

City of Wilder

Comprehensive Plan

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The City of Wilder supports a diverse agricultural economy, proud of its rural flavor, while addressing the changing needs of a growing community to provide jobs, housing, business opportunities, a good school system, adequate infrastructure and recreational facilities, all of which make our community self sustaining.

Wilder

I like to think of Wilder as a place in which to stay,
A place to rear my children in the proper sort of way,
A place to build real friendships, a place to live and do –
Where world-old inspirations can gather something new.

I think it's about the finest place I've seen since I was born,
As good a place as we will vision till Gabriel blows his horn.
In fact, I fain would call it, the land of "Howdy do".
Good-natured neighbor feeling that's honest, square and true.

I like to think of Wilder with busy thoroughfare,
As just the place for comrades to come from here and there.
To have a good handshaking, to walk and talk and smile,
As though they hoped to stay here, at least, for quite a while.

I like to think of Wilder, a lovely western place,
Where folks have sought the noble and banished all the base;
Have wrought in ways enduring and used the noblest plan,
Resolving that the big thing is just to be a MAN.

I like to think of Wilder, not merely dark and light,
But more a place where somehow things always come out right.
Hand out a smile and quickly the rest are smiling, too.
It's part of our religion to laugh and see it through.

I like to think of Wilder, a place where people say
What's good about the neighbors and cast the slams away;
Where all the folks are friendly and do the best they can
To spread a little sunshine along this earthly span.

I like to think of Wilder, a place of grace untold,
With seasons quite delightful, with joy for young and old,
With splendid trees and flowers that have their humble share
In sending forth sweet fragrance to dull the edge of care.

I hear the children singing – their souls are rich with song,
The bluebirds and the robins make music all day long;
The sounds in the mountains refresh the thirsty rills –
Though we are in the valley, our hearts are in the hills.

I like to think of Wilder, not all materials things,
But rather as a kingdom, with folks as queens and kings;
Not common sordid rulers over acres, tracts and marts,
But monarchs true and knightly in the royal realm of hearts.

By: J. J. Fleming

**CITY OF WILDER
THIRD COMPREHENSIVE PLAN**

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**SECTION 1
TITLE**

This Chapter shall be referred to and known as the CITY OF WILDER THIRD COMPREHENSIVE PLAN.

**SECTION 2
PURPOSE**

The purpose of the City Comprehensive Plan shall be as follows:

- A. The Comprehensive Plan and Land Use Map for the City sets forth public statements of goals and policies that provide direction and guidance to the decision-making process for which the Commission and City Council are responsible to the citizens of the community.
- B. The planning process allows the City to formulate the vision of what it wants to be. The Plan reviews the history and present conditions of the City as well as recognizing that it is wise to look ahead and anticipate instead of react, and to make decisions that are based on shared community objectives.
- C. The purpose of the Comprehensive Plan and Land Use Maps shall be to protect and promote the health, safety and welfare of the residents of the City and to give due consideration to the needs of the people of the region of which the City is a part.
- D. Wilder recognizes that planning is an ongoing process. Therefore, recommendations to implement, examine, explore, research, study, investigate and similar language of consideration shall include the ability to adopt actions, revise, change and alter programs and laws consistent with the results thereof, and shall not be construed as language limiting the alternatives or powers available to the City to promote and protect the stated goals and policies.

**SECTION 3
LEGAL HISTORY AND BASIS FOR PLANNING AND ZONING**

The legal basis for planning and zoning in the City is as follows:

- A. Community planning in America originated during colonial times when street grid and building arrangement of settlements were planned. By 1800, plans were being developed for large cities, including the new national capital of Washington. During the early 1900's, the concepts of planning and zoning were tested in the nation's court system. These court actions firmly established the right of communities to

regulate the use of private property through the planning and zoning process.

- B. Legislation authorizing communities to form planning commissions, develop comprehensive plans and adopt implementing ordinances was passed by the Idaho Legislature in the 1950's. This original enabling legislation was subsequently repealed and superseded by the Local Planning Act, which is set forth as Chapter 65, Title 67, of the Idaho Code. This Act requires all cities and counties in Idaho to undertake a planning and zoning program. It prescribes the procedures for: creating planning and zoning commissions; developing comprehensive plans and future acquisitions maps; negotiating areas of city impact; and completing other planning and zoning requirements.

SECTION 4 PROPERTY RIGHTS

- A. PURPOSE: The purpose of this component is to:

1. Ensure that the City of Wilder in its land use policies, restrictions, conditions and fee structure does not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property; and
2. Establish for planning and implementation purposes an orderly, consistent review process to enable the City to evaluate whether the proposed regulatory or administrative actions may result in a taking of private property without due process of law.

- B. ANALYSIS OF PRIVATE PROPERTY RIGHT:

1. **Central Principal:** A land use regulation or action must not be unduly restrictive so as to cause a “taking” of a landowner’s property without just compensation. This right is provided in the Fifth Amendment to the United States Constitution and in Article 1 § 13 of the Constitution of the State of Idaho. Such a “taking” can occur whether accompanied by an actual taking of physical property or not. In the land use context, the issue is usually framed: *Is the land use ordinance, regulation or is the decision so restrictive so as to deprive the owner of economically viable use of the subject property?* If so, then it is the subject of an “inverse condemnation” [a taking without just compensation].
2. **What happens when there is a taking without compensation?** The courts, when they find a “taking,” require either the payment of compensation or the court invalidates the action for a violation of the due process.
3. **Checklist to review potential impact of regulatory or administrative actions upon specific property:**

- a. *Does the proposed regulation or action result in a permanent or temporary physical occupation of private property without just compensation? If so, it is in conflict with this Comprehensive Plan unless it qualifies under part 2 of this checklist.*

- b. *Does the regulation or action require a property owner to dedicate a portion of property or grant an easement? If the answer is yes, then the regulation or action is in conflict with this Comprehensive Plan unless the regulation or action requiring the dedication or grant:*
 - i. Is reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development; and/or
 - ii. The magnitude of the burden placed on the proposed development is reasonably related to the adverse impacts created by the development; and/or
 - iii. The proposed action substantially advances the legitimate public interest of the City of Wilder.

