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Sent: Wednesday, December 3, 2025 2:19 PM

To: Christine Stoll <cstoll@clearwaterfinancial.biz>; 'Tyler Oliver' <tyoliver17@gmail.com>; 'Dustin Keyes' <dkeyes@dkconstructorsid.com>; Michael Keyes <michael.w.keyes@gmail.com>; Duane Norman <duanehnorman@outlook.com>

Cc: Trevor Chadwick <tchadwick@staridaho.org>; Shelly Tilton <stilton@staridaho.org>; Sheridan Sylvester <ssylvester@clearwaterfinancial.biz>

Subject: Re: Star Impact Fee Committee Next Steps and Discussion on 12.5.25 - please respond to the meeting invite.

Fellow Star Impact Fee Advisory Committee Members, Clearwater Team and City of Star,

I think we all agree that Impact Fees are necessary to preserve the level of service that the city provides for its growing population within the limits of what is legally allowable based on how the state determines these services are paid for. In reviewing the documentation for the proposed Impact Fee I found the following questions and/or discrepancies I would like more information on or have addressed prior to our meeting this upcoming Friday.

Parks:

- **Green-up fees** for new parks are calculated at \$234,000 per acre. In back-up historical documentation, the costs used to establish that number included an additional \$100,000 per acre in land acquisition cost. Land acquisition is a separate line item in the CIP, and therefore it is my belief that the cost per acre that should be used for this calculation is \$134,980 and not \$234,000. This is using the development costs of \$12,674,691 divided by acreage of 93.9. If I am incorrect in my calculation of this information provided, please provide evidence for the group. That would bring Park Green-up costs to \$15,775,150 and not \$27,547,650.00.
- **Cost to Build.** I see one bid used as a basis for commercial cost to build that seems to be used across all commercial spaces, both in parks and police facilities of \$400,000. In my research with other commercial contractors actively building, the range for cost to build per SF (not including land) is between \$245-\$350K high side. Would request additional bid sources or a concession on the number used as a basis per SF.

Police:

- **Cost to Build.** I see one bid used as a basis for commercial cost to build that seems to be used across all commercial spaces, both in parks and police facilities of \$400,000. In my research with other commercial contractors actively building, the range for cost to build per SF (not including land) is between \$245-

\$350K high side. Would request additional bid sources or a concession on the number used as a basis per SF.

- **# of Stations Needed.** I have questions on the number of stations needed and how that is calculated. In a google search I see the city covers roughly 6 square miles. I realize service area is larger and Google is skewed. Can we get details on this or could you direct me to where that was provided?
- Based on Committee Comments from Previous Meeting. Removing the Driving Course from the training facility plan.
- Also based on previous meeting, reconsider percentage impact fees can pay for police vehicles due to increased level of service.

The rest I don't have specific enough education on the current and future plans of the city to comment on all else that is included herein. My initial reaction when viewing things like drawings for the rec center, paths and bridges, police stations, etc are that it exceeds current level of service. However I realize it is our job to comment/weigh-in on what is legally allowed to be considered needed due to growth, with consideration for level of service which some deem arguable. Above are my comments in reference to that based on the resources that were made available to view and my areas of knowledge to comment. I do not understand at all the Pathways proposal, asked some police questions and hope other committee members are more knowledgeable in those areas and that is why you are serving on this committee.

Additionally, I would like to make these outside comments to everyone included herein, and hope that these sentiments will be shared with City Council as part of their review, knowing they can adopt as presented for what the city wants, but also can choose to adopt only in part as best makes sense for the city and its' residents.

The average income in Star is one of the highest in the state, at \$92K per year. That is largely due to the amount of out-of-state growth that has occurred. Even still, for a home to be considered affordable to someone making that salary, a home would need to cost \$368,000...and I strive incredibly hard to get to 120% of that affordable housing mark for the average income resident at \$441,000. That has become impossible for us and rising development requirements/costs, permitting, mitigation, services fees etc. will continue to keep the American Dream from becoming a reality in the city we love and would love our kids to stay in as adults. At current interest rates for every \$1,000 increase in the median price of new homes would price an additional 115,593 households out of the market across the US. That percentage becomes higher when you drill down to our community, where there are almost no homes available at that affordable price point. And the slow-down in market proves out that Star, or any other city, cannot simply absorb rising costs by charging more.

Current Fees charged in Star, regardless of the size or price of the home:

Public Safety Mitigation Fee Fire: \$3,360

Public Safety Mitigation Fee Police: \$3,600

Parks Impact Fee: \$2,050

Fire Impact Fee: \$2,153
ACHD Impact Fee: \$3,493
Sewer & Water Hook-up: \$8,450
Current Subtotal:\$23,106

Proposed Increases for 2026:

Parks Increase: \$5,691.96
Pathways Add: \$1,996.43
Police Add: \$1,875.41
ACHD increase: \$2,310
Increase for 2026 Proposed/Known Proposed: \$11,872.96

City Permit Fees Est. Off Last Pick-up, partially based on SF:

Permit Application Residential: \$50
Mechanical Review Fee: \$35
Building Plan Review Fee: \$2,172.29
Building Permit Fee: \$3,660.29
Subtotal: \$5,917.58

Total Fees without Land or Building Anything: \$40,896.54

Fees alone are 12% of an affordable home for a family making \$92K year is fees. Add the cost to carry over the course of a 30 year mortgage, and the costs are exponential.

This same scenario is true in land development, and when all fees and requirements are met, delivering attainable 50' wide lots becomes a minimum of \$160-\$200K per lot. So before you even dig a hole on a lot, you are more than 54% of the cost of what the average resident can afford. No material, labor, ACC requirements and definitely not considering the cost to finance all this money...before a business can make a profit.

This is for informational purposes only, so everyone has an idea and can weigh unintended consequences in their decision making. I realize the need for growth to pay for its impact, but there is room for interpretation on what level of service is truly being maintained and what extends beyond in the city's wish list and the great issue of workforce housing...where will all of the people who work in these facilities and services live? Two things can be true...and all levels of "impact" need to be considered.

I would also comment based on the demographic info provided that the largest percentage of the community in any one industry living in Star is employed in the construction industry and would be the most affected by the cities decisions affecting the construction industry. That the largest percentage growth by far is over the age of 50, with over 65 being exponentially the largest growth segment, along with those households making over \$200K and college educated. I say this all is it relates to concerns that the growth in the city is largely making it less safe, and that all the growth will be utilizing the resources in the same way the community did previously when it was

more affordable and comprised of younger families. Of the 7,199 increase in population, only 725 more residents are under the age of 18 in that 10 year period. Roughly 10%.

And lastly, that rising tides lift all ships. The more it costs to build a home, the faster overall house values increase, as does the taxable value of a home. Nobody is insulated from any increase in the cost to build. I say this not to advocate against impact fees, but to ask for discernment with the city in proposed plans and expenditures. I have lived in Star most of my adult life and raised two daughters entirely in Star, in Star schools and utilizing Star rec services. My husband lived here as a child. I have been invested in building quality family homes in Star, giving back in large ways to our community for more than 18 years and I care about the city and am grateful for the opportunity to live and work here. I would like to be able to continue to do so...but cost increases will persist in making that difficult. I appreciate being allowed to serve on this committee with other residents that care about the community they live in and are willing to give of their time to do this work. I know we all care and are doing our best, while being responsible for different aspects and with different backgrounds. I look forward to our conversation Friday.

Respectfully,

Jenna Englund
President
Berkley Building Co