



## ADA COUNTY Development Services Department

**Megan M. Leatherman,**  
**MCRP**  
Director  
Ada County Courthouse  
200 West Front Street  
Boise ID 83702  
208.287.7900  
Fax 208.287.7909  
www.adacounty.id.gov

**Department Divisions**  
Building  
Community Planning  
Engineering & Surveying  
Permitting  
Strategic Planning

**Ada County Commissioners**  
*Diana Lachiondo, First District*  
*Rick Visser, Second District*  
*Kendra Kenyon, Third District*

3/19/2020 UPDATED

### **Ada County Development Impact Fee Phase 1 – Initial Feasibility Analysis Report**

#### **INTRODUCTION:**

Idaho counties and cities are responsible for providing numerous services to the citizens living within their jurisdiction. As a simplified rule, as population increases within the jurisdiction, the cost of providing those services increases because of the greater need of capital to provide the services. The increases in cost is related to the increased demand, the increased area where services are provided and decreased capacity within the system providing the services.

Idaho's Local Land Use Planning Act (LLUPA) requires that local communities consider the impact on these services when approving new "development" and allows for the requirement of a mitigation of the impact:

- Special Use Permits (67-6512)- "Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:...(8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction."
- Subdivisions (§67-6513)- "...provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision"

One of the tools the Idaho Legislature has given local communities to offset the increase in the cost for providing services, due to growth related development, is Development Impact Fees. Idaho State Code Chapter 67-82 provides the enabling legislation that allows communities to collect Development Impact Fees. To collect impact fees, a community must determine the current level of service that is being provided, adopt a capital improvement plan to identify how the funds will be spent and enact an ordinance providing the procedure for collecting and using the impact fees.

There are a lot of other requirements found in the legislation, but those are several of the key components. One of the biggest restrictions identified is the limits placed on the types of services that are eligible for impact fees to (§67-8203):

- Water supply production, treatment, storage and distribution facilities;
  - Ada County does not provide this service
- Wastewater collection, treatment and disposal facilities;
  - Ada County does not provide this service
- Roads, streets and bridges, including rights-of-way, traffic signals, landscaping and any local components of state or federal highways;
  - Ada County does not provide this service
- Storm water collection, retention, detention, treatment and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
  - Ada County does not provide this service
- Parks, open space and recreation areas, and related capital improvements; and
  - Ada County Parks and Waterways provides this service to all of Ada County
- Public safety facilities, including law enforcement, fire, emergency medical and rescue and street lighting facilities.
  - Ada County Sheriff provides law enforcement service to residents in unincorporated Ada County and jail service to all residents of Ada County, Ada County Paramedics provides this service to all of Ada County, and the Ada County Coroner provides this service to all of Ada County

Currently, Ada County does not collect Development Impact Fees for the services the county provides. Ada County does collect impact fees for ACHD, prior to the issuance of a building permit in unincorporated Ada County. These impact fees are used to offset the impact of the new development on the roadway system. Recently Ada County also enacted an ordinance to start collecting impact fees for several fire districts that service unincorporated Ada County (Eagle Fire, North Ada County Fire & Rescue, Kuna Rural Fire and Star Fire Protection).

Utilizing “Adequate Public Facilities” requirements is another tool that is currently being used by Ada County and other communities around the nation to offset the increase in the cost of service delivery, due to growth related development. Ada County uses this approach for Planned Communities as they go through the review/adoption process. Ada County has adopted specific “standards” or “levels of service” that any new Planned Community is required to meet. The services that are required to meet the adopted standards include: electricity, telephone, water, wastewater treatment, law enforcement, fire protection, paramedics, schools, transportation, open space and library. Most of these services Ada County does not provide, but when this ordinance was adopted, Ada County worked closely with the service providers to determine a) what is a reasonable level of service b) how is the level of service measured, and c) what are the ways a new development can “mitigate” their impact on existing service delivery. This same approach could be implemented to incorporate “all development” (or identified additional development), as opposed to just Planned Communities.

Similar to an “Adequate Public Facilities” approach, the adoption of Development Impact Fees requires new development to maintain the current level of service that is being provided to existing residents. They are both tools for mitigating the impact of new development on existing services.

## **PURPOSE:**

The purpose of this report is to summarize Phase 1 (Initial Feasibility Analysis) identified in the Ada County Development Services project charter for the “Development Impact Fees Project”. Phase 1 was to provide background and foundational information for the Board to determine if there is a benefit in progressing along the outlined process for adopting development impact fees. If after reviewing this report, the Board decides there is a benefit to continuing with this project, it will be necessary to work with a consultant that understands the complexities found in Idaho State Code, as well as the services Ada County provides. Outside expertise will be key in developing an Impact Fee Study that clearly explains the costs, demands, and intended uses of impact fees.