- c. *Does the regulation deprive the owner of all economically viable uses of the property as a whole [which does not necessarily mean planned use, a prior use or the highest and best use of the property but the degree to which the regulatory action interferes with a property owner's reasonable investment-backed expectations]?*

If the answer to 3 is *yes*, the regulation is in conflict with this Comprehensive Plan unless the proposed uses are otherwise prohibited by the laws of nuisance or other preexisting limitations on the use of the property.

- d. *Does the regulation have a significant impact on the landowner's economic interest?*

Analysis may include, if relevant, a comparison of the value of the property before and after the impact of the regulation. A reduction in property value alone is not enough, but a severe reduction in property value may result in a significant impact of economic interest or elimination of reasonably profitable uses.

- i. Analysis may include, if relevant, a review of the regulatory impact on any existing development rights of the owner.
- ii. If significant impact on landowner's economic interest if found: What is the legitimate public interest of the City of Wilder, and does the proposed regulation substantially advance that interest?

- iii. If there is a significant impact on the landowner's economic interest and the proposed regulation does not substantially advance a legitimate public interest of the City of Wilder, it is in conflict with this Comprehensive Plan.
- e. *Does the regulation deny a fundamental attribute of ownership such as right to possess, exclude others and dispose of all or a portion of the property? If so, what is the legitimate public interest of the City of Wilder and does the proposed regulation substantially advance that interest?*
 - i. If the regulation is found to deny a fundamental attribute of ownership and the proposed regulation does not substantially advance a legitimate public interest of the City of Wilder, it is in conflict with this Comprehensive Plan.
- f. *Does the regulation serve the same purpose that would be served by directly prohibiting the use or action, and does the condition imposed substantially advance that purpose?*
 - i. What is the legitimate public interest of the City of Wilder and does the proposed regulation substantially advance that interest? A proposed regulation which does not substantially advance a legitimate public interest of the City of Wilder is in conflict with this Comprehensive Plan.

The review process should evaluate whether the proposed regulation or administrative actions may result in a taking of private property without due process of law.

SECTION 5 COMPREHENSIVE PLANNING MAPS, ADOPTION AND USE

The use of the Wilder Comprehensive Plan and the adoption of Official Land Use Planning Maps are as follows:

- A. The Comprehensive Plan language and Land Use Planning Maps are to be read and considered together as a whole. Due to the interrelationship between sections of this Plan, relevant inventories, analyses, goals, policies and implementation on any particular topic may be found throughout the document.
- B. The Land Use Planning Maps are hereby adopted as part of this Chapter, which Maps consist of the following:
 - 1. **Existing Land Use Planning Map:** The Wilder Zoning Map depicts existing transportation components of the City and surrounding vicinities, together with

depictions of the existing conditions as they relate to specific land uses, to-wit: residential single-family dwellings, residential multi-family dwellings and/or mobile home residential use, commercial, industrial and public. This Map shall be known and designated as the Wilder Zoning Map and it is hereby adopted as an official Land Use Planning Map.

2. **The Wilder Future Land Use Map** depicts for planning purposes desired land uses in the City and in the Area of City Impact, considering the needs of the City presently and in the foreseeable future. Said Map depicts agriculture, low density residential, low to mid density residential, mixed use, central business district, commercial, commercial/industrial, and public land use designations and further depicts anticipated transportation and recreational needs. This map shall be known and designated as the Wilder Future Land Use Map and it is hereby adopted as an official Land Use Planning Map.
3. **Wilder Area of City Impact Map:** The Area of City Impact is recognized as the area of potential growth for the City of Wilder. The Area of City Impact Map depicts the planning boundary for future annexations (See Appendix).

C. The Wilder Land Use Planning Maps are intended to identify basic land uses and designate areas for future expansion of those uses. The land use designations are for planning purposes only. Amendments to the zoning map will be in conformity with the Comprehensive Plan.¹

Goal: The Future Land Use Map is a comprehensive planning tool that ensures the City of Wilder remains a full-service community with services, amenities and facilities that support residents and businesses and maintain the unique character of an agriculture-based community.

Objective: Plan for the necessary roads, water and sewer, and other infrastructure needed to support new residential growth. Include such improvements in a capital improvement program and then fund and construct such improvements.

Objective: Increase the potential for providing decent housing of all types and open to all persons at prices and rents within their means.

Policy: Adopt land use policies that ensure a balance of compact, sustainable commercial and residential development.

