



ADA COUNTY DEVELOPMENT SERVICES

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BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

August 19, 2025

Honorable Mayor and Council Members:

Ada County requests an amendment to Garden City's Comprehensive Plan to adopt the 2024 Capital Improvement Plans and Development Impact Fee Studies (CIPs) for the Ada County Jail, Coroner, and EMS. Ada County requests these studies be added as an "Other Plan" within "Incorporated Plans" on page 89 of Garden City's Comprehensive Plan. Pursuant to Idaho Code, these CIPs will guide the aforementioned Ada County entities and district over the next ten years as they fund facilities, apparatus, and equipment to continue the current levels of service as growth occurs. Following adoption of these studies, Ada County will request the Garden City establish an ordinance and interlocal agreement for the collection and disbursement of these impact fees.

The CIPs indicate that over the next 10 years, there will be an estimated 23 percent increase in population (125,397 new residents), a 23 percent increase in housing development (50,296 new housing units), an 18 percent increase in employment (43,283 new jobs), and a 13 percent increase in new commercial square footage (16,970,000 square feet) within Ada County, requiring impact fees in the amounts shown in Figure 1 to maintain current levels of service for these county-wide service providers.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Letson".

Leon Letson, AICP
Community Planning Manager
Ada County Development Services

Ada County Proposed Impact Fees	
Sheriff (Collected in Unincorporated Ada County Only)	
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
Jail	
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
Paramedics	
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
Coroner	
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

Figure 1: Proposed Impact Fees