The specific questions this report seeks to address include:

- A. What facilities can be funded by Development Impact Fees?
- B. What is the current “capital” invested into Impact Fee Eligible services?
- C. What is the current “level of service” being provided to Ada County Residents?
- D. What are the growth rates Ada County is seeing in population, residential structures and commercial square footage in the county?
- E. What amount of funds could be anticipated if Development Impact Fees are adopted?
  1. What would the fund projections look like if it was just Ada County, or if it included the cities as well.

## **RESOURCES/DATA:**

To answer these questions, Development Services utilized the following data:

- Total number of residential units & total amount of “commercial” square footage currently found in Ada County and each of the cities. (Ada County Assessor’s office)
- Average size of single family and multifamily dwelling units for each city and unincorporated Ada County (Ada County Assessor’s office)
- Historic/Current Population Estimates (COMPASS - [https://www.compassidaho.org/documents/prodserv/demo/2019\\_Population\\_Estimate\\_Historic.pdf](https://www.compassidaho.org/documents/prodserv/demo/2019_Population_Estimate_Historic.pdf))
- Capital Value Estimates – (Ada County Auditor & each Department/Office)
- Ada County 2025 Comprehensive Plan

## **DEFINITIONS:**

- Impact Fee Eligible Services- These are the services that Ada County provides, and Idaho State Code allows impact fees to be collected for. This is what is defined as “public facility” in Idaho State Code §67-8203:
  - Water supply production, treatment, storage and distribution facilities (Ada County does not provide this service);
  - Wastewater collection, treatment and disposal facilities (Ada County does not provide this service);
  - Roads, streets and bridges, including rights-of-way, traffic signals, landscaping and any local components of state or federal highways (Ada County does not provide this service);

- Storm water collection, retention, detention, treatment and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements (Ada County does not provide this service);
- Parks, open space and recreation areas, and related capital improvements (Ada County Parks and Waterways provides this service to all of Ada County); and
- Public safety facilities, including law enforcement, fire, emergency medical and rescue and street lighting facilities (Ada County Sheriff provides this service to residents in unincorporated Ada County, Ada County Paramedics provides this service to all of Ada County, and the Ada County Coroner provides this service to all of Ada County).
- Capital – includes improvements, equipment, and land with a useful life of ten (10) years or more, by new construction or other action, which increase the service capacity of a public facility. (see Capital Improvements, Idaho State Code §67-8203)
- Level of service – a measure of the relationship between service capacity and service demand for public facilities (Level of Service, Idaho State Code §67-8203). In this report, it is calculated by dividing the current financial investment in capital (capacity) by the current square footage of commercial and residential space found in Ada County (demand).
- Single Family Residence – Includes single family residential structures and manufactured homes.
- Multi-Family Residence – Includes senior care facility dwelling units and apartments.

#### QUESTIONS ANSWERED:

##### A. What facilities can be funded by Development Impact Fees?

The service or facilities that can be funded by Development Impact Fees is defined by Idaho State Code §67-8203. It is a very narrow list and Ada County does not provide all the services that are eligible. Eligible Ada County Facilities include:

- Parks, open space and recreation areas, and related capital improvements.  
Ada County Parks and Waterways provides this service to all Ada County residents. The facilities utilized in providing these services include – Barber Park, the Oregon Trail facility, Greenbelt trail segments, and all the associated equipment (with a lifespan greater than 10 years) and improvements associated with these facilities.
- Public safety facilities, including law enforcement, fire, emergency medical and rescue and street lighting facilities.  
The Ada County Sheriff’s Office provides law enforcement services to residents and business in unincorporated Ada County. Although they do provide services to some of the cities located in Ada County, those are provided and paid for through a contract and thus not eligible for Development Impact Fees. The Sheriff’s office also provides jail services for all of Ada County residents. This report handles these services separately by classifying the facilities utilized in providing services separately (1- Sheriff (Law Enforcement) & 2- Jail). The facilities that are used to provide these services include – the Public Safety building, the jail campus, a percentage of dispatch, and all the associated equipment (with a lifespan greater than 10 years) and improvements associated with these facilities.

Ada County Paramedics provides emergency medical and rescue services to all Ada County residents. The facilities utilized in providing these services include – the 12 Paramedics Stations, the Benjamin Administration building, and all the associated equipment (with a lifespan greater than 10 years) and improvements associated with these facilities.

The Ada County Coroner provides additional law enforcement services to all of Ada County. The facilities utilized in providing these services include – the Morris Hill building and all the

associated equipment (with a lifespan greater than 10 years) and improvements associated with this facility.

In summary, the four (4) Ada County departments or offices that are eligible to collect Development Impact Fees are, 1) Parks & Waterways, 2) Ada County Sheriff’s Office (Jail & Law Enforcement), 3) Ada County Paramedics, and 4) the Ada County Coroner.

