

Canyon County Impact Fee Study

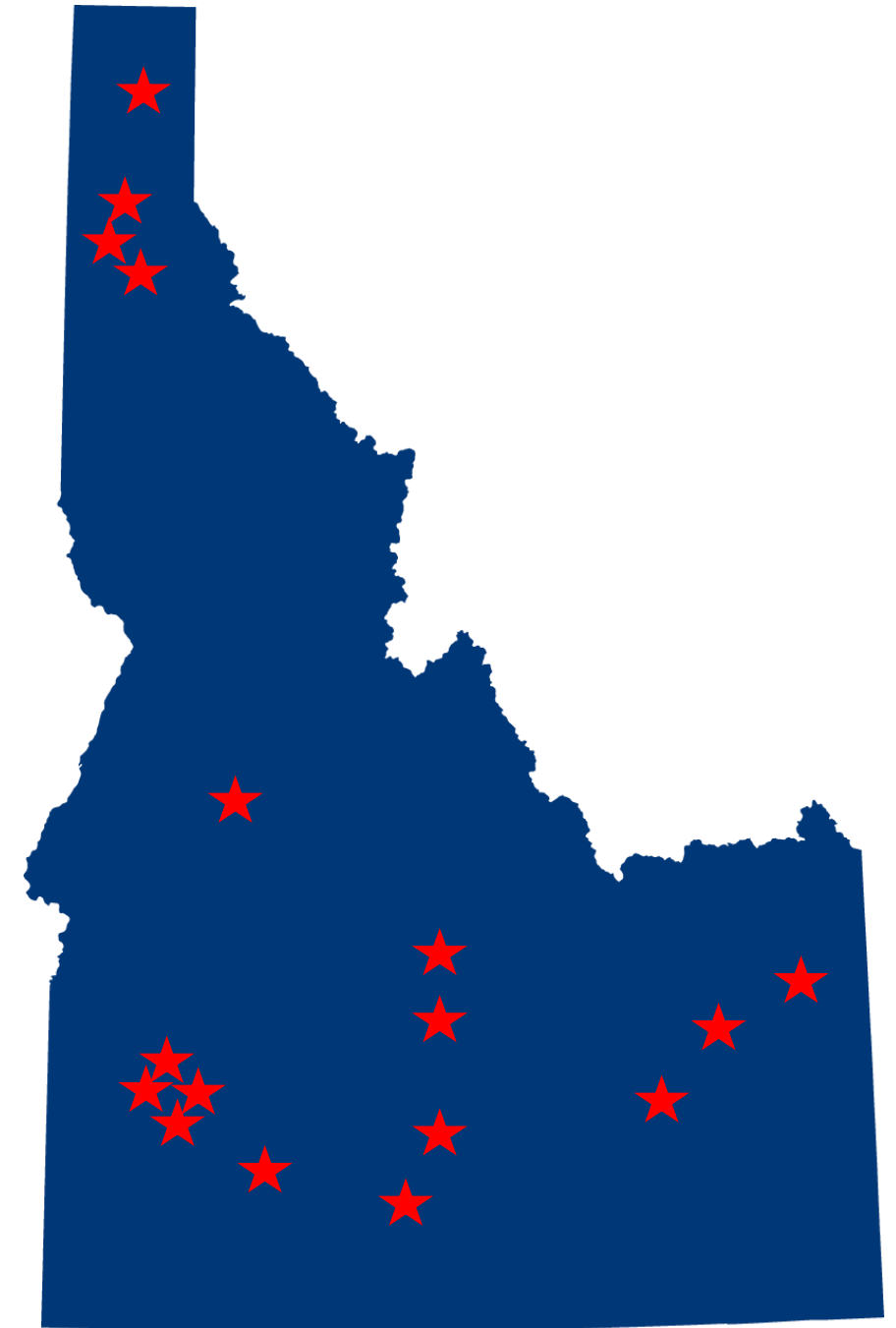
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TischlerBise | **Galena**
FISCAL | ECONOMIC | PLANNING | CONSULTING

