

Commissioner Minutes

April 8, 2:06 p.m. – 2:27 p.m.

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

Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks

Deputy PA Zach Wesley

Mick Woodburn

Colan McAweeney

William Gigre (via phone)

Deputy Clerk Diana Hoffman_____

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

The Board met today at 2:06 p.m. to consider a request by Homedale Rural Fire Protection District to amend impact fees. Present were Commissioners Leslie Van Beek, Brad Holton, and Zach Brooks; Deputy PA Zach Wesley; Mick Woodburn; Colan McAweeney; William Gigre, and Deputy Clerk Diana Hoffman.

Commissioner Holton noted that this hearing was continued from April 1, 2026.

Mr. Woodburn explained that the committee has recently met and is anxiously awaiting the implementation of the updated impact fees. Collection of fees began about a year ago and has already started making an impact.

Mr. McAweeney provided his presentation as follows:

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

Service boundary map:

Homedale Rural Fire Protection District



Based on growth at the time of the survey, residential projections are as follows:

- 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

Based on COMPASS data and other economic data at the time of the survey, nonresidential projections are as follows:

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

Homedale Rural Fire Protection District	Base Year											Total
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	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

Some of the demand factors for commercial development are more relevant to larger towns. In smaller communities calculations include EDUs. Those calculations are listed below.

- 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

Additional information about EDUs and their association with demand is listed below:

- 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%

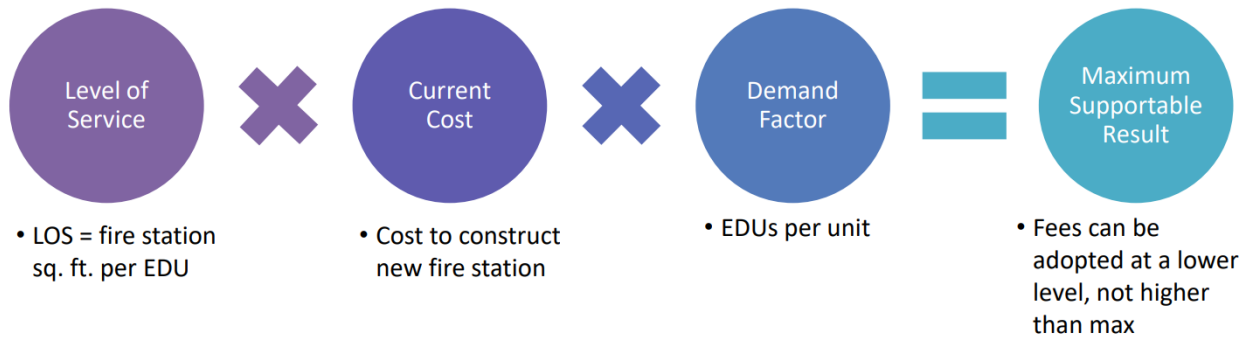
The following information was considered when reviewing impact fees.

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

A visual of the methodology is provided below:

- Methodology



Current facility cost breakdown is listed below:

- 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

Current apparatus cost breakdown is listed below:

- 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

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

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

Current equipment cost breakdown is listed below. Including these figures helps outfit new firefighters as they are hired.

- 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

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

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

The impact fee study cost analysis breakdown is as follows:

- Impact Fee Study Cost Analysis

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

Capital Improvement Plan (CIP) is a ten-year plan. A breakdown of that plan can be found below:

- 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

A breakdown of the proposed fees is listed below:

- 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

A comparison of Homedale’s proposed fee compared to surrounding districts, based on 2023 data, is listed below:

- **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

Mr. Gigre explained that he represents the Homedale Rural Fire Protection District. This hearing is necessary due to amendments of Idaho Code § 67-8205, which changed residency requirements as well as how an advisory committee is established through the intergovernmental agreement process, thus requiring a change in the Canyon County ordinance to align with those changes. The intent is to amend the comprehensive plan to include an additional fee schedule for this fire district and their CIP.

This is a new application for impact fees for the Homedale Rural Fire Protection District, accompanied by their capital improvement plan.

Currently, \$1,700.00 has been collected through Owyhee County impact fees. Owyhee County approved the development impact fee ordinance on October 20, 2025. The City of Homedale approved their ordinances and impact fees for this district on May 14, 2025. Homedale was included in the updated intergovernmental agreement with the fire districts in 2024.

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to close public testimony.

Action item: Consider Planning and Zoning Commission recommendation to adopt amended [Homedale Rural Fire Protection District] *Capital Improvement Plan and Development Impact Fee Study January 27, 2025*, 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 approve and adopt the Homedale Rural Fire Protection District Capital Improvement Plan with the study that was conducted January 27, 2025, into the County's Comprehensive Plan.

Action item: Consider adoption of the [Homedale Rural Fire Protection District] *Capital Improvement Plan and Development Impact Fee Study January 27, 2025*.

Upon a motion by Commissioner Brooks and a second by Commissioner Van Beek, the Board voted unanimously to adopt the Homedale Rural Fire Protection District Capital Improvement Plan and Development Impact Fee Study from January 27, 2025.

Action item: Consider an ordinance authorizing the adoption of a new additional Homedale Rural Fire Protection District impact fee schedule as follows:

Residential (per Single Family Dwelling Unit)	\$1,349.00
Residential (per Multi-Family Dwelling Unit)	\$ 769.00
Non-Residential (per 1000 retail square feet)	\$1,362.00
Non-Residential (per 1000 office square feet)	\$ 985.00
Non-Residential (per 1000 industrial square feet)	\$ 472.00
Non-Residential (per 1000 Institutional square feet)	\$ 971.00

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adopt the new fee schedule for the Homedale Rural Fire District Protection. Increased development and fees include:

\$1,349.00 for single family dwellings
\$769.00 for multi-family dwellings
\$1,362.00 for non-residential per 1,000 retail square feet
\$985.00 for non-residential for office square feet
\$472.00 for industrial square feet
\$971.00 institutional square feet and presented

Upon a motion by Commissioner Van Beek and a second by Commissioner Brooks, the Board voted unanimously to adjourn the meeting at 2:27 p.m. An audio recording is on file in the Commissioners' Office.