

Homedale Rural Fire Protection District Impact Fee Results

April 1, 2026



TischlerBise
FISCAL | ECONOMIC | PLANNING

Galena
CONSULTING

Homedale Rural Fire Protection District

- 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 Homedale & DIFAC, Owhyee County, Canyon County DIFAC

Homedale Rural Fire Protection District



Homedale Rural Fire Protection District

- Residential Projections
- 1,133 new residents & 440 new homes (20% increase)

Housing Type	2018	2019	2020	2021	2022	Total	5-Year Average
Single Family	32	41	35	33	24	165	33
Multifamily	3	3	5	39	5	55	11
Total	35	44	40	72	29	220	44

Source: Homedale City, County Assessor Dashboard

Homedale Rural Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population [1]	5,702	5,816	5,929	6,042	6,155	6,269	6,382	6,495	6,608	6,721	6,835	1,133
Housing Units [2]												
Single Family	1,932	1,965	1,998	2,031	2,064	2,097	2,130	2,163	2,196	2,229	2,262	330
Multifamily	83	94	105	116	127	138	149	160	171	182	193	110
Total Housing Units	2,015	2,059	2,103	2,147	2,191	2,235	2,279	2,323	2,367	2,411	2,455	440

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

[2] Housing projections are based on building permit trends

Homedale Rural Fire Protection District

- Nonresidential Projections
- 221 new jobs & 99,000 square feet (20% increase)

Homedale Rural Fire Protection District	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	465	474	484	493	502	511	520	530	539	548	557	92
Office	141	144	147	149	152	155	158	161	163	166	169	28
Industrial	201	205	209	213	217	221	225	229	233	237	241	40
Institutional	305	311	317	323	329	335	341	347	353	360	366	61
Total	1,112	1,134	1,156	1,178	1,200	1,223	1,245	1,267	1,289	1,311	1,333	221
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	219	223	228	232	236	241	245	249	254	258	263	44
Office	43	44	45	46	47	48	48	49	50	51	52	9
Industrial	128	131	133	136	138	141	143	146	148	151	153	25
Institutional	107	109	111	113	115	117	119	122	124	126	128	21
Total	497	507	517	527	537	546	556	566	576	586	596	99

[1] ESRI Business Analyst; TischlerBise analysis

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

Homedale Rural Fire Protection District

- Functional population used for a unified demand unit for the different development types
- Functional pop found with persons per housing unit, time spent at home, employee factors, visitors to commercial sites

Development Type	Unit	Functional Population/Unit	EDUs/Unit
Single Family	dwelling	1.68	1.00
Multifamily	dwelling	0.96	0.57
Retail	1,000 sq. ft.	1.69	1.01
Office/Service	1,000 sq. ft.	1.22	0.73
Industrial	1,000 sq. ft.	0.58	0.35
Institutional	1,000 sq. ft.	1.21	0.72

Homedale Rural Fire Protection District

- Equivalent Dwelling Units (EDUs) used to establish demand from residential and nonresidential development equitably

Development Type	Base Year Housing Units	EDUs/Unit	Base Year EDUs
Single Family	1,932	1.00	1,932
Multifamily	83	0.57	47
Residential Subtotal	2,015		1,979

Development Type	Base Year 1,000 Sq. Ft.	EDUs/Unit	Base Year EDUs
Retail	219	1.01	221
Office	43	0.73	32
Industrial	128	0.35	45
Institutional	107	0.72	77
Nonresidential Subtotal	497		375

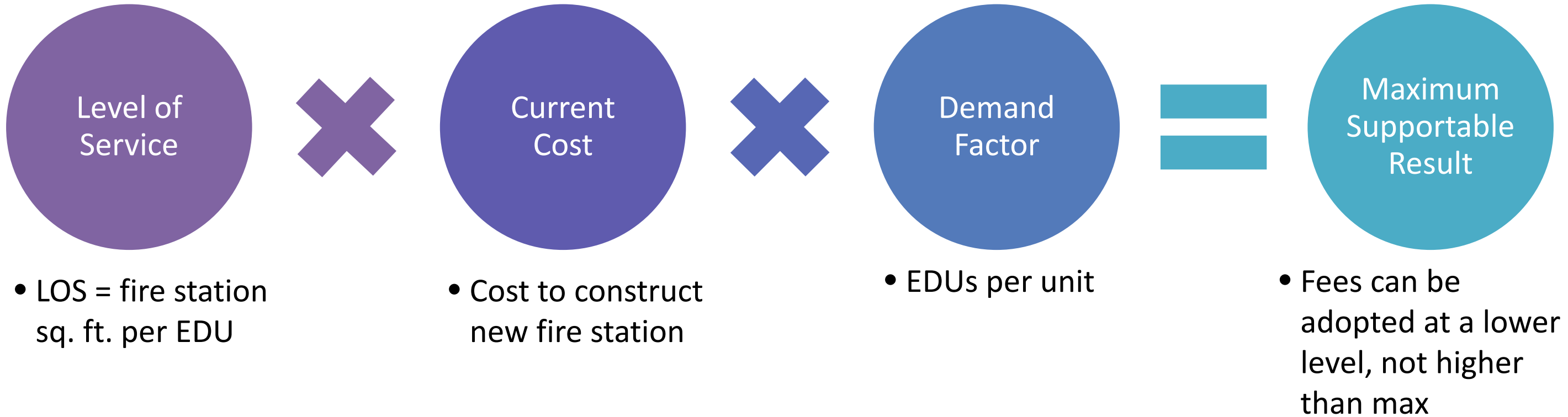
Development Type	Base Year EDUs	Percent of Total EDUs
Residential EDUs	1,979	84%
Nonresidential EDUs	375	16%
Total	2,354	100%

