



# CACHE COUNTY FIRE DISTRICT FEASIBILITY

**May 2025**

# SERVICE PROVISION

	Fire Provider	EMS Provider
Amalga	Smithfield	Smithfield
Clarkston	Clarkston	Smithfield
Hyde Park	Smithfield	Smithfield
Hyrum	Hyrum	Cache
Lewiston	Lewiston	Smithfield
Logan	Logan	Logan
Mendon	Mendon	Cache
Millville	Hyrum	Cache
Newton	Newton	Smithfield
Nibley	Hyrum	Cache
North Logan	Logan	Logan
Paradise	Paradise	Cache
Providence	Logan	Logan
Richmond	Smithfield	Smithfield
River Heights	Logan	Logan
Smithfield	Smithfield	Smithfield
Trenton	Trenton	Smithfield
Wellsville	Wellsville	Cache

- Service providers do not change
- Service levels do not change
- Logan City is not included in the analysis; all other areas are included
- EMS revenues are used to offset expenses (except for Logan EMS revenues)

# EXPENSES not incl. Logan or Cache County

	Fire Provider	EMS Provider	Provides to Uninc. Co	Expense	EMS Expense (when it can be broken out)
Amalga	Smithfield	Smithfield	No	\$15,424	
Clarkston	Clarkston	Smithfield	Yes	\$37,000	\$1,000
Hyde Park	Smithfield	Smithfield	No	\$183,008	
Hyrum	Hyrum	Cache	Yes	\$554,750	
Lewiston	Lewiston	Smithfield	Yes	\$50,502	
Logan	Logan	Logan	NA	\$0	
Mendon	Mendon	Cache	Yes	\$154,647	
Millville	Hyrum	Cache	No	\$32,000	\$47,000
Newton	Newton	Smithfield	Yes	\$18,000	\$1,000
Nibley	Hyrum	Cache	No	\$107,000	\$164,000
North Logan	Logan	Logan	No	\$1,117,480	
Paradise	Paradise	Cache	Yes	\$20,000	\$16,000
Providence	Logan	Logan	No	\$517,927	
Richmond	Smithfield	Smithfield	No	\$104,945	
River Heights	Logan	Logan	No	\$144,399	
Smithfield	Smithfield	Smithfield	Yes	\$2,582,957	
Trenton	Trenton	Smithfield	Yes	\$20,000	
Wellsville	Wellsville	Cache	Yes	\$54,478	
Subtotal				<b>\$5,714,517</b>	<b>\$229,000</b>

## TOTAL EXPENSES

	<b>Expenses</b>	<b>Revenues</b>	<b>Net Expenses</b>
Cache County	\$3,981,786	\$1,218,500	\$2,763,286
All Other	\$5,943,517	\$1,298,194	\$4,645,323
<b>TOTAL</b>	<b>\$9,925,303</b>	<b>\$2,516,694</b>	<b>\$7,408,609</b>

Description	Amount
Taxable Value (less Logan)	\$9,820,560,467
Operating Expenses	\$9,925,303
Less: Ambulance Revenues & Other Revenues	\$2,516,694
Net Operating Costs (not including capital costs)	\$7,408,609
Tax Rate	0.00075440

Maximum rate for a fire district is 0.0008 + any bond levies

- Assumes taxable value growth of 8 percent per year
- Assumes operating costs grow at 5 percent per year
- Assumes an \$11 million bond in 2026 , 20-year term, 4.0% interest
- Assumes additional capital costs of \$3.2 million per year
- Assumes beginning fund balance contribution of \$2.5 million
- Allows for about 100 days cash on hand by 2030 but balance is decreasing – may require less capital expenditures

## RISKS:

- Taxable value grows more slowly than 8 percent per year
- Bond costs are greater than 4 percent
- Operating costs increase by more than 5 percent per year

## OPPORTUNITIES:

- Taxable value grows faster than 8 percent per year
- Bond costs are lower than 4 percent
- Efficiencies in service delivery can be achieved
- Alternative: Enact a municipal services tax rate



