

MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Work Session

From: William L. M. Nary, City Attorney Meeting Date: December 17, 2024

Presenters: Steve Rutherford, Ada County Chief **Estimated Time:** 45 minutes

Operating Officer

Leon Letson, Ada County Community

Planning Manager

Kurt Starman, Deputy City Attorney

Topic: Request from Ada County and the Ada County Emergency Medical Services District

Concerning Countywide Development Impact Fees

Recommended Council Action:

Consider a request from Ada County and the Ada County Emergency Medical Services District (collectively "County") concerning development impact fees and provide additional direction.

Background:

The County wishes to adopt countywide development impact fees to partially fund coroner-, EMS-, and jail-related capital improvements associated with new development. The proposed fees, which total \$750 per single-family housing unit, would be similar to the countywide development impact fees collected by the Ada County Highway District. Unlike ACHD, however, the County cannot collect development impact fees within the incorporated cities without each city's participation. In order for the County to proceed, every incorporated city must: (1) enter into an intergovernmental agreement with the County; (2) adopt the County's capital improvements plans ("CIPs"); and (3) adopt an ordinance.

The County initially presented this concept to the City Council in 2022. The purpose of this agenda item is to receive an update from the County and discuss potential next steps. If the City Council is receptive to the County's request, the City may want to consider a four-step implementation plan, as follows:

- 1. Approve a limited intergovernmental agreement that only addresses the County's CIPs at this time (see attached example). The agreement, in and of itself, would not require the City to adopt the CIPs, nor would it require the City to adopt countywide development impact fees. The City would agree, however, to consider the CIPs.
- 2. If the limited intergovernmental agreement is approved, the City would then consider adopting the CIPs in accordance with the Idaho Development Impact Fee Act. The basic steps would include:

- 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.
- 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.

Attachments

- Exhibit A: Excerpt from the Coroner Capital Improvement Plan and Development Impact Fee Study*
- Exhibit B: Excerpt from the *EMS Capital Improvement Plan and Development Impact Fee Study**
- Exhibit C: Excerpt from the Summary of *Jail Capital Improvement Plan and Development Impact Fee Study**
- Exhibit D: Draft Ada County and City of Meridian Intergovernmental and Joint Powers Agreement Concerning Capital Improvements Plans for County System Improvements (for informational purposes only; subject to change)

^{*}Full copy available at: https://adacounty.id.gov/developmentservices/administration/impact-fees/