



December 15, 2025

**Mayor and Members of the City Council
City of Star
10769 W. State Street
Star, ID 83669**

Re: Request for Additional Time and Review of Proposed Impact Fee Updates

Mayor and Members of the City Council,

We appreciate the City of Star's efforts to address the challenges associated with rapid growth and recognize the importance of development impact fees as a tool to help fund public safety, parks, and other essential facilities. When properly structured, impact fees can ensure that growth contributes its fair share toward maintaining adopted levels of service and community quality of life.

Our request is not to oppose impact fees, but to respectfully ask the City to slow the adoption timeline to allow for more meaningful review and collaboration.

The current schedule—providing stakeholders with a final draft only days before adoption—does not allow sufficient time to fully evaluate the assumptions, calculations, and policy implications of the proposed fee updates. Impact fees have long-term consequences for housing affordability, project feasibility, and the overall pace of development. Additional review time would improve transparency, reduce uncertainty, and strengthen confidence in the final program.

Several elements of the study warrant further discussion, including growth and demographic assumptions that appear inconsistent with other City planning efforts and current land-use policies. Similarly, certain cost inputs—particularly land acquisition assumptions—lack sufficient supporting detail and appear to place the full burden of future costs on impact fees, despite historical reliance on dedications, agreements, and grants.

We also have questions regarding level-of-service calculations, including whether proposed benchmarks reflect previously adopted standards or represent service enhancements. In addition, the absence of a clearly defined and adopted credit and offset framework creates uncertainty for developments that already provide public improvements and raises concerns about potential double-payment.

Finally, internal inconsistencies and limited documentation throughout the study further reinforce the need for additional time before adoption.

In light of these concerns, we respectfully request that the City:

- Delay adoption of the proposed impact fee updates
- Allow additional time for stakeholder review and feedback
- Clarify growth assumptions, cost inputs, level-of-service standards, and credit mechanisms
- Consider supplemental or independent review where appropriate

Taking this additional time will help ensure the final impact fee program is fair, proportionate, transparent, and workable—one that the development community can support and the City can confidently rely upon as it continues to grow.

Thank you for your consideration and for your continued service to the City of Star. We appreciate the opportunity to engage constructively and look forward to continued dialogue.

Respectfully,



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President

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