**B. What is the current “capital” invested into Impact Fee Eligible services?**

Development Services worked closely with each of the individual departments/offices, as well as the Ada County Auditor, to determine what the value of the current capital is. The current capital value includes things such as, land, buildings and equipment with a lifespan greater than 10 years. The total amounts invested in each of the departments can be found in the table below. For a more detailed summary, please refer to the tables in Appendix A.

Table 1: Summary of Current Investment	
Department/Office	Capital Value
EMS	\$10,219,155
Parks	\$9,331,974
Coroner	\$3,002,187
Jail	\$41,374,980
Sheriff (Law Enforcement)	\$1,460,135

**C. What is the current “level of service” being provided to Ada County Residents?**

When this report discusses “Level of Services” (LOS), it is discussing a measurement of the relationship between service capacity and service demand for public facilities. Another way it is explained is – the per resident or per square footage dollar amount of capital that Ada County currently has. In this report, the LOS is calculated by dividing the current financial investment in capital of each service providing department (capacity) by the current square footage of commercial and residential space found in Ada County (demand).

This calculation is significant, because it establishes the base for the per unit (or square foot) impact fee. This calculation shows that, in Ada County, \$”X” is provided for each single-family residence, multi-family residence or commercial square footage.

Table 2: Summary of Level of Service			
Department/Office	Per Single-Family Unit	Per Multi-Family Unit	Per Commercial square foot
EMS	\$42.37	\$20.72	\$0.0212
Parks	\$38.69	\$18.92	\$0.0194
Coroner	\$12.45	\$6.09	\$0.0062
Jail	\$171.53	\$83.87	\$0.0859
Sheriff (Law Enforcement)	\$63.08	\$32.46	\$0.0283
Total	\$328.11	\$162.05	\$0.1611

If Ada County were to adopt development impact fees, the amounts shown in Table 2 would be the maximum amounts that could be charged to each single-family residence, multi-family residence and commercial square footage.

**D. What are the growth rates Ada County is seeing in population, residential structures and commercial square footage in the county?**

There are many ways to measure growth in a community however, this report focuses on two (2) – growth in population and growth in the built environment, with dwelling units and commercial square footage.

The population data comes from the Community Planning Association of Southwest Idaho (COMPASS). As an association of local governments tasked with providing a forum for making transportation and other related planning decisions, COMPASS regularly tracks a multitude of growth-related data, including population. Table 3 outlines the population trends here in Ada County.

Table 3: Population					
Community	2000 (Census)	2010 (Census)	2013*	2015	2019 (FY2020)
Unincorporated Ada County	51,312	59,739	60,930	61,780	59,350
Boise	185,787	205,671	209,700	223,670	236,310
Eagle	11,085	19,908	21,350	24,600	31,720
Garden City	10,624	10,972	11,070	12,060	12,240
Kuna	5,382	15,210	15,960	17,320	22,830
Meridian	34,919	75,092	81,380	91,310	114,680
Star	1,795	5,793	6,480	7,930	10,990
*This year is included as it is the year the 2025 Ada County Comp Plan is based on.					

The second way this report shows patterns of growth is through the number of a) single family units built, multi-family units built and commercial/industrial square footage that has been built. This data is gathered by the Ada County Assessor as they track the properties and structures for taxing purposes.

Tables 4 through 7 provide a summary of the growth data:

- Table 4 shows a breakdown of the number of residential units assessed in each community in a given year (single family, multi-family, and total).
- Table 5 shows the breakdown of the amount of commercial/industrial square footage assessed in each community in a given year.
- Table 6 identifies the percentage of growth each community has experienced from a given year to 2020.
- Table 7 identifies the average yearly percentage of growth each community has experienced from a given year to 2020.

The other approach to a growth rate that is available is to utilize the growth rate identified in the Ada County 2025 Comprehensive Plan. This growth rate is simply stated as 2% per year. When compared to the yearly average for historical growth trends (Table 7), you can see that unincorporated Ada County has actually grown slower than the 2% projection when it comes to population and total residential units. Commercial square footage has exceeded the 2% on a yearly average since 2013.

This report will utilize both the 2% yearly growth rate and the historic growth rate.

Table 4: Residential Units															
Community	2000			2010			2013*			2015			2019 (FY2020)		
	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total
Unincorporated Ada County	16,952	219	17,171	19,471	403	19,874	20,249	444	20,693	19,210	492	19,702	21,044	539	21,583
Boise	58,420	20,587	79,007	68,390	24,488	92,878	69,684	24,809	94,493	71,960	27,546	99,506	74,906	30,752	105,658
Eagle	4,103	225	4,328	7,343	321	7,664	7,933	327	8,260	8,684	558	9,242	11,116	1,425	12,541
Garden City	4,558	1,164	5,722	4,413	988	5,401	4,483	991	5,474	4,547	1,295	5,842	4,641	1,439	6,080
Kuna	2,103	75	2,178	4,923	267	5,190	5,217	267	5,484	5,510	267	5,777	7,592	599	8,191
Meridian	11,729	1,302	13,031	24,902	2,696	27,598	27,029	3,280	30,309	29,024	4,990	34,014	36,316	8,144	44,460
Star	742	46	788	2,069	90	2,159	2,466	112	2,578	2,860	112	2,972	4,031	155	4,186
*This year is included as it is the year the 2025 Ada County Comp Plan is based on.															