# IMPACTS TO PROPERTY OWNERS

Single-Family Market Value	\$500,000
Primary Residential Exemption	45%
Taxable Value	\$275,000
Tax Rate	0.0008
Annual Payment	\$220

# SERVICE LEVEL COMPARISONS

	Taxable Value	Taxes Generated	Current Op Costs - Revs	Costs as % of Taxes
Amalga	\$83,646,571	\$63,103	\$15,424	24%
Clarkston	\$74,152,406	\$55,940	\$33,900	61%
Cornish	\$29,089,371	\$21,945		
Hyde Park	\$812,266,697	\$612,772	\$183,008	30%
Hyrum	\$1,206,520,725	\$910,197	\$515,250	57%
Lewiston	\$231,603,738	\$174,721	\$36,102	21%
Logan				#DIV/0!
Mendon	\$150,477,415	\$113,520	\$77,393	68%
Millville	\$251,360,817	\$189,626	\$79,000	42%
Newton	\$71,315,781	\$53,800	\$12,500	23%
Nibley	\$770,750,375	\$581,452	\$271,000	47%
North Logan	\$1,539,629,400	\$1,161,493	\$1,117,480	96%
Paradise	\$142,839,894	\$107,758	\$17,500	16%
Providence	\$1,217,683,161	\$918,617	\$517,927	56%
Richmond	\$339,313,009	\$255,977	\$104,945	41%
River Heights	\$242,539,041	\$182,971	\$144,399	79%
Smithfield	\$1,397,020,887	\$1,053,909	\$1,210,697	115%
Trenton	\$51,286,787	\$38,691	\$16,500	43%
Wellsville	\$456,769,359	\$344,586	\$39,978	12%
Unincorporated County	\$752,295,033	\$567,530	\$2,728,352	481%
<b>TOTAL</b>	<b>\$9,820,560,467</b>	<b>\$7,408,609</b>		

# SERVICE LEVEL COMPARISONS

	<b>Cost per Capita</b>
Amalga	\$30.07
Clarkston	\$44.78
Cornish	
Hyde Park	\$31.45
Hyrum	\$45.52
Lewiston	\$18.37
Logan	
Mendon	\$58.10
Millville	\$31.52
Newton	\$14.86
Nibley	\$31.58
North Logan	\$93.51
Paradise	\$16.76
Providence	\$53.98
Richmond	\$34.26
River Heights	\$66.06
Smithfield	\$80.31
Trenton	\$31.07
Wellsville	\$9.46
Unincorporated County	\$419.75

# COST COMPARISONS

County	Name	Final Adopted Tax Rate
Juab	JUAB COUNTY FIRE PROTECTION SPECIAL SERVICE DISTRICT	0.000472
Salt Lake	UNIFIED FIRE SERVICE AREA	0.001403
Weber	WEBER FIRE DISTRICT	0.001105
Rich	GARDEN CITY PICKELVILLE FIRE DISTRICT	0.000164
Rich	WOODRUFF FIRE DISTRICT	0.000905
Rich	RANDOLPH FIRE DISTRICT	0.000258
Salt Lake	RIVERTON FIRE SERVICE AREA	0.001191
Wasatch	PARK CITY FIRE SERVICE DISTRICT	0.00035
Wasatch	WASATCH COUNTY FIRE PROTECTION SPECIAL SERVICE DISTRICT	0.000413
Weber	NORTH DAVIS FIRE DISTRICT	0.00156
Weber	NORTH VIEW FIRE DISTRICT	0.001109
Weber	LAKETOWN FIRE DISTRICT	0.000132
Tooele	NORTH TOOELE FIRE PROTECTION SERVICE DISTRICT	0.000859
Daggett	FLAMING GORGE FIRE & EMS DISTRICT	0.000585
Davis	SOUTH DAVIS METRO FIRE SERVICE AREA	0.00055
<b>Average</b>		<b>0.000737067</b>