Policy: Pursue an Area of City Impact Agreement with Canyon County that manages growth in the Impact Area in a manner consistent with the city's

¹See Title 9 of the Municipal Code

**SECTION 6
POPULATION ANALYSIS**

A population analysis of past, present and future trends in population for the City is as follows:

A. PAST POPULATION TRENDS

	1970	1980	1990	2000	2006	2015*	2025*
Wilder	564	1260	1232	1462	1453	2642	3917
Canyon County	61,288	83,756	90,076	131,441	173,302	225,503	255,796

Source: Idaho Department of Commerce, City & County Profiles

*Population Projections provided by COMPASS. www.compassidaho.org

1. During the ten (10) year period between 1960-1970, the City had a seven-tenths of a percent (0.7%) drop in population due mainly to the purchase of small local farms by a few large farming operations. Jobs were eliminated as "hand labor" lost out to more efficient, mechanized methods of large scale farm operators.
2. The economy of Idaho and the nation has done well since 1970. As a result, Wilder's population growth is reflected in the construction of three (3) housing complexes and an eight and three-tenths percent (8.3%) population increase during those years. Those three (3) housing complexes are as follows:
 - a. Chula Vista Acres, an agricultural-related housing complex, is comprised of one hundred twenty (120) units, eighty (80) completed in 1976 and forty (40) units added in 1980; and
 - b. The Mitchell Addition consists of fifty three (53) units constructed between 1971 and 1974; and
 - c. Westfield Plaza, a senior citizen housing complex, consists of twelve (12) units built in 1978 and an addition of twelve (12) units built in 1999.
 - d. No additional units are anticipated at Chula Vista Acres, Westfield Plaza, or the Mitchell Addition.
3. During the current decade, three (3) additional subdivisions have been approved and annexed into the City. They are as follows:
 - a. Pioneer Subdivision, zoned R-1 Single-family, contains 51 lots. This was annexed March 13, 2001. At present (2009), this subdivision has not been completely built out.

- b. Rose Haven I Subdivision, zoned R-2 Multi-family, contains 43 lots. It was annexed March 13, 2001. Rose Haven I has been built out.
 - c. Rose Haven II Subdivision, zoned R-1 Single-family, contains 37 lots. This was annexed February 13, 2007. At present (2009), only two homes have been completed in this subdivision.
4. On July 10, 2007, the City annexed Penny Lane Subdivision, zoned R-2 Multi-family, which contains approximately 101 acres. It is located in the northeast quadrant of the city. To date (2009), no development has occurred on this land.
- B. PRESENT AND FUTURE POPULATION TRENDS: There has been significant growth in Ada and Canyon Counties during the last decade which has been concentrated in the cities and impact areas of Boise, Meridian, Kuna, Nampa, Caldwell and Middleton and, to a lesser degree, cities further to the west in Canyon County. Wilder's population grew 18.7% between 1990 and 2000. The population has stabilized since 2000. Projections by the regional metropolitan planning organization, Compass, forecast that the population of Wilder will nearly double by 2030.

Goal: Adequately provide for a population of 4,504 residents, expected to be reached by 2030.

SECTION 7 ECONOMIC DEVELOPMENT

- A. ANALYSIS OF ECONOMIC BASE OF THE AREA: An analysis of the economic base of the area including employment, industry, economy, jobs and income levels is as follows:
1. Wilder has local businesses and industries which employ small numbers of people.
 2. The economy of the Wilder area is based upon agriculture and related activities. Land surrounding the developed area of the City is used almost totally for the production of sugar beets, grains, hops and other crops.
 3. The majority of the residents of the City are employed on farms in the area or in an agriculturally based industry. A considerable percentage of the working population commutes to work in neighboring communities. These include communities in Ada and Owyhee as well as Canyon Counties.
 4. There has been a continued economic decline of agriculture nation wide. Ada

and Canyon Counties have experienced tremendous population growth due to growing technology based industries and businesses. In this area the SSI Food Processing Plant, which is located just over a mile to the north of Wilder on U.S. Highway 95, has increased its employment, and there has also been the addition of Micro Fab, a new employer, and the addition of an Auto Parts store to Wilder Building Center, all of which have added to the employment base of Wilder.

5. The City is still dependent upon the agricultural base of the community and the State of Idaho's agricultural economy.
6. It is anticipated that with a positive development-oriented land use plan, economic growth could again occur in the Wilder area. That economic growth could include sectors of the economy such as agriculture, agriculture-related businesses, food processing (specifically meat packing), technology centers, retail and manufacturing.
7. With the ongoing improvements of U. S. Highway 95 from the Snake River south and the completion of the widening of State Highway 19, the possibility for economic expansion in Wilder is increased.

Goal: Promote a diverse, healthy economy in the City of Wilder and the Wilder sub-region.

Objective: Encourage farming and agriculture-related businesses.

Objective: Encourage the attraction, retention and expansion of a sufficient number and variety of businesses and industries to provide jobs and a healthy tax base.

Objective: Encourage the location of new industries, warehousing, and/or other facilities which would create livable-wage job opportunities for existing and new residents.

Objective: Promote the development of Wilder's railroad frontage allowing adjacent land for industrial, warehouse and other uses as are practical.

Objective: Support the "Strategic Plan" produced by the Wilder Economic Development Council.

Objective: Promote the development of a downtown district by planning for improvements including façade facelifts.

Objective: Encourage the use of the Wilder Chamber of Commerce as a forum and means for facilitation, outreach and assistance.

Policy: Partner with neighboring communities to strengthen the sub-regional and

regional economy. Specifically, develop a commercial-industrial corridor between the City of Wilder and Greenleaf along Highway 19 and Peckham Road.

Goal: Ensure that any industrial and/or commercial development does not so affect neighboring properties, neighborhoods and/or the community as to result in the reduction of property values of existing land uses.

Objective: Encourage locally-owned retail, specialty shops and service businesses in the downtown Wilder area.

Objective: Large commercial and industrial development should be concentrated along the Golden Gate/Peckham Road corridor.

Policy: Retain appropriate areas for agriculture, especially on prime soils.

Policy: Provide zoning regulations and ordinances that promote the development of retail and service-related business in the area of the City between Golden Gate on the south; Avenue B on the north; U. S. Highway 95 on the west; and 2nd Street on the east, and also to encourage such development along U. S. Highway 95 and Highway 19 as they border and run adjacent to the City.

