

AN ORDINANCE AMENDING ADA COUNTY CODE TITLE 9, CHAPTERS 1, 2, 3, 4, 5, AND 6 TO PROVIDE FOR THE ADOPTION OF REGULATIONS TO COLLECT TAXING DISTRICT IMPACT FEES ON PROPERTY LOCATED WITHIN AREAS OF CITY IMPACT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 9, CHAPTERS 1, 2, 3, 4, 5, AND 6 BE AMENDED AS FOLLOWS:

**Section 1:** Amending Ada County Code § 9-1-2 to adopt Ada County Code Title 10 and Appendix E to the Ada County Comprehensive Plan as applying to properties within the Kuna City Areas of City Impact to allow for the collection of impact fees as follows:

**9-1-2: APPLICABLE PLAN, POLICIES AND ORDINANCES:**

- A. The 1998 City of Kuna Comprehensive Plan as adopted by Ada County Resolution No. 2212, shall apply to property within unincorporated part of the Kuna Area of City Impact A as adopted by Ada County Ordinance No. 862.
- B. The Ada County Comprehensive Plan as adopted by Ada County Resolution No. 2187, shall apply to property outside of the boundaries of Kuna Area of City Impact A but within the unincorporated part of the Kuna Area of City Impact B as adopted by Ada County ordinance no. 862.
- C. The Ada County zoning ordinance (title 8 of this Code) shall apply to all unincorporated property within both Kuna Area of City Impact A and B.
- D. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. \_\_\_\_\_, or as they may be amended from time to time, shall apply to all unincorporated properties located within both Kuna areas of city impact A and B boundaries to enable the collection of impact fees to support the cost-effective delivery of public services.

**Section 2:** Amending Ada County Code § 9-2-3 to adopt Ada County Code Title 10 and Appendix E to the Ada County Comprehensive Plan as applying to properties within the city of Eagle Area of City Impact to allow for the collection of impact fees as follows:

**9-2-3: APPLICABLE PLAN POLICIES AND ORDINANCES:**

- A. The Eagle comprehensive plan, as amended by the city of Eagle on September 14, 2005, by Resolution 04-15, and as further amended by Ada County resolution 1720, shall apply within the Eagle area of city impact.

- B. Applications for subdivision development in the Eagle area of city impact shall be evaluated for conformance to the design and improvement standards contained in the Eagle city code, title 9, chapter 3, and in chapter 4, sections 9-4-1-1 through 9-4-1-12.
- C. All subdivision plats situated within the area of city impact shall be submitted to the city of Eagle for their recommendation.
- D. The Ada County zoning ordinance shall be used to implement this chapter.
- E. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. \_\_\_\_\_, or as they may be amended from time to time, shall apply to all unincorporated properties located within the Eagle area of city impact boundary to enable the collection of impact fees to support the cost-effective delivery of public services.
- EF. Ada County shall use the following standard in calculating density of residential development: The total number of dwelling units within a proposed development, divided by the total land area. Fractional amounts greater than those designated on the Eagle comprehensive plan land use map will not be allowed except where the Eagle comprehensive plan details a fractional density, and then the density shall not exceed the number described in the Eagle comprehensive plan. Floodway areas and land used for public uses such as schools or public service facilities will not be included in the total land area calculation.

**Section 3:** Amending Ada County Code § 9-3-3 to adopt Ada County Code Title 10 and Appendix E to the Ada County Comprehensive Plan as applying to properties within the Boise city Area of City Impact to allow for the collection of impact fees as follows:

**9-3-3: APPLICABLE PLAN POLICIES AND ORDINANCES:**

- A. The Boise City comprehensive plan, adopted by Ada County resolution 2031, and including the Boise City comprehensive park and recreation system plan, as amended on October 5, 2004, by Boise City resolution 18344 and as further amended on November 15, 2005, by Boise City resolution 18866 shall apply within the unincorporated part of the Boise City area of city impact.
- B. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter.
- C. Title 4, chapter 12 of the Boise City code, known also as the Boise City impact fee ordinance 5685, dated November 28, 1995, and as amended by ordinance 6114 on December 11, 2001, and as amended by ordinance 6462 on April 11, 2006, shall be applicable within the Boise City area of city impact.
- D. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. \_\_\_\_\_, or as they may be amended

from time to time, shall apply to all unincorporated properties located within the Boise City area of city impact boundary to enable the collection of impact fees to support the cost-effective delivery of public services.