Table 5: Commercial Square Footage					
Community	2000	2010	2013*	2015	2019 (FY2020)
Unincorporated Ada County	4,516,016	2,641,627	3,353,201	3,247,890	4,072,438
Boise	41,607,719	65,956,671	69,969,224	72,954,529	78,531,369
Eagle	914,950	3,372,168	3,637,436	3,757,883	4,316,482
Garden City	4,488,197	5,962,781	6,021,744	6,201,756	6,308,259
Kuna	249,167	684,909	877,764	965,832	1,273,896
Meridian	5,775,759	17,744,377	20,423,332	21,507,982	24,798,269
Star	30,673	572,231	632,634	624,191	1,048,255
*This year is included as it is the year the 2025 Ada County Comp Plan is based on.					

Community	From 2000			From 2010			From 2013			From 2015		
	population	residential units	square footage	population	residential units	square footage	population	residential units	square footage	population	residential units	square footage
Unincorporated Ada County	16%	26%	-10%	-1%	9%	54%	-3%	4%	21%	-4%	10%	25%
Boise	27%	34%	89%	15%	14%	19%	13%	12%	12%	6%	6%	8%
Eagle	186%	190%	372%	59%	64%	28%	49%	52%	19%	29%	36%	15%
Garden City	15%	6%	41%	12%	13%	6%	11%	11%	5%	1%	4%	2%
Kuna	324%	276%	411%	50%	58%	86%	43%	49%	45%	32%	42%	32%
Meridian	228%	241%	329%	53%	61%	40%	41%	47%	21%	26%	31%	15%
Star	512%	431%	3318%	90%	94%	83%	70%	62%	66%	39%	41%	68%

\*This year is included as it is the year the 2025 Ada County Comp Plan is based on.

Community	From 2000			From 2010			From 2013*			From 2015		
	population	residential units	square footage	population	residential units	square footage	population	residential units	square footage	population	residential units	square footage
Unincorporated Ada County	0.78%	1.28%	-0.49%	-0.07%	0.86%	5.42%	-0.37%	0.61%	3.06%	-0.79%	1.91%	5.08%
Boise	1.36%	1.69%	4.44%	1.49%	1.38%	1.91%	1.81%	1.69%	1.75%	1.13%	1.24%	1.53%
Eagle	9.31%	9.49%	18.59%	5.93%	6.36%	2.80%	6.94%	7.40%	2.67%	5.79%	7.14%	2.97%
Garden City	0.76%	0.31%	2.03%	1.16%	1.26%	0.58%	1.51%	1.58%	0.68%	0.30%	0.81%	0.34%
Kuna	16.21%	13.80%	20.56%	5.01%	5.78%	8.60%	6.15%	7.05%	6.45%	6.36%	8.36%	6.38%
Meridian	11.42%	12.06%	16.47%	5.27%	6.11%	3.98%	5.85%	6.67%	3.06%	5.12%	6.14%	3.06%
Star	25.61%	21.56%	165.88%	8.97%	9.39%	8.32%	9.94%	8.91%	9.39%	7.72%	8.17%	13.59%

\*This year is included as it is the year the 2025 Ada County Comp Plan is based on.



**E. What amount of funds could be anticipated if Development Impact Fees are adopted? What would these projections look like if it was just Ada County, or if it included the cities as well?**

Once the “level of services” are established (see Section C) and the growth patterns are determined (See Section D), a projection of development impact fees, if they were collected, can be calculated.

When it comes to Ada County services, the majority of services are provided not only to citizens in unincorporated Ada County, but to citizens inside city limits as well. It would not be equitable or justifiable to place the burden of funding the additional capital improvements, related to growth, onto new development only located in unincorporated Ada County. Collecting impact fees from developments inside city limits, requires the support and cooperation of the cities in Ada County. At this point the cities have not been consulted about their support of collecting impact fees for Ada County services.

The projections provided in Tables 8-11 present an estimate of the funds that could be collected for each service provided. A breakdown of the projected fees collected by all of Ada County (including the cities) and just Unincorporated Ada County is provided. Each table is further broken down by the 2% yearly growth rate and the historic growth rate.