Policy: Designate and promote the area between Golden Gate on the north; Chula Vista on the south; Travis Road on the east and U.S. Highway 95 on the west (except the existing multi-family zone in this area) as an area suitable for industrial, warehouse, manufacturing, retail and/or service-related uses involving employment of fifteen or more persons.

SECTION 8 LAND USE

The purpose of the land use section is to describe existing land use patterns and to provide guidance for growth and development that is consistent with the community's vision and with the policies of the comprehensive plan.

- A. The developed area of the City occupies approximately six percent (6%) of the Wilder Impact Area.
- B. The land use within the developed community is primarily residential, and to a lesser extent, commercial, agricultural storage, and public and semi-public uses.
- C. Most of the land adjoining and outside of Wilder's corporate city limits is used for agricultural purposes.

- D. There are facilities for the storage of agricultural products located along the railroad track frontage between the tracks and Golden Gate Avenue to the north and also located in the southeast quadrant of the intersection of U. S. Highway 95 and State Highway 19. There is a beet dump, which is adjoined by the Boise Project Board of Control offices and equipment yard, all located along the railroad tracks east of U. S. Highway 95. On the west side of U. S. Highway 95 along the railroad tracks is Simplot Soilbuilders and residential usage. There is, located approximately one-half (1/2) mile north on U. S. Highway 95, a ceramics manufacturing facility and one mile north on U. S. Highway 95 a commercial food processing plant occupying somewhat less than forty (40) acres; and onion storage facilities on a parcel north of the Mitchell Subdivision in the extreme north of the City, west of U.S. Highway 95.
- E. For further analysis of existing land uses see Section 7, "Economic Development" and Section 15, "Housing." Also refer to the Wilder Zoning Map, the Wilder Future Land Use Map and the Wilder Area of City Impact Map (See Appendix).
- F. Existing land covers are typical for the southwest Idaho Treasure Valley area, with agricultural lands being used for the growing of hops, potatoes, onions, sugar beets and some grains and alfalfa, which is harvested annually. In the City, the City park, school properties and residential area are covered with traditional lawns, with larger trees in the older residential neighborhoods. . There is no mineral exploration or extraction potential known at this time.

Future Land Use Classifications

Agriculture: This category provides for the production of crops and for the location of necessary agricultural processing facilities, accessory units and compatible recreation uses. Agricultural land is defined as one dwelling unit per 40 acres (could be higher or lower) or greater. Development projects proposed in these areas should incorporate strategies for preserving agricultural use.

Commercial: The Commercial area accommodates community-oriented retail, services and offices developed at a residential scale.

Commercial/Industrial: The Commercial/Industrial area accommodates commercial centers, employment centers, distribution, research and development, warehouse, assembly, processing and manufacturing uses.

Low Density Residential: Residential use with density no greater than 2 dwelling units per acre where city services can reasonably be extended. This area is intended for single family residences. Planned Unit Developments and development applications for other housing types and/or greater density may be approved by the Planning & Zoning Commission if found to be consistent with the goals of the Comprehensive Plan. Schools, parks, churches, open space, recreation and civic uses are acceptable complementary uses.

Mid to High Density Residential: Residential use with density no greater than 6 dwelling units per acre. This area is primarily intended for single family residences. Planned Unit Developments and development applications for other housing types and/or greater density may be approved by the Planning & Zoning Commission if found to be consistent with the goals of the Comprehensive Plan. Schools, parks, churches, open space, recreation and civic uses are acceptable complementary uses.

Mixed Use: The mixed use land use category designates a medium density area developed with offices, commercial, residential, retail and public uses. The mixed use category will accommodate a land use mix containing a maximum 80% residential.

Central Business District: This area is located in the center of the City. It is an area of existing commercial uses in a pedestrian-oriented setting. Uses include a broad range of civic, retail and commercial.

Public: Includes a wide variety of existing and proposed uses that are either operated by a public agency or that serve a large segment of the public. Uses include schools, government offices, libraries, churches, parks and other facilities that have a unique public character.

Goal: Provide a balanced land use mix ensuring the economic vitality and rural community character of Wilder.

Objective: Encourage growth from the city center, outward, to protect agricultural land and to ensure cost-effective and efficient delivery of city services.

Objective: Adopt and maintain regulatory provisions which promote orderly growth and balanced land use.

Objective: Maintain agriculture as an important environmental, economic and aesthetic component of the community.

Objective: Consider the impacts on agriculture in all actions taken by the City.

Objective: Retain appropriate areas for agriculture, especially on prime soils.

Objective: Adopt development standards which would protect the community character without unduly restricting the potential to attract and retain industry.

Policy: Foster agriculture through the adoption of land use regulations which do not curtail farming operations within the City's agricultural areas. Permit residential, commercial and industrial land uses in agricultural areas only

where such uses will not be detrimental to agriculture and farming operations and supplement and enhance agricultural operation and vitality.

Policy: Housing development should be encouraged in the southwest quadrant of the impact area due to its designation as non-prime farmland.

Policy: Support state and county programs aimed at fostering agricultural growth as part of the region's economic development.

Policy: Discourage the subdivision of land into small parcels in the agricultural areas.

Policy: Limit the placement of highways, power lines and other uses that would encourage growth and development in those areas the City designated as agriculture in the land use plan.

