

6206 N. Discovery Way, Suite A,
Boise ID 83713
Phone (208) 377 3550
Membership@BCASWI.org
www.BCASWI.org



BCA

**BUILDING CONTRACTORS ASSOCIATION
OF SOUTHWESTERN IDAHO, Inc.**

"A Tradition of Building Excellence for Over 50 Years"



August 23, 2022

Mayor Chadwick, City Council Members and City Planning staff
10769 W. State Street
Star, ID. 83669

Dear Mayor Chadwick, City Council Members, and Planning and Zoning Administrator,

The Building Contractors Association of Southwestern Idaho (BCA) appreciates the positive working relationship we have with the City of Star. As the BCA represents approximately 400 builder and associate member companies and thousands of local employees in the local homebuilding industry, we strive to support responsible development in our community.

The BCA appreciates the City pausing the decision to restrict building permits and allowing industry time to more thoroughly review and consider other viable options. After several discussions with the City as well as internal discussions with several of our members, we have the following points to share:

1. We acknowledge this is a very difficult issue for all stakeholders involved and until either 1) there is a change in the legislation that caused this problem or 2) a sufficient market-induced slowdown in growth occurs, something needs to be done to ensure current levels of service for emergency services do not further deteriorate.
2. We are concerned that capping the number of building permits will expose the City to potential lawsuits. Some lot owners and other land owners could believe they are treated unfairly if they are not able to acquire a building permit on entitled property. We could not determine a fair formula with current (or future) entitled properties.
3. Based on inputs from the City, we will not oppose the following new fee charged to future building permits based on the following criteria:
 - a. Fee to be called "Emergency Services Temporary Mitigation Fee", or similar
 - b. There will be no cap on building permits
 - c. Fee will be charged to all permits (single-family, multi-family and commercial)
 - d. Based on expected reduced permits: Fire fee will not exceed \$1,200 per permit (depending on split with other permits and assuming \$1.2M need)
 - e. Police fee will not exceed \$1,120 per permit (depending on split with other permits)
 - f. Same fee charged for single family and multi family, and the City will determine the fee amount for commercial
 - g. Fee will be charged for one year with an automatic extension for an additional year if the legislation is not changed in 2023 (ie reduce the 8% cap on property tax collections, etc). After 2 years, City and BCA will reassess fee amounts recognizing based on assumptions from the City it appears there will be adequate fees collected for fire after 2 years and a reduced or different amount may be needed for police.

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We believe this approach is the most equitable and reasonably fair solution as it enables current levels of service to be maintained, the costs are spread to all users of emergency services, and it avoids capping the number of building permits, which we strongly oppose. Again, trying to determine "fairly" who gets what percent of available building permits is not achievable in the eyes of all stakeholders (entitled or annexed property, final platted building lots, etc) and puts the City at risk of lawsuits. We do believe charging a temporary higher fee is the better approach to avoid as many future problems as possible and will achieve the financing necessary to maintain current levels of service.

The housing industry is starting to face economic headwinds and growth will not always be this strong. We look forward to continuing to work with the City in a positive way to continue providing the high quality of life that is offered to all the citizens of Star.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Snyder", with a long horizontal line extending to the right.

Lance Snyder, President
Building Contractors Association of Southwestern Idaho