



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Work Session

From: William L. M. Nary, City Attorney and Kurt Starman, Deputy City Attorney **Meeting Date:** June 17, 2025

Presenter: Kurt Starman, Deputy City Attorney **Estimated Time:** 15 minutes

Topic: Consider Approving Intergovernmental and Joint Powers Agreements with Ada County and the Ada County Emergency Medical Services District Concerning Countywide Development Impact Fees

Recommended Council Action:

Consider approving Intergovernmental and Joint Powers Agreements ("Agreements") with Ada County ("County") and the Ada County Emergency Medical Services District ("District") concerning the capital improvements plans ("CIPs") that are necessary to implement countywide development impact fees.

Background:

The County and District wish to adopt countywide development impact fees to partially fund coroner-, jail-, and EMS-related capital improvements associated with new development. The proposed fees, which total \$750 per single-family housing unit, would be similar to the development impact fees collected by the Ada County Highway District. Unlike ACHD, however, the County and District cannot collect development impact fees within the incorporated cities without each city's participation. In order to proceed, every incorporated city must: (1) enter into intergovernmental agreements with the County and District; (2) adopt the CIPs; and (3) adopt an ordinance. Based on that, the City Council has discussed a four-step implementation plan, as follows:

1. Enter into Agreements with the County and District that only address the CIPs at this time. The Agreements do not require the City to adopt the CIPs, nor do they require the City to adopt countywide development impact fees. Rather, the City would simply agree to consider the CIPs.
2. If the Agreements are approved, the City would then consider the CIPs in accordance with the Idaho Development Impact Fee Act. The basic steps are as follows:
 - a. The Ada County/Ada County Ambulance District Development Impact Fee Advisory Committee would forward its written comments to the City in accordance with the Idaho Development Impact Fee Act.
 - b. The Planning and Zoning Commission would conduct a public hearing concerning the CIPs and forward its recommendation to the City Council.

- c. The City Council would conduct a public hearing and make its determination. If adopted, the CIPs would be added to the City's Comprehensive Plan. The City would not require an application fee to process the Comprehensive Plan amendment given the City's direct involvement.
3. If the City adopts the CIPs, it would then pause until all the other cities have adopted (a) the CIPs and (b) the ordinances necessary to collect countywide development impact fees.
4. If all the other cities timely adopt the CIPs and necessary ordinances, the City would then consider adopting an ordinance to collect countywide development impact fees. A successor intergovernmental agreement would also be necessary at that time. As noted above, however, the City would not be obligated to adopt countywide development impact fees.

Approval of the Agreements would be consistent with "step one" of the implementation plan.

The City Council has been receptive to working with the County and District on countywide development impact fees but has noted some reservations about a coroner-related fee, since coroner-related facilities are not explicitly delineated in Idaho Code section 67-8203(24)(f). If the City Council determines it does not wish to consider the CIP concerning coroner-related facilities, it is recommended that the City Council refrain from acting on the Agreements at this time so that staff can make modifications as needed. The Agreements could then be placed on a future consent agenda for final action.

Agreements included on the agenda as potential action items:

- Ada County and City of Meridian Intergovernmental and Joint Powers Agreement Concerning Capital Improvements Plans for County System Improvements
- Ada County Emergency Medical Services District and City of Meridian Intergovernmental and Joint Powers Agreement Concerning Capital Improvements Plans for District System Improvements