Table 8: EMS Impact Fee Projections								
Comprehensive Plan Growth Projection								
	2021	2022	2023	2024	2025	2026	2027	2028
Community Unincorporated Ada County	\$19,783	\$20,179	\$20,582	\$20,994	\$21,414	\$21,842	\$22,279	\$22,724
Total Ada County & Cities	\$204,383	\$208,471	\$212,640	\$216,893	\$221,231	\$225,655	\$230,169	\$234,772
Growth Projection based on Historic Trend (2013-2020)								
	2021	2022	2023	2024	2025	2026	2027	2028
Community Unincorporated Ada County	\$8,294	\$8,433	\$8,575	\$8,723	\$8,874	\$9,031	\$9,192	\$9,359
Total Ada County & Cities	\$247,517	\$254,317	\$261,341	\$268,598	\$276,097	\$283,848	\$291,861	\$300,147

Table 9: Parks & Waterways Impact Fee Projections								
Comprehensive Plan Growth Projection								
	2021	2022	2023	2024	2025	2026	2027	2028
Community Unincorporated Ada County	\$18,065	\$18,427	\$18,795	\$19,171	\$19,555	\$19,946	\$20,345	\$20,752
Total Ada County & Cities	\$186,639	\$190,372	\$194,180	\$198,063	\$202,025	\$206,065	\$210,186	\$214,390
Growth Projection based on Historic Trend (2013-2020)								
	2021	2022	2023	2024	2025	2026	2027	2028
Community Unincorporated Ada County	\$7,574	\$7,701	\$7,831	\$7,965	\$8,104	\$8,247	\$8,394	\$8,547
Total Ada County & Cities	\$226,029	\$232,238	\$238,652	\$245,279	\$252,127	\$259,205	\$266,523	\$274,089

Table 10: Coroner Impact Fee Projections								
Comprehensive Plan Growth Projection								
Community Unincorporated Ada County Total Ada County & Cities	2021	2022	2023	2024	2025	2026	2027	2028
	\$5,812	\$5,928	\$6,047	\$6,168	\$6,291	\$6,417	\$6,545	\$6,676
	\$60,044	\$61,245	\$62,469	\$63,719	\$64,993	\$66,293	\$67,619	\$68,971
Growth Projection based on Historic Trend (2013-2020)								
Community Unincorporated Ada County Total Ada County & Cities	2021	2022	2023	2024	2025	2026	2027	2028
	\$2,437	\$2,477	\$2,519	\$2,563	\$2,607	\$2,653	\$2,701	\$2,750
	\$72,716	\$74,713	\$76,777	\$78,909	\$81,112	\$83,389	\$85,743	\$88,177

Table 11: Jail Impact Fee Projections								
Comprehensive Plan Growth Projection								
Community Unincorporated Ada County Total Ada County & Cities	2021	2022	2023	2024	2025	2026	2027	2028
	\$80,097	\$81,699	\$83,332	\$84,999	\$86,699	\$88,433	\$90,202	\$92,006
	\$827,500	\$844,050	\$860,931	\$878,149	\$895,712	\$913,626	\$931,899	\$950,537
Growth Projection based on Historic Trend (2013-2020)								
Community Unincorporated Ada County Total Ada County & Cities	2021	2022	2023	2024	2025	2026	2027	2028
	\$33,582	\$34,142	\$34,720	\$35,316	\$35,930	\$36,564	\$37,218	\$37,893
	\$1,002,139	\$1,029,670	\$1,058,108	\$1,087,489	\$1,117,851	\$1,149,233	\$1,181,676	\$1,215,224

Table 12: Sheriff (Law Enforcement) Impact Fee Projections								
Comprehensive Plan Growth Projection								
Community Unincorporated Ada County	2021	2022	2023	2024	2025	2026	2027	2028
	\$29,203	\$29,787	\$30,382	\$30,990	\$31,610	\$32,242	\$32,887	\$33,545
Growth Projection based on Historic Trend (2013-2020)								
Community Unincorporated Ada County	2021	2022	2023	2024	2025	2026	2027	2028
	\$12,003	\$12,200	\$12,404	\$12,613	\$12,830	\$13,053	\$13,284	\$13,522

As you can see from Tables 8-11, there is a significant difference in the projected revenue, depending on which growth percentage you use a) straight 2% based on the Ada County Comprehensive Plan, or b) using the historic trend since 2013. If impact fees were to be adopted, it would be important for the service providers to recognize the range of potential income, so they can incorporate a range of projects into their Capital Improvement Plans.

Another point worth noting, is that the development impact fees will need to be utilized in the “service area” from where they are collected. The services area could include the entire County, or the County could be divided into smaller service districts. This is important to remember, because if Development Impact Fees are adopted for only unincorporated Ada County, those funds would need to be spent to serve those in unincorporated Ada County, generally where the fees are collected from.

#### **SUMMARY:**

The State of Idaho provides some limited tools for communities to ensure growth related development is mitigating the impact it has on the delivery of certain services. Development impact fees are one of the tools community can utilize to mitigate the cost of service delivery. Ada County currently has four services that appear to be eligible for development impact fees – EMS service, Parks and Waterways, the Coroner’s services and the Sheriff’s services. Based on the current level of service and future growth projections, it does appear that Ada County could collect development impact fees to help pay for the acquisition of future capital needed to provide these services. The amount of fees that are collected would be 10 to 30 (depending on the growth projection) times more if the cities within Ada County agreed to collect impact fees for these services as well, since most of the development has happened within city limits and not in unincorporated Ada County.

