

# Ada County Development Impact Fees

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# Overview

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- **Early 2019** – Ada County began exploring its ability to collect Development Impact Fees.
- **Late 2020** – Galena Consulting hired to develop Capital Improvement Plans (CIPs) and Development Impact Fees for Ada County Sheriff, Jail, EMS, and Coroner.
- **Spring of 2021** – CIPs and Fee Structure completed and recommended for approval by Ada County Development Impact Fee Advisory Committee.
- **Summer of 2021–Summer of 2022** – Ada County Development Services contacted City partners to review CIPs/Development Impact Fees and discuss next steps for adoption.
- **Spring of 2023** – at the request of a few City partners, Ada County Development Services contracted with TischlerBise to review/update the CIPs and Development Impact Fees prepared by Galena Consulting.
- **Spring of 2024** – Updated CIPs and Development Impact Fees completed and recommended for approval by Ada County Development Impact Fee Advisory Committee.
- **Summer of 2024** – Ada County Development Services reengaged City partners to review updated CIPs/Development Impact Fees and discuss next steps for adoption.

# Purpose

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Per Idaho Code 67-8202(1-4), it is the intent of Ada County to:

1. Collect impact fees to ensure that adequate public facilities are available to serve new growth and development;
2. Promote orderly growth and development by establishing uniform standards by which local governments may require that those who benefit from new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;
3. Establish minimum standards for the adoption of development impact fee ordinances by government entities;
4. Ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements.

Impact fees represent new growth's fair share of capital facility needs. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit and proportionality.

# Proposed Impact Fees

Ada County Proposed Impact Fees		
<b>Sheriff (Ada County Only)</b>		
Residential – Single-Family (per unit)	\$558	
Residential – Multi-Family (per unit)	\$449	
Nonresidential (per 1000 square foot)		
*Retail	\$2,068	
*Office	\$797	
*Industrial	\$358	
*Institutional	\$792	
<b>Jail</b>		
Residential – Single-Family (per unit)	\$516	
Residential – Multi-Family (per unit)	\$357	
Nonresidential (per 1000 square foot)		
*Retail	\$944	
*Office	\$364	
*Industrial	\$163	
*Institutional	\$361	
<b>Paramedics</b>		
Residential – Single-Family (per unit)		\$175
Residential – Multi-Family (per unit)		\$121
Nonresidential (per 1000 square foot)		
*Retail		\$273
*Office		\$105
*Industrial		\$47
*Institutional		\$104
<b>Coroner</b>		
Residential – Single-Family (per unit)		\$59
Residential – Multi-Family (per unit)		\$41
Nonresidential (per 1000 square foot)		
*Retail		\$39
*Office		\$15
*Industrial		\$7
*Institutional		\$15

# Methodology

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- **Cost Recovery or Buy-In Fee Calculation** – New development will pay for its share of the useful life and remaining capacity of facilities already built or land already purchased from which new growth will benefit (i.e. water and sewer systems).
- **Incremental Expansion Fee Calculation** – Documents the current level of service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard (such as park land acres per 1,000 residents). This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development only pays its proportionate share for growth-related infrastructure.

# Growth Projections

## 10-YEAR RESIDENTIAL GROWTH

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	544,590	568,015	591,946	602,628	613,310	623,991	634,673	645,355	653,566	661,776	669,987	<b>125,397</b>
<i>Percent Increase</i>		4.3%	4.2%	1.8%	1.8%	1.7%	1.7%	1.7%	1.3%	1.3%	1.2%	<b>23.0%</b>
<b>Housing Units</b>												
Single Family	182,342	190,171	198,180	201,750	205,321	208,891	212,462	216,033	218,774	221,515	224,256	<b>41,914</b>
Multi family	37,833	39,417	41,005	41,716	42,426	43,137	43,847	44,558	45,110	45,662	46,215	<b>8,382</b>
Total Housing Units	220,175	229,588	239,185	243,466	247,747	252,028	256,309	260,591	263,884	267,177	270,471	<b>50,296</b>

Source: COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; City & Fire District Impact Fee Studies; TischlerBise analysis

## 10-YEAR NON-RESIDENTIAL GROWTH

Ada County	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
<b>Jobs [1]</b>												
Retail	43,787	44,612	45,437	46,262	47,086	47,910	48,734	49,557	50,367	51,177	51,986	<b>8,199</b>
Office	130,780	133,132	135,483	137,835	140,186	142,538	144,889	147,241	149,556	151,872	154,187	<b>23,407</b>
Industrial	35,745	36,388	37,030	37,673	38,315	38,958	39,600	40,242	40,875	41,507	42,139	<b>6,394</b>
Institutional	29,356	29,884	30,413	30,943	31,472	32,003	32,533	33,064	33,588	34,113	34,639	<b>5,283</b>
Total	239,668	244,016	248,364	252,712	257,060	261,408	265,756	270,104	274,386	278,669	282,951	<b>43,283</b>
<b>Nonresidential Floor Area (1,000 sq. ft.) [2]</b>												
Retail	41,938	42,327	42,715	43,104	43,492	43,880	44,268	44,656	45,037	45,419	45,800	<b>3,862</b>
Office	21,670	22,392	23,114	23,836	24,558	25,280	26,002	26,724	27,434	28,145	28,856	<b>7,186</b>
Industrial	41,668	42,078	42,487	42,896	43,305	43,715	44,124	44,533	44,936	45,339	45,741	<b>4,073</b>
Institutional	25,911	26,096	26,281	26,467	26,652	26,838	27,023	27,209	27,392	27,576	27,760	<b>1,849</b>
Total	131,188	132,893	134,598	136,302	138,007	139,712	141,417	143,121	144,800	146,479	148,157	<b>16,970</b>