SECTION 9 NATURAL RESOURCES

The following is an analysis of the natural resources of the City:

- A. The City is bordered by prime agricultural ground with soil depths from twenty to forty feet (20' - 40'), except to the southeast and southwest where soil may be four to five feet (4' - 5') in depth in small areas.
- B. The area of the City within Golden Gate Avenue on the south side and 1st Street on the east side, 5th Street on the west, and D Avenue on the north is irrigated from two (2) shallow wells. The rest of the area is irrigated from the Golden Gate Canal which is located at the south edge of town. Golden Gate Canal receives its water from Lake Lowell Reservoir which in turn receives its water from a chain of supply (Anderson Ranch Reservoir-Arrow Rock Reservoir-Lucky Peak Reservoir-through the New York Canal to Lake Lowell).
- C. There is a domestic water well known as the Chula Vista well which is located at the Wilder Housing Authority on 5th Street (Hwy. 95) and is five hundred twenty five feet (525') deep with a water temperature of sixty two degrees (62°). A new City domestic water well, the Golden Gate well, located in the Slinker Subdivision on the west side of Wilder north of Golden Gate Avenue, is seven hundred feet (683') deep (four hundred feet (327') working level) with a water temperature of fifty nine degrees (59°).
- D. The areas lying one mile south, east, or west and one-half (1/2) mile north of the City can drain into the Wilder sewer system. The areas farther out may require a lift station.

SECTION 10 HAZARDOUS AREAS

The following is an analysis concerning hazards which may exist in the City planning area:

- A. There are no specific areas which can be considered "hazardous" such as containing explosives or nuclear chemicals.
- B. West of town, some of the irrigation ditches, which are higher than the road level, curtail vision creating site hazards for traffic. The placing of liquid fertilizer tanks along the irrigation ditches could create hazardous conditions causing of an accident.

SECTION 11 PUBLIC SERVICES, FACILITIES AND UTILITIES

The following is an analysis of public services, facilities and utilities available in the City planning area:

- A. **Fire and Police Protection:** Wilder is served by a combination full time/volunteer Fire District all operating from the fire station located at 601 Patriot Way. The Fire District is a rural Fire District and serves an area greater than Wilder. The City is also served by a Police Department which is assisted by a volunteer patrol.
 - 1. The protection of persons and property against fire, hazardous substance emergencies, disaster response and preservation of life is a public service that is essential and of primary importance to property owners, residents and other persons found within the City of Wilder and its impact area in the County. These services are provided by the Wilder Rural Fire Protection District and the Canyon County Ambulance District. The Wilder Rural Fire Protection District also has an emergency medical services division which includes a BLS Ambulance to provide emergency life preservation. The Fire District is staffed by full time professional firefighter/EMTs with volunteers providing additional manpower and backup crews when needed. The Ambulance District is staffed with paid personnel. To provide these public services in a timely manner, it is vitally important that the Fire District and the Ambulance District each have adequately trained and certified personnel, adequate equipment, and facilities that meet the demand for these public services.

2. The issues that growth poses for the Fire District and the Ambulance District include, for example:
 - a. Increased demand for service calls for life preservation, safety inspections, fire protection, plan review and public comment.
 - b. Development and growth pose budget concerns for the fire and ambulance district. Development and growth increase district revenues derived from property tax, but tax collections lag behind the need for service.
 - c. Increased population and development may pose issues of station size and location for response time and call volume, vehicular equipment and other equipment needed to meet the increased demand for service.
 - d. The ability to provide the trained 24-hour paid and on-call work force, is an important factor in being able to respond to service demand. For a fire district, significant growth and development within its boundary's forces transition from a volunteer staffed district to a paid firefighter and volunteer staffed district, which adds significantly to annual budget costs. Development and growth also at times present issues and concerns relative to the equipment needed to provide these types of public services to the development.
 - e. New development should always provide adequate fire suppression water.
 - f. Having adequate access to development property facilitates the provision of ambulance, and/or fire services at a minimal risk to personnel and equipment while in transit and facilitates timely service, which can save lives and prevent loss of property.
 - g. The Wilder Rural Fire Protection District Impact Fee Study and Capital Improvement Plan dated March 6, 2019 [attached as Appendix BA to this Comprehensive Plan] (the "Fire District CIP") was prepared and recommended by the Joint Development Impact Fee Advisory Committee, a standing committee of the City of Wilder and Wilder Rural Fire Protection District; and was approved by the City Council in accordance with the Idaho Development Impact Fee Law. The Fire District CIP provides the methodology which identifies the service area of the Fire District, forecast the land uses, densities, and population that are expected to occur in those areas [inclusive of the City of Wilder] for a ten [10] year period. It also identifies the capital improvements that will be needed by the Fire District to serve the forecasted growth at the planned levels of service which do not exceed the current levels of service and identifies those items which are growth-related on the Capital Improvement Plan as eligible to be funded by impact fees imposed and collected by the City of Wilder pursuant to Wilder

Rural Fire Protection District Development Impact Fee Ordinance codified at Title 12 Wilder City Code.

3. POLICIES FOR DEVELOPMENT APPROVALS

Policy No. 1: Development approvals include requirements of adequate water supply for fire flow to serve the development.

Policy No. 2: Development approval, if the proposed development will require additional and/or special equipment to provide adequate fire suppression, should include requirements which will facilitate the acquisition of the additional and/or special equipment.

Policy No. 3: Development approval, if the proposed development is not served with publicly maintained roads, should include requirements that access to the development either exists or is to be constructed to and maintained in accordance with the City of Wilder or the Golden Gate Highway District's standards.

Policy No. 4: Development approvals, if the proposed development is alone or in conjunction with other proposed development, presents public service demands for firefighting, ambulance, or other related public services which cannot be adequately provided by the fire and/or ambulance districts, with the existing facilities and/or personnel, include requirements which will facilitate the acquisition of needed equipment, and/or facilities and/or personnel as the case may be.

