

Commissioner Minutes

April 8, 1:32 p.m. – 2:04 p.m.

**PUBLIC HEARING TO CONSIDER A REQUEST BY MIDDLETON RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES**

Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks

Deputy PA Zach Wesley

District Administrator for Middleton Rural Fire Dist. Robin Ward

Star Fire Chief Greg Timinsky

Colan McAweeney

William Gigre (via phone)

Deputy Clerk Diana Hoffman \_\_\_\_\_

PUBLIC HEARING TO CONSIDER A REQUEST BY MIDDLETON RURAL FIRE PROTECTION DISTRICT TO AMEND IMPACT FEES

The Board met today at 1:32 p.m. to consider a request by the Middleton Rural Fire Protection District to amend impact fees. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Robin Ward; Greg Timinsky; Colan McAweeney; William Gigre (via phone); and Deputy Clerk Diana Hoffman.

Ms. Ward reviewed the Middleton Rural Fire District 2026 Impact Fee Planned Activity Report. She explained that the committee met again at the end of March and approved the report. The impact fees implemented in 2018 were as follows

- Residential – \$849 per unit
- Commercial – \$0.42 per square foot

There was a fee and capital improvement update in August 2023 that included changes to the format of impact fees, adding residential multi-family and different areas of non-residential commercial sites. The Canyon County Board of Commissioners implemented impact fees in 2020. There have not been updates since the 2023 update.

The Impact Fee fund activity was noted as follows:

**DETAIL OF MIDDLETON FIRE CANYON COUNTY IMPACT FEE FUND ACTIVITY**

Canyon County - Middleton Rural Fire District Impact Fees Collected Thru 12/31/25 \$575,358

Total Number of Fees 639 (240 since 2023 update)

- 13 Commercial
- 626 Residential

Canyon County - Middleton Impact Fees Expended (used) to Date:

2023 - Impact Fees from 2020-2021 \$ 67,920

2025 - Impact Fees from 2021-2022 \$207,706

Middleton Rural Fire District Total Impact Fees Expended as of 12/31/25 \$ 703,966

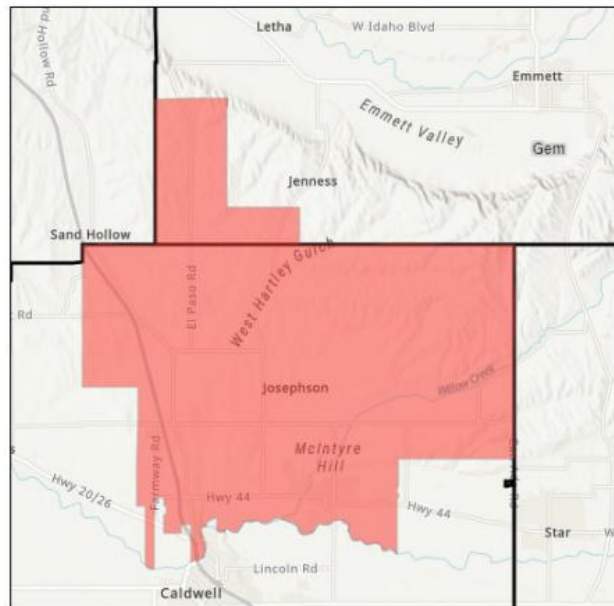
Harvey Fire Station 54 – 2025 \$ 19,065

Apparatus Station 54 - 2023-2025 Engine & Brush \$ 684,901

Mr. McAweeney provided an Impact Fee Analysis presentation as follows:

## Middleton Fire Impact Fee Study

- Fire District Boundaries



This included much of Canyon County, as well as the City of Middleton and some of Gem County.

## 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

This is a plan-based approach with a 10-year plan. The impact fee study looked at the criteria listed above.