[1] COMPASS (Community Planning Association of Southwest Idaho) Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation*, 2021

# Sheriff (only collected in unincorporated Ada County)

Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Sheriff	Uninc. County	Impact Fee Study	Sheriff Facilities		Person & Vehicle Trips

5-Year Sheriff Capital Improvement Plan	Square Feet	Total Cost	5-Year Impact Fee	General Fund & Other Sources
Admin Building	3,000	\$1,297,101	\$1,297,101	\$0
Parking Lot Expansion	21,100	\$443,511	\$443,511	\$0
ASCO Vehicle Maintenance Facility	2,000	\$250,000	\$250,000	\$0
Camera Installation	-	\$82,939	\$0	\$82,939
Main Property & Evidence Storage Unit Remodel	-	\$475,706	\$0	\$475,706
Rear Secure Parking Lot Expansion	-	\$500,000	\$0	\$500,000
Restrooms & Locker Rooms Remodel	-	\$320,000	\$0	\$320,000
Lucky Peak Radio Site Shelter & Tower Replacement	-	\$500,000	\$0	\$500,000
Pine Communications Center Console Expansion	-	\$600,000	\$0	\$600,000
<b>Total</b>	<b>26,100</b>	<b>\$4,469,257</b>	<b>\$1,990,612</b>	<b>\$2,478,645</b>



# Jail

Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Jail	Countywide	Impact Fee Study	Jail Facilities		Person & Vehicle Trips

10-Year Jail Capital Improvement Plan	Square Feet	Total Cost	10-Year Impact Fee	General Fund & Other Sources
Pod E Expansion (294 beds)	39,984	\$32,843,108	\$19,936,000	\$12,907,108
Pod E Locker Rooms	3,000	\$2,464,219	\$2,464,219	\$0
Warehouse	10,562	\$6,967,817	\$6,967,817	\$0
Second Secured Entrance	6,719	\$6,352,666	\$6,352,666	\$0
New Booking Room	1,000	\$270,229	\$270,229	\$0
Kitchen Remodel	4,609	\$4,992,463	\$0	\$4,992,463
Camera Installation	-	\$1,322,421	\$0	\$1,322,421
Restroom & Locker Room Remodel	-	\$138,831	\$0	\$138,831
Jail Management System Upgrade	-	\$4,000,000	\$0	\$4,000,000
<b>Total</b>	<b>65,874</b>	<b>\$59,351,755</b>	<b>\$35,990,932</b>	<b>\$23,360,823</b>

Growth-Related Pod Expansion	\$19,936,000
Pod Expansion Revenue	\$19,936,000
Growth-Related Pod Expansion Funding Gap	\$0
Growth-Related Anc. Facility Expansion	\$16,054,932
Anc. Facility Expansion Revenue	\$12,499,025
Growth-Related Anc. Facility Funding Gap	\$3,555,907





# Coroner

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Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Coroner	Countywide	Impact Fee Study	Coroner Facilities		Person & Vehicle Trips

10-Year Capital Improvement Plan	Square Feet	Current Cost
Touchmark Way Office	39,600	\$46,696,637
<b>Total</b>	<b>39,600</b>	<b>\$46,696,637</b>



# EMS

Fee Category	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
EMS	Countywide	Impact Fee Study	EMS Stations, EMS Land, EMS Vehicles, and EMS Equipment		Person & Vehicle Trips

Facility Type	10-Year Need	10-Year Cost
Station Space	12,215 square feet	\$7,096,915
Station Land	1.59 acres	\$516,750
Apparatus	6.0 vehicles	\$2,123,508
Equipment	41.9 units	\$796,100

**Total \$10,533,273**

10-Year Growth-Related Capital Plan	Unit	Cost per Unit	Total Cost
<b>New Facility Space</b>			
Station: Floating Feather/Horseshoe Bend	3,246 square feet	\$581	\$1,885,926
Station: Federal Way/Amity	3,246 square feet	\$581	\$1,885,926
Station: Fairview and Cloverdale	3,246 square feet	\$581	\$1,885,926
Station: Lake Hazel/Five Mile	3,246 square feet	\$581	\$1,885,926
Station: 10 Mile/Franklin	3,246 square feet	\$581	\$1,885,926
<b>Subtotal</b>	<b>16,230 square feet</b>		<b>\$9,429,630</b>

<b>New Facility Land</b>			
5 New Stations (1-1.5 acres per station)	7.5 acres	\$325,000	\$2,437,500
<b>Subtotal</b>	<b>7.5 acres</b>		<b>\$2,437,500</b>

<b>New Apparatus</b>			
Ambulance w/ required capital equipment	10 vehicles	\$353,918	\$3,539,177
<b>Subtotal</b>	<b>10 vehicles</b>		<b>\$3,539,177</b>

<b>New Equipment</b>			
Portable radios	20 units	\$7,644	\$152,886
Mobile/station radios	20 units	\$8,298	\$165,952
<b>Subtotal</b>	<b>40 units</b>		<b>\$318,838</b>

Station Cost \$11,867,130  
 Apparatus Cost \$3,539,177  
 Equipment Cost \$318,838  
 Grand Total \$15,725,145



## Next Steps

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- Ada County and City partners adopt CIPs into their comprehensive plans and establish ordinances for the collection of these Development Impact Fees.
- Interlocal agreements will be established between Ada County and City partners detailing specific collection practices (i.e. exemptions, individual assessments, appeals, etc.).

# Ada County Website

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- Ada County Development Impact Fees

<https://adacounty.id.gov/developmentservices/administration/impact-fees/>