Policy No. 5: Continue in force the Wilder Rural Fire Protection District Development Impact Fee Ordinance codified at Title 12 Wilder City Code and keep updating the Fire District CIP, as required by law, so that new growth and development users in the City of Wilder who create the increased demand upon the Wilder Rural Fire Protection District for services, bear their proportionate share of the cost of public safety facilities needed to serve that new growth and development.

- B. **Sewage Treatment:** The City is served by a sewage treatment facility, which is connected to the sewer collection system serving the entire City. The sewage treatment plant is located on the northeast quadrant of the City, occupying nine and three tenths (9.3) acres bordered by farmland to the east, the school property including a football field and residential property to the west, and agricultural property to the north. There is a need to plan expansion of the sewage treatment plant to accommodate continued growth. The Golden Gate Highway District No. 3 owns 9 acres adjacent to the sewage treatment plant and is amenable to working with the city should the facility need to be expanded.

- C. **Water:** The City is served by a domestic water system which was constructed in 1998. The domestic water for this system is provided by two (2) domestic wells; a new well at Golden Gate Ave in the Slinker Subdivision on the west side of Wilder, and a well on the south side of the City near Chula Vista Subdivision adjacent to U. S. Highway 95.
- D. **Irrigation:** The City is served by a multiple irrigation water system. This system has two (2) irrigation wells; one at the intersection of 3rd Street and Golden Gate Avenue, the other upon City property behind the Bank on 4th Street in downtown Wilder. There is a third irrigation system, a high pressure system, which diverts water from the Golden Gate Canal at a location on Golden Gate Avenue west of 6th Street. The Prince Addition is served by a co-op irrigation system, and Chula Vista has its own irrigation system. The Simpson and Law additions are served by a gravity irrigation system. Pioneer Subdivision's irrigation is served by the Mitchell pump and provides pressurized irrigation. Rose Haven Subdivisions I and II are served by a pump in the subdivision and provides pressurized irrigation. This pump serves the current development and will serve future phases as well.
- E. **Franchised Utilities:** The City is now served by Cable TV and Natural Gas franchised utilities which are capable of servicing the entire City.
- F. **Wilder Public Library District:** In June of 1978, the Wilder Public Library was dedicated. It was housed in back of the old Wilder City Hall building. In December of 1980, a 1,440 square foot mobile unit, located at 207 A Avenue, was dedicated. The Library is still located here.
- The Wilder Public Library District is supported by property taxes and has no indebtedness. The District boundaries are the same as the Wilder School District's boundaries. The Library is open 30 hours per week and employs 5 part-time employees. There are five Library Trustees who meet six times per year. Meetings are held on the third Thursday at 5:30 P.M. during the months of January, March, May, July, September and November.
- The Library offers books, DVD's, and CD's for check out. Three computers with internet capability and one with children's games are available to patrons. Story Time is offered twice a month for children, as well as, Summer Reading programs. Library cards are free to anyone living within the district and family cards cost \$24.99 per year for families outside the district.
- The Wilder Public Library District has around 1,700 patrons with library cards. Yearly use is around 18,000 people. It houses over 15,000 books, 1,000 DVD's and videos, and 700 cassettes and CD's. New books and DVD's are purchased regularly. The Library belongs to the Online Computer Library Center (OCLC), which is worldwide, and makes additional books available through inter-library loans. They are members of Libraries Linking Idaho (LILLI) Express which allows patrons to use other libraries that also belong to LILLI at no fees.
- G. **Parks:** The City has two parks. Centennial Park is at 3rd and A Street which features a

Veterans Memorial. The other park, Wilder City Park, is located upon a portion of the School District property and is leased to the City and sits immediately adjacent to the south of the School District facilities.

- H. **Government Facilities:** There are numerous governmental facilities in the City which include City Hall, City Shop, Post Office, Wilder Rural Fire Protection District office and Fire Station, Wilder Library District public library, Golden Gate Highway District offices and yard, Boise Project Board of Control office and shop, and the Wilder Housing Authority facilities at Chula Vista and at Westfield Plaza and offices at Chula Vista.
- I. **Housing Authority:** The Wilder Housing Authority (Chula Vista) is a modern, low-income residential housing complex, consisting of one hundred twenty (120) units. It is located in the southeast quadrant of the City.
- J. **School Facilities and Transportation:** The City is served by the Wilder School District #133 with all public schools located in the City at 210 A Ave E on approximately fourteen acres. School district plant facilities include Holmes Elementary School serving 210 students in grades K-5, Wilder Middle/High School serving 220 students in grades 6-12, and Mercer Gymnasium providing cafeteria services for breakfast and lunch along with physical education activities for all students. Modular buildings located on the campus house additional special education services for students and families through COSSA (Canyon Owyhee School Services Agency) and the Wilder School District Family Learning Center providing adult and student learning opportunities such as preschool programs, adult ESL classes, and parenting skill classes. The district provides state approved curriculum and educational courses along with professional technical courses providing postgraduate job skill training. Wilder Middle/High School was built in 2001 with a new elementary building opening in January of 2010. A new professional technical center consolidating all COSSA professional technical programs is being designed for possible location on fifteen acres owned by the Wilder School District. This center would provide student and adult classes serving communities within a twenty-mile radius of the district and city. Housing growth in the school district is anticipated in the next ten years stimulating student enrollment, which the district has anticipated with available growth in existing classrooms and buildings along with ground on the existing campus to build additional classrooms.
- K. **Health Facilities:** The Clinic at Wilder has been a part of the Wilder Community for over 10 years. They are affiliated with West Valley Medical. It is a family practice clinic that sees patients from age 4 months to 90+. They have two nurse practitioners and a doctor who practice at the clinic. The Clinic at Wilder specializes in women's and men's health, pediatrics including immunizations, diabetic care, chronic medication management, acute illness and minor emergencies.
- L. **Canyon County Ambulance District:** The Canyon County Ambulance District has

added a satellite office in Wilder. This provides paramedic services for 24 hours / 7 days per week coverage.

