
Institutional	723	780	838	882	927	971	1,016	1,060	1,117	1,175	1,232	509
Total	1,384	1,493	1,603	1,688	1,773	1,858	1,944	2,029	2,138	2,248	2,358	974

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation*, 2021

Middleton Fire Impact Fee Study

- Capital Improvement Plan

10-Year Capital Improvement Plan	Need	Time Frame (Yrs)	Current Cost	Growth Related Cost
Station #54: Harvey (improving existing structure)	1,344 square feet	1 to 3	\$1,000,000	\$1,000,000
Station #56: Purple Sage (50% split with Star Fire)	4,196 square feet	7 to 10	\$3,000,000	\$3,000,000
Station #54 units: Refurb Brush & Engines	2 units	1 to 3	\$850,000	\$850,000
Station #54 units: New Engine	1 unit	3 to 5	\$900,000	\$900,000
Station #54 units: New SCBAs	8 units	10	\$80,000	\$80,000
Station #56 units: New Brush & Engine (50% split with Star Fire)	2 units	7 to 10	\$825,000	\$825,000
Station #53 units: Replace Water Tender	1 unit	1 to 2	\$429,000	\$0
Station #53 units: Replace Brush	1 unit	2 to 5	\$400,000	\$0
Station #53 units: Replace Engine	1 unit	5 to 10	\$1,200,000	\$0
Station #53: Replace SCBAs	27 units	10	\$324,000	\$0
Replace Battalion Command (50% split with Star Fire)	1 unit	2 to 3	\$70,000	\$0
Replace Command 503 Pickup	1 unit	5 to 10	\$95,000	\$0
Total			\$9,173,000	\$6,655,000

Calls for Service Data

- Used to assign proportionate share for fire services

Land Use	Annual Calls for Service	% of Total
Residential	813	62%
Nonresidential	47	4%
Traffic	453	35%
Total	1,313	100%

Land Use	Base Year Vehicle Trips	% of Total
Residential	74,978	87%
Nonresidential	11,444	13%
Total	86,422	100%

Land Use	Adj. Calls for Service	% of Total
Residential	1,206	92%
Nonresidential	107	8%
Total	1,313	100%

Source: Middleton Rural Fire Protection District

Middleton Fire Impact Fee Study

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

Fire Stations	Square Feet	Replacement Cost
Station #54 Harvey (1/3)	1,344	\$480,458
Station #56 (50% split with Star)	4,196	\$3,000,000
Total	5,540	\$3,480,458

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	92%	8%
Share of Square Feet	5,089	451
10-Year Population/Nonres. Vehicle Trips Increase	10,576	8,056
Square Feet per 1,000 Persons/Vehicle Trips	481	56

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per 1,000 Persons/Vehicle Trips	481	56
Average Cost per Square Foot	\$628	\$628
Capital Cost per Person/Vehicle Trip	\$302	\$35

Middleton Fire Impact Fee Study

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

Apparatus	Units	Replacement Cost
Station #54 Harvey:		
Refurb 2022 Pierce Enforcer	1	\$450,000
Refurb Brush Type 3/4	1	\$400,000
New Engine	1	\$900,000
Station #56 Purple Sage:		
New Brush Type 3	1	\$275,000
New Engine (50% split)	1	\$550,000
Total	5	\$2,575,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	92%	8%
Share of Units	4.6	0.4
10-Year Population/Nonres. Vehicle Trips Increase	10,576	8,056
Units per 1,000 Persons/Vehicle Trips	0.434	0.051

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons/Vehicle Trips	0.43	0.05
Average Cost per Unit	\$515,000	\$515,000
Capital Cost per Person/Vehicle Trip	\$224	\$26

Middleton Fire Impact Fee Study

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

Equipment Type	Units	Replacement Cost
SCBAs	8	\$80,000
Total	8	\$80,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	92%	8%
Share of Units	7.3	0.7
10-Year Population/Nonres. Vehicle Trips Increase	10,576	8,056
Units per 1,000 Persons/Vehicle Trips	0.69	0.08

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons/Vehicle Trips	0.69	0.08
Average Cost per Unit	\$10,000	\$10,000
Capital Cost per Person/Vehicle Trip	\$7	\$1

Middleton 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	92%	8%

Residential Growth Share	Five-Year Population Increase	Capital Cost per Person
100%	5,393	\$3

Nonresidential Growth Share	Five-Year Veh. Trip Increase	Capital Cost per Trip
100%	3,927	\$1

Middleton Fire Impact Fee Study

- Credit included for existing fund balance

Fire Impact Fee Fee Credit	
Available Fund Balance	\$828,132
10-Year Capital Plan	\$6,655,000
Available Fund Balance % of Plan	12%

Middleton Fire Impact Fee Analysis

- Maximum Supportable Impact Fees

Fee Component	Cost per Person	Cost per Vehicle Trip
Fire Stations	\$302	\$35
Fire Apparatus	\$224	\$26
Fire Equipment	\$7	\$1
Impact Fee Study	\$3	\$1
Gross Total	\$536	\$63
Credit for Fund Balance (12%)	(\$64)	(\$8)
Net Total	\$472	\$55

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family	3.14	\$1,481	\$849	\$632
Multifamily	2.38	\$1,123	\$849	\$274

Nonresidential

Development Type	Vehicle Trips per KSF	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Nonresidential (per 1,000 square feet)				
Retail	14.06	\$780	\$420	\$360
Office	5.42	\$300	\$420	(\$120)
Industrial	2.44	\$135	\$420	(\$285)
Institutional	9.76	\$541	\$420	\$121

Middleton Fire Impact Fee Analysis

- Comparables

Jurisdiction	Single Family per Unit	Retail per 1,000 Sq. Ft.
City of Boise*	\$2,497	\$2,074
Star Fire District*	\$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 - Maximum	\$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
Middleton Fire District - Current (2019)	\$849	\$420

List is ordered based on single family impact fee per unit

* Currently being updated

Discussion

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