- DE. The Boise City uniform street and address number ordinance, title 9, chapter 6 of the Boise City code, as may be amended from time to time, shall apply to all property within the Boise City area of city impact. Street names and addresses shall be assigned by Boise City. Existing street names and addresses in the Boise City area of city impact, not in compliance with the Boise City uniform street and address number ordinance at the time this section goes into effect, shall not be changed until address changes are necessary for address continuity.

**Section 4:** Amending Ada County Code § 9-4-3 to adopt Ada County Code Title 10 and Appendix E to the Ada County Comprehensive Plan as applying to properties within the city of Meridian Area of City Impact to allow for the collection of impact fees as follows:

**9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES:**

- A. The Meridian comprehensive plan, adopted by Ada County resolution 2044, shall apply to the Meridian area of city impact.
- B. All subdivision plats, situated within the area of impact, shall be submitted to the city of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306.
- C. All subdivision plat applications in the urban service planning area for land zoned RUT (rural-urban transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian council prior to preliminary plat approval by the board.
- D. A condition of approval for all subdivision plats in the urban service planning area for land zoned RUT (rural-urban transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city council prior to preliminary plat approval by the board.
- E. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter.
- F. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. \_\_\_\_\_, or as they may be amended from time to time, shall apply to all unincorporated properties located within the Meridian area of city impact boundary to enable the collection of impact fees to support the cost-effective delivery of public services.

FG. The Meridian comprehensive plan shall apply to the property described in Ada County ordinance 508. The land use designation of the adjacent property shall apply to the area described in Ada County ordinance 508.

**Section 5:** Amending Ada County Code section 9-5-3 to adopt Ada County Code Title 10 and Appendix E to the Ada County Comprehensive Plan as applying to properties within the Garden city Area of City Impact to allow for the collection of impact fees as follows:

**9-5-3: APPLICABLE PLAN POLICIES AND ORDINANCES:**

- A. The Garden City comprehensive plan, as adopted and amended by Garden City resolution 845-06 on July 24, 2006, shall apply within the Garden City area of city impact.
- B. Applications for subdivision development in the Garden City area of city impact shall be evaluated by Garden City for conformance to the design and improvement standards contained in the February 9, 1988, Garden City planning and zoning ordinance 443, title 9, chapter 3, and in chapter 4, subsections 9-4-1 through 9-4-1-12.
- C. All subdivision plats situated within the area of city impact shall be submitted to Garden City for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306.
- D. The Ada County zoning ordinance (title 8 of this code) shall be used to implement this chapter.
- E. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. \_\_\_\_\_, or as they may be amended from time to time, shall apply to all unincorporated properties located within the Garden City area of city impact boundary to enable the collection of impact fees to support the cost-effective delivery of public services.

**Section 6:** Amending Ada County Code § 9-6-3 to adopt Ada County Code Title 10 and Appendix E to the Ada County Comprehensive Plan as applying to properties within the city of Star Area of City Impact to allow for the collection of impact fees as follows:

**9-6-3: APPLICABLE PLANS, POLICIES AND ORDINANCES:**

- A. Star Area Of City Impact:
  - 1. The Star comprehensive plan, as adopted and amended by the city of Star as of October 5, 2004, by resolution 2004-6, with the amended land use designation map adopted by resolution 2005-9 dated August 19, 2005, shall apply within the Star area of city impact.
  - 2. The Ada County zoning ordinance shall apply within the Star area of city impact.

3. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. \_\_\_\_\_, or as they may be amended from time to time, shall apply to all unincorporated properties located within the Star area of city impact boundary to enable the collection of impact fees to support the cost-effective delivery of public services.
34. All subdivision final plats situated within the Star area of city impact shall be submitted to the city of Star for approval.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2019.

**Board of Ada County Commissioners**

By: \_\_\_\_\_  
Kendra Kenyon, Commissioner

By: \_\_\_\_\_  
Diana Lachiondo, Commissioner

By: \_\_\_\_\_  
Rick Visser, Commissioner

ATTEST:

\_\_\_\_\_  
Phil McGrane, Ada County Clerk