SECTION 12 TRANSPORTATION

A. ANALYSIS OF STREETS: The following is an analysis of the general location and the systems of major traffic, thoroughfares and other traffic ways, and streets in the City planning area:

1. The City is bisected by U. S. Highway 95, a main north-south highway through the State. State Highway 19 provides an approach from the east. Wilder is served from the east and west by Peckham Road, which is known within the City as Golden Gate Avenue and is primarily a farm-to-market road.
2. State Highway 19 has been widened and rebuilt from Caldwell to the U. S. Highway 95 junction. U.S. Highway 95 is a four (4) lane improved highway within the City.

B. OTHER TRANSPORTATION

1. The City has a proactive maintenance schedule and has a goal of bringing roadways up to standards. Until the city grows, Avenue D will be a 1-way exit road.
2. The City currently has no public transportation. Valley Regional Transit plans to provide public transit to Wilder, Parma, Notus and Greenleaf.
3. The Idaho Northern Pacific Railroad offers freight service as requested.
4. The closest airports are located in Caldwell and Homedale.
5. The city is in the process of improving sidewalks through the Safe Routes to School Program and through downtown revitalization efforts.

C. TRANSPORTATION SUMMARY

1. A strong point for this community is the fact that Wilder is served by an improved section of U. S. Highway 95 and lies at the junction of U. S. Highway 95 and State Highway 19, which gives assurance that the City will not be bypassed by these arterial roadways serving southwestern Idaho and parts of eastern Oregon. Sidewalks on both sides of U.S. Highway 95 throughout the City were constructed in 2008.
2. The railroad is an asset to the Wilder economy. The railroad right-of-way, if ever abandoned or proposed to be sold, should be obtained by the City and/or

Golden Gate Highway District for use as a pedestrian pathway system and for the placement of utility lines.

3. Peckham, Golden Gate, Highway 95 and Highway 19 are gateways to the community that can be enhanced through transportation redesign.

Goal: To provide for a safe, convenient and efficient motorized and non-motorized system of local roadways.

Objective: Adopt a Controlled Access Ordinance that improves safety, reduces congestion, ensures safe access and promotes desirable land use patterns along U.S. Highway 95 and State Highway 19.

Objective: Maintain State Highway 19 as an open road without stoplights to maintain an efficient commute route.

Objective: Proceed with the development of a sidewalk Master Plan within the City in order to facilitate safe pedestrian traffic within the planning jurisdiction in a consistent manner. This could occur through the formation of a Local Improvement District (LID).

Objective: Improve Peckham Road within city limits and through the Wilder Area of City Impact. Peckham Road is a minor collector that connects the city to Greenleaf and to areas west of the City. The road is very narrow and undersized and has no pedestrian crosswalks and/or sidewalks. Serious improvements are needed to support the development of a light industrial corridor between Wilder and Greenleaf.

SECTION 13 RECREATION

The following is an analysis of the recreational areas and systems in the City planning area.

- A. There is no recreational area per se in Wilder outside of the school facilities. Wilder City Park, a municipal multi-use park, has playground equipment for children, a covered picnic area, horse shoe pits and a basket ball court. There is also a playground, baseball field and outdoor basketball court at the Wilder Housing authority (Chula Vista). Within the school facilities are soccer fields which the public may use. The baseball and football fields are available for general public use as well as for school activities. The school gym may be used by the community by previous arrangement.

Goal: Maintain and expand existing recreational areas for the enjoyment of the community.

Goal: Provide additional recreational opportunities for the enjoyment of the community especially in relation to new development.

Objective: Establish a greenbelt system through town and along Peckham Road to Greenleaf.

Objective: Support community recreation activities on school district property. This may include a new park/athletic complex, improved restrooms at the existing park, or transforming Mercer Hall into a Recreation Center or Community Center that has a weight room and/or production space.

SECTION 14 HISTORICAL BACKGROUND, SPECIAL AREAS AND SITES

The following is an analysis of the historical background of the City and of special areas, sites and structures within the City planning area.

- A. The City was incorporated on May 15, 1919. Homesteaders began to arrive in the area of Wilder as early as 1904 because of the rich soil and the promise of water, the passage of the Reclamation Act of 1902, and the development of plans for a railroad from San Francisco, California to Butte, Montana. Water came to the area in the Spring of 1910, transforming Wilder into a city. During World War II (1941-1945) Wilder needed help with its farming due to a good many of its men joining the war effort. At that time the Bracero Program was instituted by the U.S. and Mexican governments. This brought about ethnic diversity. Since that time Wilder has grown into the city it is today.
- B. The original railroad company defaulted, and the line was later sold to the Oregon Shortline Railroad. Tracks from Caldwell to Wilder were completed in 1911. Unfortunately, this was as far as the line was to go.
- C. The first settlement at the end of the track was called Golden Gate, and this area's main irrigation canal, highway district and Baptist Church still bear this name.
- D. The name "Wilder" is believed to be for Marshall P. Wilder, publisher of a women's magazine, who offered to promote the area in this magazine if the town was named for him.
- E. The first school was built in 1906 on a site one mile east and one half (1/2) mile north of the present City. After the City was established, a new school was built in 1917. The Fargo School and District #73 joined with Wilder to form a consolidated school district, and the first class of seniors graduated in 1919.