## 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>		3.7%	3.6%	3.5%	3.4%	3.2%	3.1%	3.0%	3.0%	2.9%	2.8%	37.2%
<b>Housing Units [2]</b>												
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
<b>Total Housing Units</b>	<b>9,170</b>	<b>9,509</b>	<b>9,848</b>	<b>10,187</b>	<b>10,526</b>	<b>10,865</b>	<b>11,204</b>	<b>11,543</b>	<b>11,882</b>	<b>12,221</b>	<b>12,560</b>	<b>3,390</b>

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

[2] Housing projections are based on building permit trends

The report concluded in 2023/2024. The numbers listed above are based on data from that time.

# 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
<b>Jobs [1]</b>												
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
<b>Total</b>	<b>2,064</b>	<b>2,228</b>	<b>2,391</b>	<b>2,518</b>	<b>2,645</b>	<b>2,772</b>	<b>2,899</b>	<b>3,026</b>	<b>3,190</b>	<b>3,353</b>	<b>3,517</b>	<b>1,453</b>
<b>Nonresidential Floor Area (1,000 sq. ft.) [2]</b>												
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
<b>Total</b>	<b>1,384</b>	<b>1,493</b>	<b>1,603</b>	<b>1,688</b>	<b>1,773</b>	<b>1,858</b>	<b>1,944</b>	<b>2,029</b>	<b>2,138</b>	<b>2,248</b>	<b>2,358</b>	<b>974</b>

[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
<b>Total</b>			<b>\$9,173,000</b>	<b>\$6,655,000</b>

The chart above shows growth-related items as well as replacement items.

Commissioner Van Beek noted that it appears the impact fees do not fully compensate for the need.

Mr. McAweeney explained that the 2018 fee schedule is still what is being collected in Canyon County (\$849 per single-family home). That is about half of what the new CIP will reflect. There has likely been some lost potential revenue.

It was clarified how impact fees are collected and spent. Mr. McAweeney stated that dollars collected tomorrow have eight years to be expended.

Commissioner Van Beek recommended impact fees be reviewed annually to make sure the projected goals and capital improvement plan remain on target to be met and funded.

Ms. Ward noted that the committee does meet once a year to review the plan status and provide a report. As of today, the plan is on track.

Mr. McAweeney referred back to his presentation, explaining call volume.

## 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%
<b>Total</b>	<b>1,313</b>	<b>100%</b>

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

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

Source: Middleton Rural Fire Protection District

The calculations for Fire Station 10-year capital breakdown of fees are as follows:

## 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
<b>Total</b>	<b>5,540</b>	<b>\$3,480,458</b>

<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
<b>Square Feet per 1,000 Persons/Vehicle Trips</b>	<b>481</b>	<b>56</b>

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

The calculations for fire apparatus 10-year capital breakdown of fees are as follows:

## Middleton Fire Impact Fee Study

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

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

<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
<b>Units per 1,000 Persons/Vehicle Trips</b>	<b>0.434</b>	<b>0.051</b>

<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
<b>Capital Cost per Person/Vehicle Trip</b>	<b>\$224</b>	<b>\$26</b>

The calculations for fire equipment for 10-year capital breakdown of fees are as follows:

## 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
<b>Total</b>	<b>8</b>	<b>\$80,000</b>

<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
<b>Units per 1,000 Persons/Vehicle Trips</b>	<b>0.69</b>	<b>0.08</b>

<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
<b>Capital Cost per Person/Vehicle Trip</b>	<b>\$7</b>	<b>\$1</b>

The calculations for impact fee study cost breakdown are as follows:

## 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

- Credit included for existing fund balance

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

The fee is credited by approximately 12% to account for the fees that have already been collected and directed towards the 10-year capital improvement plan.