An initial analysis of the amount of fees that Ada County could collect found the possibility of significantly depending variation, based on the growth projection that is used to create the Capital Improvement Plan and the cooperation with the cities. The general range of fees Ada County could expect to see for the first year of collecting impact fees:

- Ada County EMS: \$8,294 to \$247,517
- Parks and Waterways: \$7,574 to \$226,029
- Ada County Coroner: \$2,437 to \$72,716
- Ada County Jail: \$33,582 to \$1,002,139
- Ada County Sheriff (Law Enforcement): \$12,003 to \$29,203

#### **NEXT STEPS:**

The Ada County Development Services project charter for the “Development Impact Fees Project” requires a Board decision at the conclusion of Phase 1. The Board’s decision would be to either:

- a) Continue with the project, working towards the adoption of a Development Impact Fee ordinance for the services Ada County provides. This would include (but not limited to):
  - Utilizing the \$16,000 already budgeted to hire a consultant to assist in the adoption process;
  - Creating an Ada County Development Impact Fee Advisory Committee;
  - Drafting an Impact Fee Study, Capital Improvement Plans for the service providers; and,
  - Meeting with and negotiating with each of the cities.

It is anticipated that if all goes according to plan, a Comprehensive Plan amendment would be ready to go before the Planning and Zoning Commission in October 2020.

- b) Not pursue additional phases of the project, working towards adoption of Development Impact Fees, at this time. The data presented in this report could be used in the future, if the Board wanted to reexamine it at a later date.

## APPENDIX A

### Existing Capital:

#### EMS

Capital	FY - 2019	
Name	Life	Amount
JACK,FLOOR 10 TON	10	1,010.00
GENERATOR-STANDBY LIQUID PROPAN	10	20,878.29
TRAILER 2004 MIRAGE CARGO EXTERRA	10	2,038.50
8X20 MIRAGE TRAILER	10	2,809.00
GENERATOR 10KW	10	2,187.00
MEDIUM CASUALTY MANAGEMENT SHELTER	10	12,900.00
TRAILER 2005 STARLIGHT UTILITY 10X20	10	14,855.00
STORAGE SHED 16X24	10	7,530.00
TRAILER 2008 24' MOBILE TREAT FACILITY	10	137,080.00
TRAILER 2010 CARGO	10	5,200.00
SHED-16X24 INSULATED AND ELECTRICAL	10	7,357.00
TRAILER 2013 CARRY-ON ATV	10	1,571.39
TRAILER 2015 MIRAGE EDO 8.5X20	10	3,760.00
ACCESS CONTROL PANEL FOR 8 STATIONS	10	54,865.00
EMS #25 EMERGENCY SIGNAL OVERLAND/FEATHERLY	10	36,788.72
CPR CABINET	15	1,475.00
EMS GLENWOOD REMODEL	15	906,100.67
GLENWOOD STATION	20	294,925.36
EMS- MERIDIAN CAMPUS PROJECT	30	944,338.28
EMS #25 OVERLAND/FEATHERLY PROJECT	30	553,373.60
EMS STAR PROJECT	30	832,071.13
EMS USTICK & LINDER BUILDING	30	857,644.25
EMS ADMINISTRATION BUILDING REMODEL	30	2,630,545.64
EMS BENJAMIN SHOP	30	941,378.49
EMS W RIDENBAUGH ST	30	912,335.72
EMS- STAR LAND PURCHASE	0	170,461.60
EMS ADMINISTRATION LAND-BENJAMIN	0	442,572.50
EMS USTICK-LINDER LAND	0	308,791.56
RIDENBAUGH PROPERTY	0	112,310.90
<b>Total</b>		<b>10,219,154.60</b>

**PARKS & Waterways**

<b>Capital</b>	<b>FY - 2019</b>	
<b>Parks</b>		
Name	Life	Amount
Pressure Washer	10	3,729.88
Snow Plow	10	1,100.00
Snow Plow	10	2,575.00
Excavator Attachment	10	2,283.55
Snow Plow	10	3,625.00
Mower	10	2,759.90
Mower	10	9,787.86
Mower	10	9,787.86
Trailer	10	1,000.00
Trailer	10	1,243.00
Trailer	10	1,600.00
Playground Equip	15	7,093.00
Flatbed Rack	10	1,895.00
Barber Park	0	220,000.00
Barber Park Parking Lot	10	322,951.19
Barber Park Sprinkler System	10	32,794.73
Oregon Trail Potter Easement	0	66,577.50
Parking Field Landscaping	10	22,628.25
Oregon Trail Hwy 21	0	244,480.00
Barber Dam Deflection Berm	10	287,461.47
Barber Park Pathway Lighting	10	27,663.56
Barber Park Water System	10	33,555.20
Barber Park Maint and Boat Storage	20	80,601.67
Sewer System	10	1,018,652.63
Warm Springs Pathway	10	460,242.07
Penitentiary Pathway	15	2,236,373.53
EEC Storage Bldg	15	33,267.90
Barber Park Kiosk	15	121,448.94
Barber Park Office	15	984,034.37
Barber Park	15	445,055.25
Barber Park Events Center	30	2,078,837.91