Homedale Rural Fire Protection District

- Incremental Expansion
 - Current level of service based on facilities and fleet
 - Ensures that today's level of service is provided to future residents
 - Conservative approach, however, it allows for more flexibility in expenditures while not over charging development
- Fire stations, fire apparatuses, eligible equipment, and impact fee study
- Uninform fee collection districtwide
 - Canyon County, Owyhee County, City of Homedale

Homedale Rural Fire Protection District

- Methodology



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- Fire Station LOS & Cost Analysis

Fire Stations	Square Feet	Construction Cost
Fire Station	4,000	\$453,119
Ambulance Station	3,800	\$430,463
Total	7,800	\$883,583

Level of Service Standards	EDU
Proportionate Share	100%
Share of Square Feet	7,800
2023 Equivalent Dwelling Unit (EDU)	2,354
Square Feet per 1,000 EDUs	3,314

Cost Analysis	EDU
Square Feet per 1,000 EDUs	3,314
Average Cost per Square Foot [1]	\$113
Capital Cost per EDU	\$375

[1] Source: Homedale Rural Fire Protection District Capital Improvement Plan

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- Fire Apparatus LOS & Cost Analysis

Apparatus	Units	Total Replacement
Fire Engine	2	\$577,500
Tanker	2	\$440,000
Ambulance	3	\$445,000
Command Vehicle	2	\$190,000
Total	9	\$1,652,500

Level-of-Service Standards	EDU
Proportionate Share	100%
Share of Units	9.0
2023 Equivalent Dwelling Unit (EDU)	2,354
Units per 1,000 EDUs	3.82

Cost Analysis	EDU
Units per 1,000 EDUs	3.82
Average Cost per Unit	\$184,000
Capital Cost per EDU	\$703

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- Fire Equipment LOS & Cost Analysis

Equipment Type	Units	Current Cost per Unit	Total Replacement Cost
Fleet Equipment	7	\$16,629	\$116,400
Turnout Gear	25	\$3,600	\$90,000
Air Packs	14	\$10,500	\$147,000
Air Bottles	24	\$1,200	\$28,800
Truck Hoses	3	\$8,333	\$25,000
Total	73		\$407,200

Level-of-Service Standards	EDU
Proportionate Share	100%
Share of Units	73.0
2023 Equivalent Dwelling Unit (EDU)	2,354
Units per 1,000 EDUs	31.01

Cost Analysis	EDU
Units per 1,000 EDUs	31.01
Average Cost per Unit	\$6,000
Capital Cost per EDU	\$186

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- Impact Fee Study Cost Analysis

Study Cost	Five-Year EDU Increase	Capital Cost per EDU
\$19,720	233	\$85

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- Capital Improvement Plan (CIP)

Homedale Rural Fire Protection District 10-Year CIP			
Project	Time Frame (Yrs)	Unit	Estimated Cost
Station Expansion: Office & Bunk House	8	3,605 square feet	\$700,000
Station Expansion: Additional Bays	10+	2,575 square feet	\$500,000
Fire Engine & Brush Truck	5,10	2 units	\$550,000
New Equipment	5	15 units	\$90,000
Total 10-Year CIP			\$1,840,000

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- Maximum Supportable Impact Fee

Fee Component	Cost per EDU
Fire Stations	\$375
Fire Apparatus	\$703
Fire Equipment	\$186
Impact Fee Study	\$85
Gross Total	\$1,349
Net Total	\$1,349

Housing Type	EDUs per Housing Unit	Maximum Supportable Fee
Residential (per housing unit)		
Single Family	1.00	\$1,349
Multifamily	0.57	\$769

Development Type	EDUs per 1,000 Sq. Ft.	Maximum Supportable Fee
Nonresidential (per 1,000 square feet)		
Retail	1.01	\$1,362
Office	0.73	\$985
Industrial	0.35	\$472
Institutional	0.72	\$971

Homedale Rural Fire Protection District

- Fee Comps

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*	\$1,481	\$780
Homedale Fire District - Maximum	\$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

List is ordered based on single family impact fee per unit

* Currently being updated

Discussion

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