Final fee schedule is as follows:

## 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
<b>Gross Total</b>	<b>\$536</b>	<b>\$63</b>
<b>Credit for Fund Balance (12%)</b>	<b>(\$64)</b>	<b>(\$8)</b>
<b>Net Total</b>	<b>\$472</b>	<b>\$55</b>

### Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
<b>Residential (per housing unit)</b>				
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)
<b>Nonresidential (per 1,000 square feet)</b>				
Retail	14.06	\$780	\$420	\$360
Office	5.42	\$300	\$420	(\$120)
Industrial	2.44	\$135	\$420	(\$285)
Institutional	9.76	\$541	\$420	\$121

The chart below shows how the updated fees would compare to surrounding area fire districts and how the current fees compare:

## 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

Chief Timinsky explained that the Middleton Fire District covers 110 square miles, the majority within Canyon County, with some in Gem County. The intention is to respond to calls within five minutes or less, especially in the populated areas. This is difficult with one station. Collecting impact fees and being able to get the station on Harvey Road running – north of the populated

area – will reduce the response times significantly in that northern area. Chief Timinsky expressed his desire to grow as a department along with the community.

Commissioner Van Beek inquired about the table on page five, figure 2 “Growth-Related Capital Improvement Plan” in the Capital Improvement Plan and Development Impact Fee Study report prepared by TishclerBise, seeking clarification that items shown as not related to growth in the chart below are all dependent on property tax.

**Figure 2. Growth-Related 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
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<b>Total</b>			<b>\$9,173,000</b>	<b>\$6,655,000</b>

Chief Timinsky specified that everything in the right-hand column with a \$0.00 listed must come from property taxes. He noted that some relief was provided this year from HB 959, which raised the cap from 8% to 15% and eliminated the preliminary levy rate in favor of the previous year’s levy rate. That will help. Unfortunately for the City of Middleton, the majority of the significant growth is in an urban renewal district. Services are required for those \$1,500,000 homes and all the commercial development that will come in, but it is done for free for 20 years. Middleton Fire District is 98% reliant on property taxes, when those fees are not accessible, it is difficult on the department’s budget.

Mr. Gigre spoke as a representative for Middleton Rural Fire District. He stated the purpose of the hearing today was based on the amendment of Idaho Code § 82-05, which changed the residency requirements for members to be on the advisory committee, as well as how they are established pursuant to the intergovernmental agreement. This required some changes in the ordinance as related to the advisory committee along with the district’s new Capital Improvement Plan. This changes the impact fee ordinance for the Middleton Rural Fire fee schedule.

The process for collecting and spending impact fees was clarified. There is an eight-year period to expend the funds. An additional three years may be requested, up to eleven years total, by providing notice to the fee payers whose funds remain in the trust fund.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to close public testimony and go into deliberation about the three action items.

**Action item: Consider Planning and Zoning Commission recommendation to adopt amended Middleton Rural Fire District Capital Improvement Plan and Fee Study dated September 15, 2023, as an element of the Canyon County 2030 Comprehensive Plan:** Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adopt the capital plan dated September 15, 2023 and add it to the County's Comprehensive Plan as presented today.

**Action item: Consider adoption of the amended Middleton Rural Fire District Capital Improvement Plan and Fee Study dated September 15, 2023:** Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to approve the adoption of the amended Middleton Rural Fire District Capital Improvement Plan and Fee Study dated September 15, 2023 as presented.

**Action item: Consider an ordinance authorizing the adoption of an amended Middleton Rural Fire District impact fee schedule as follows:**

<b>Residential (per Single Family per Housing Unit)</b>	<b>\$1,481.00</b>
<b>Residential (per Multi-Family per Housing Unit)</b>	<b>\$1,123.00</b>
<b>Non-Residential (per 1000 retail square feet)</b>	<b>\$ 780.00</b>
<b>Non-Residential (per 1000 office square feet)</b>	<b>\$ 300.00</b>
<b>Non-Residential (per 1000 industrial square feet)</b>	<b>\$ 135.00</b>
<b>Non-Residential (per 1000 Institutional square feet)</b>	<b>\$ 541.00</b>

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adopt the ordinance authorizing the amended Middleton Rural Fire District impact fee schedule as listed above.

Upon a motion by Commissioner Holton and a second by Commissioner Van Beek, the Board voted unanimously to adjourn the meeting at 2:04 p.m. An audio recording is on file in the Commissioners' Office.