Photovoltaic System Solar Panels	20	70,809.80
Photovoltaic System Kiosk	20	9,655.89
Oregon Trail Hadley	0	146,502.00
Excavator	10	24,984.56
Oregon Trail Kiosk	15	205,549.03
<b>Total</b>		<b>9,222,607.50</b>
<b>Waterways</b>		
Name	Life	Amount
Concrete Ramps	15	11,400.00
Barclay Ramp Improvement	15	36,866.57
Generator	10	2,400.00
Trailer	10	4,500.00
Trailer	10	1,205.00
Trailer	10	5,000.00
Backhoe	10	47,995.00
		<b>109,366.57</b>
<b>Total</b>		<b>\$ 9,331,974</b>

**Coroner**

<b>Capital</b>	<b>FY - 2019</b>	
Coroner Reroof	10	480,866.85
Utility Trailer	10	38,021.25
Morris Hill Morgue	10	483,298.55
Morris Hill Bldg/Land	25	2,000,000.00
<b>Total</b>		<b>\$ 3,002,187</b>

Sheriff

Name	Life	Amount	Type	Associated Service provided in unincorporated Ada County Only?	If No, what percentage of the use is Ada County Only?	How to calculate percentage
TRAILER 2008 C & B FM816	10	3,430.00		No	367.61	% based on jail utilization
FORKLIFT	10	20,900.00		No	2,239.95	% based on jail utilization
TRAILER 2016 7' X 14' UTILITY	10	6,448.50		No	691.12	% based on jail utilization
JAIL SECURITY SYSTEM UPGRADE	10	3,801,102.00		No	407,382.46	% based on jail utilization
STORAGE UNIT-LATERAL FILES	15	1,140.00		No	122.18	% based on jail utilization
FINGERPRINT CARD FILE CABINET W/LOCK	15	1,395.20		No	149.53	% based on jail utilization
FINGERPRINT CARD FILE CABINET W/LOCK	15	1,395.20		No	149.53	% based on jail utilization
FINGERPRINT CARD FILE CABINET W/LOCK	15	1,395.20		No	149.53	% based on jail utilization
PROPERTY ROOM STORAGE SYSTEM	15	77,475.15		No	8,303.39	% based on jail utilization
JAIL GUARD WORKSTATION REMODEL-JAIL	15	64,929.00		No	6,958.75	% based on jail utilization
JAIL VIDEO COURT ROOM UPGRADE 2011-PHASE I	15	75,221.02		No	8,061.80	% based on jail utilization
JAIL STAFF DINING REMODEL	15	145,765.32		No	15,622.37	% based on jail utilization
JAIL POD KITCHEN REMODEL	20	672,651.15		No	72,091.27	% based on jail utilization
PUBLIC SAFETY BUILDING	30	6,674,263.50	Bldg	No	715,313.06	% based on jail utilization
WORK RELEASE CENTER	30	802,108.36	Bldg	No	85,965.83	% based on jail utilization
JAIL ADDITION (A,B,C) NEW	30	8,694,798.08	Bldg	No	931,863.51	% based on jail utilization
INMATE HOUSING FACILITY	30	480,342.85	Bldg	No	51,480.66	% based on jail utilization
JAIL DORM 7	30	7,094,812.35	Bldg	No	760,385.31	% based on jail utilization
JAIL MEDICAL EXPANSION	30	6,645,073.03	Bldg	No	712,184.58	% based on jail utilization
FIRE SPRINKLER SYS JAIL MED EXPANSION	30	595,893.27		No	63,864.76	% based on jail utilization
JAIL POD D	30	5,318,668.30	Bldg	No	570,027.37	% based on jail utilization