TischlerBiseGalena Idaho Experience

Ada County	Boise	Burley
Caldwell	Caldwell Hwy. District	Caldwell Rural Fire District
Canyon County	Canyon County EMS	Carey
Cascade	Cascade Fire District	Donnelly
Driggs	Eagle Fire District	Eastside Fire District
Eastside Hwy. District	Elmore County	Emmett
Filer Fire District	Gem County	Gem County Fire District
Hailey	Hayden	Homedale Fire District
Houser Fire District	Idaho Falls	Jerome County
Kellogg	Kootenai County	Kootenai County Fire District
Kuna	Kuna Fire District	Lakes Hwy. District
Marsing Fire District	McCall	McCall Fire District
Melba Fire District	Meridian	Meridian Rural Fire District
MicaKidd Fire District	Middleton	Middleton Fire District
Middleton Parks District	Mountain Home	Nampa
Nampa Rural Fire District	North Ada Co. Fire District	Northern Lakes Fire District
Northside Fire District	Parma	Payette
Payette County	Post Falls	Post Falls Hwy. District
Rock Creek Fire District	Sandpoint	Shoshone County
Shoshone Fire District	Spirit Lake Fire District	St. Maries' Fire District
Star Fire District	Sun Valley	Teton County
Timberlake Fire District	Twin Falls	Valley County
Victor	West Pend	Whitney Fire District
Wilder Fire District	Worley Fire District	



Impact Fee Fundamentals

- One-time payment for growth-related infrastructure, usually collected at the time buildings permits are issued
- Not a tax, similar to a contractual arrangement to build infrastructure with fee revenue, with three requirements
 - **Need** (system improvements, not project-level improvements)
 - **Benefit**
 - Short range expenditures
 - Geographic service areas and/or benefit districts
 - **Proportionate**

Impact Fee Fundamentals

- Methodologies: past vs present vs future
- Generally, impact fees cannot charge for a higher level of service than current LOS
 - Unless there are other funding sources to address the current residents
- Capital improvement plans need to justify collection
- Once impact fees are collected, County will be obligated to build new facilities/infrastructure
- Adoption process will require adoption by the cities

Impact Fees in Idaho

- Impact fee revenue must be maintained in an interest bearing account
- Monies must be spent within 8 years from collection
- Community must publish an Annual Monitoring Report and have Advisory Committee
- Capital improvement plan (CIP) is required
- Comprehensive review and update every 5 years
- Eligible for the following public facilities with useful life of 10 years or more:
 - Water, wastewater, stormwater
 - Transportation
 - Parks & Recreation
 - Public safety: law enforcement, fire, EMS

Advisory Committee

- A Development Impact Fee Advisory Committee (DIFAC) has to be established for each entity that will adopt/collect fees
 - Or a joint DIFAC recognized by jurisdictions
- Committee is at least 5 members/residents
 - At least 2 must be developers, realtors, builders; at least 2 must not be active in those fields; no elected officials
- Assist in the assumptions regarding growth, levels of service, future demand, costs, capital plans, etc.
- Meet annually to review revenue and expenditure report

Impact Fee Study Process

1. Determine existing development base and projected future growth
2. Determine existing levels of service and capital needs due to new growth
3. Determine appropriate indicators of demand
4. Evaluate methodological alternatives
5. Evaluate need for credits
6. Calculate fees
7. Review and input from Advisory Committee/other stakeholder groups
8. Adoption process (for all jurisdictions)
 - P&Z for CIP to be included in Comp Plans
 - Elected officials

Canyon County Growth

- Draft 10-year residential growth projections
 - Countywide growth 35% increase
 - Unincorporated growth: 17.6% increase

Countywide Canyon County, ID	Base Year 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Increase
Population [1]	277,307	287,011	296,714	306,417	316,121	325,824	335,527	345,230	354,934	364,637	374,340	97,033
<i>Percent Increase</i>		3.5%	3.4%	3.3%	3.2%	3.1%	3.0%	2.9%	2.8%	2.7%	2.7%	35.0%
Housing Units [2]												
Single Family	87,990	90,786	93,582	96,378	99,174	101,970	104,766	107,562	110,358	113,154	115,950	27,960
Multifamily	11,213	12,024	12,835	13,646	14,457	15,268	16,079	16,890	17,701	18,512	19,323	8,110
Total Housing Units	99,203	102,810	106,417	110,024	113,631	117,238	120,845	124,452	128,059	131,666	135,273	36,070