LAND ALLUMBAUGH	0	190,867.10	LAND	No	20,456.15	% based on jail utilization
HAMILTON POINT TO POINT SYSTEM	10	4,905.34		No	525.73	% based on jail utilization
SHED-STORAGE 12X16	10	1,895.00		No	203.10	% based on population of unincorp vs incorp
STORAGE UNIT-VALUE LINE STYLE	10	1,334.00		No	142.97	% based on population of unincorp vs incorp
Q-MATIC NUMBERING SYSTEM - 4 STATIONS	10	17,429.00		No	1,867.95	% based on population of unincorp vs incorp
FILING SYSTEM-JETER UNIT	10	3,443.50		No	369.06	% based on population of unincorp vs incorp
8X16 GABLE STYLE SHED	10	1,891.00		No	202.67	% based on population of unincorp vs incorp
LOCKERS	10	13,861.00		No	1,485.55	% based on population of unincorp vs incorp
TABLE RACETRACK STYLE CONFERENCE ROOM	10	2,790.27		No	299.05	% based on population of unincorp vs incorp
TABLE CONFERENCE	10	1,299.00		No	139.22	% based on population of unincorp vs incorp
READER BOARD	10	4,761.40		No	510.30	% based on population of unincorp vs incorp
TABLE - CORNER ELECTRIC HEIGHT ADJ	10	1,800.51		No	192.97	% based on population of unincorp vs incorp
TABLE - COUNTERTOP ASSEMBLY	10	2,240.00		No	240.07	% based on population of unincorp vs incorp
SHED 12 X 20	10	5,345.00		No	572.85	% based on population of unincorp vs incorp
REMODEL DISPATCH CENTER/PSB	10	99,915.77		No	10,708.46	% based on population of unincorp vs incorp
ADA MODIFICATIONS AT PSB	10	15,701.22		No	1,682.78	% based on population of unincorp vs incorp
PUBLIC SAFETY BASEMENT REMODEL	10	23,495.67		No	2,518.14	% based on population of unincorp vs incorp
PSB RESTROOM REMODEL	10	37,937.00		No	4,065.89	% based on population of unincorp vs incorp
RANGE POWER	10	19,870.00		No	2,129.56	% based on population of unincorp vs incorp
SHERIFF'S FIELD SERVICES REMODEL	10	203,634.99		No	21,824.55	% based on population of unincorp vs incorp
PSB VOIP	10	458,539.52		No	49,143.90	% based on population of unincorp vs incorp
PSB REROOF	10	59,251.32		No	6,350.25	% based on population of unincorp vs incorp
DRIVER'S LICENSE REMODEL - WALL REMOVAL	10	38,788.47		No	4,157.15	% based on population of unincorp vs incorp
Q-MATIC NUMBERING SYSTEM - ADD'T STATIONS	10	6,394.20		No	685.30	% based on population of unincorp vs incorp
Q-MATIC NUMBERING SYSTEM UPGRADE	10	56,194.35		No	6,022.62	% based on population of unincorp vs incorp
CONCEALED WEAPONS COUNTER 120 X 180	15	4,999.00		No	535.77	% based on population of unincorp vs incorp

EVIDENCE LOCKERS	15	24,190.00		No	2,592.56	% based on population of unincorp vs incorp
PROPERTY & EVIDENCE SECURITY UPGRADE	15	29,352.00		No	3,145.80	% based on population of unincorp vs incorp
911 DATA CENTER COMPUTER RACK	15	720,098.15		No	77,176.40	% based on population of unincorp vs incorp
EVIDENCE STORAGE	30	1,087,368.00	Bldg	No	116,538.48	% based on population of unincorp vs incorp
LAND;PUBLIC SAFETY BUILDING	0	83,500.00	LAND	No	8,949.10	% based on population of unincorp vs incorp
SHELVING-CLASSIFICATION	10	1,150.00		No		Not used
CARGO STORAGE	10	3,120.00		No		
TRAILER 2003 TANDEM AXLE 7X14 STARLITE	10	4,003.00		Yes		
TRAILER 2003 CARGO	10	2,380.00		Yes		
TRAILER 2006 C&B 16' FLATBED	10	1,930.00		Yes		
TRAILER 2006 ENCLOSED EQUIPMENT	10	5,815.00		Yes		
TRAILER 1998 SPEED MONITOR	10	7,769.00		Yes		
RADAR TRAILER UNIT	10	13,160.00		Yes		
TRUCK BOMB SERVICE - DONATION	10	60,000.00		Yes		
JACK, ROLLING BRIDGE	10	1,139.99		Yes		
JACK, ROLLING BRIDGE	10	1,139.99		Yes		
TRAILER 2014 INTERSTATE 102 X 24 SUPERCOACH	10	10,760.00		Yes		
TRAILER 1990 WELLS FARGO UTILITY	10	1,025.00		Yes		
FUEL ISLAND CANOPY	10	62,867.35		Yes		
DDC CONTROL SYSTEM - MAINTENANCE SHOP	10	169,244.30		Yes		
BOMB SERVICE TRUCK-RESTORATION	10	14,350.00		Yes		
FUEL SYSTEM UPGRADE	15	21,599.00		Yes		
VEHICLE MAINTANCE SHOP	25	758,500.00	Bldg	Yes		
Sum Ada County Only		\$1,135,683		Sum of Percentage Share	\$ 4,758,809	
<b>Total Capital</b>					<b>\$ 5,894,491.52</b>	