[1] Population growth based on housing development and PPHU factors

[2] Canyon County 5-year building permit trend assumed to continue

Canyon County Growth

- Draft 10-year commercial growth projections
 - Countywide growth 34.4% increase
 - Unincorporated growth: 50.2% increase

Countywide Canyon County, ID	Base Year 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Increase
Jobs [1]												
Retail	19,396	19,795	20,182	20,569	20,956	21,343	21,752	22,162	22,571	22,964	23,289	3,893
Office	12,365	12,835	13,266	13,698	14,129	14,561	15,011	15,461	15,911	16,349	16,709	4,344
Industrial	26,717	28,665	30,086	31,507	32,928	34,349	35,798	37,247	38,696	40,124	41,083	14,366
Institutional	21,353	21,924	22,386	22,848	23,310	23,772	24,256	24,741	25,226	25,692	26,209	4,856
Total	79,831	83,219	85,920	88,622	91,323	94,025	96,818	99,611	102,404	105,129	107,290	27,459
<i>Percent Increase</i>		<i>4.2%</i>	<i>3.2%</i>	<i>3.1%</i>	<i>3.0%</i>	<i>3.0%</i>	<i>3.0%</i>	<i>2.9%</i>	<i>2.8%</i>	<i>2.7%</i>	<i>2.1%</i>	34.4%
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	9,136	9,324	9,506	9,688	9,870	10,053	10,245	10,438	10,631	10,816	10,969	1,834
Office	3,796	3,940	4,073	4,205	4,338	4,470	4,608	4,747	4,885	5,019	5,130	1,334
Industrial	23,071	24,311	25,217	26,122	27,027	27,932	28,855	29,779	30,702	31,611	32,222	9,151
Institutional	8,000	8,200	8,361	8,523	8,685	8,847	9,016	9,186	9,355	9,519	9,700	1,700
Total	44,002	45,775	47,157	48,538	49,920	51,302	52,725	54,149	55,573	56,965	58,020	14,018

[1] COMPASS Traffic Analysis Zone Model; Communities in Motion 2050; TischlerBise analysis

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

Canyon County Study

- Exploring sheriff facilities, jail, coroner, parks
- Important discussions:
 - Current facility level of service
 - Ex. jail beds per 1,000 residents
 - What are the department's capital expansion needs to accommodate future growth demand?
 - We cannot address current deficiencies with impact fees
 - Do the growth-related improvements benefit countywide development or are service areas needed?

Canyon County Study

- Jail
 - Phase 1
 - Project is a total of 200 beds, adding 78 beds of capacity
 - ~39% future growth related
 - Phase 2
 - Long-term project
 - Total of 500 beds
 - Phase 3
 - Total of 300 beds

Canyon County Study

- Sheriff
 - New HQ already funded
 - Training facility expansion
 - A portion of the future site is growth-related
 - But by collecting impact fee, County is committing to project, or something similar
 - And other funding will be needed for the non-growth-related portion

Canyon County Study

- Coroner
 - Future growth will result in needs for expansion of offices, storage, secure records, locker rooms/laundry
 - However, current location cannot be expanded
 - County would have to move department to a different site and expand footprint

Canyon County Study

- Parks, Cultural & Natural Resource
 - Not traditional parks and recreation facilities
 - Discussed needs for Lake Lowell improvements, pathway expansion
 - Celebration Park could be expanded or replicated further down the river
 - However, to what extent is use from outside of Canyon County?
 - Are Cities willing to collect County Park Impact Fee?

Canyon County Study

- Next Steps
 - Input from Commissioners regarding capital expansion priorities and commitments
 - Prepare draft fee results
 - Review with DIFAC
 - Further input from Commissioners
 - Engage with Cities

Thank you

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