- F. The Baptist Church was formed in 1909 and was dedicated in 1912. The Methodist group organized in 1910, and their building was completed and dedicated in 1912. Both churches are still located in their original buildings, although both have undergone extensive remodeling over the years.
- G. The Wilder Post Office was established on July 28, 1916, and was located in what is 320 Avenue "A".
- H. In 1907, some area homes had telephones, with the telephone office located in the original post office. When this early venture failed, the company was purchased by Floyd Saunders, and the business was located in a house on the corner of Golden Gate and 2nd street. It was later moved one house north, and both houses still remain.
- I. In 1912-13, the Grange Store was built. This store was later known as Artie Hudson's Cigar Store and Martha's Grocery. The building last housed Carol's Beverages.
- J. In 1915, land was acquired for the Wilder Cemetery, and electric power came to Wilder.
- K. The only building listed on the Idaho Historical Register is the old barn located on the Guss Huff farm on U. S. Highway 95 north of the City.

Goal: To identify, map and date historic buildings and sites in Wilder. Knowledge and appreciation of historic buildings and sites are important to the sense of community in Wilder.

Policy: Since historical facts about the City and the early pioneers seems to be available only from individuals, a plan for gathering and publishing these materials is needed to create a link with the past.

Policy: With the history of the City dating back only eighty two (90) years, an effort should be made to identify and list at least one of the original structures with the State and national Historical Register.

SECTION 15 HOUSING

The following includes an analysis of housing conditions and needs, plans for improvement of housing standards, and plans for provision of safe, sanitary and adequate housing:

Wilder is a rural community with a population of about 1500. It is located 13 miles from Caldwell, the metropolitan county seat. The median household income is \$21,731. It is a self-sustaining community with 71% of its housing stock in the form of single-family

detached homes. The median value of single-family homes is \$63,900 and 92% of its housing stock is more than 30 years old.

- A. The 2000 census counted a total of four hundred twenty one (421) housing units within the city, which represents a four percent (4%) increase over the 1990 count of four hundred three (403) units. Based on population projections made by COMPASS, the metropolitan planning organization, approximately six hundred seventy nine (679) new housing units will be needed in the City by the year 2025. Assuming that existing residential densities are perpetuated, about two hundred fifty seven (257) acres of land will be required to accommodate these new units.
- B. The current number of housing units within the City Area of Impact is estimated to be three hundred twenty (320).
- C. In planning for residential growth, the characteristics of the City need to be kept in mind. They presently are as follows:
 - 1. The southwest quadrant of the City is dominated by what is known as the Prince Addition, which consists of single-family residents, primarily broken into irregularly shaped pieces of real property consisting mainly of single-family dwellings with a mixture of new and older housing. Rose Haven I and II are located in this quadrant. Rose Haven I is zoned Multi-family; Rose Haven II is zoned R-1 Single-family.
 - 2. The southeast quadrant of the City is dominated by the Chula Vista Wilder Housing Authority addition, which consists of one hundred twenty (120) units, mainly single-family dwellings, all relatively new construction.
 - 3. The northeast quadrant of the community is dominated by older single-family dwellings bordered on the south by the downtown Wilder commercial area on the west by Highway 95 and on the East by the Wilder sewage treatment plant.
 - 4. The northwest quadrant of the community is dominated by a single-family dwelling residential area consisting of the Mitchell Addition and Pioneer Subdivision. There are older single-family dwelling units adjacent to Golden Gate, which goes in an east and west direction and U. S. Highway 95 going in north and south direction. Westfield 1 and Westfield 2, two twelve unit developments of the Wilder Housing Authority for senior citizen housing, are contained in the northwest quadrant of the community. There are 24 units available for senior citizen housing in Westfield 1 and Westfield 2.
- D. In planning for the future housing needs, there is a need for good quality, low-income housing due to the dominant employment nature of the area being agricultural-related employment.

- E. In anticipation of the future housing needs of the City and the projected growth rate, there are two (2) prime areas for the development of housing. The first being that area northeast of the school facility and the second being the southwest quadrant of the impact area. It is not anticipated that any highly specialized regulations will be required with regards to the regulation of multi-unit or single-unit housing, but that regulation will be needed in the area of manufactured housing and mobile homes.
- F. Manufactured housing is defined as a residential structure which has been built off-site in a factory and meets the following criteria:
1. Meets or exceeds the standards of the current edition of the International Building Code of the U. S. Department of Housing and Urban Development.
 2. Shall have a pitched roof, eaves, exterior siding and roofing which in color, material and appearance are similar to the exterior siding and roofing material commonly used on residential dwellings within the City but not in conflict with standards prescribed by the Idaho Code for manufactured homes.
 3. Has a perimeter skirting between the unit and the ground which is similar in appearance and durability to concrete or masonry.
- G. Mobile homes² are defined as residential dwellings which have been constructed off-site in a factory and do not meet the criteria defining manufactured housing. Because of their unique appearance, construction and site requirements, mobile homes are encouraged to be located in mobile home parks³ and subdivisions⁴ which have been planned and designed for mobile homes or in accordance with the adopted zoning ordinances.⁵ Small site requirements of mobile homes produce higher densities in mobile home developments than in conventional single-family areas. As a result, mobile home parks and subdivisions should be located in areas designated for medium density residential development or be considered in a special use permit process.
- H. **Mobile Home Guidelines:** Mobile home parks and subdivisions accommodate a unique housing form, the following standards and locational guidelines are recommended:

²See Title 3, Chapter 3 of Municipal Code

³See Title 3, Chapter 3, Article A of Municipal Code.

⁴See Section 10-6-2 of Municipal Code.

⁵See Title 9 of Municipal Code.

1. Mobile home parks and subdivisions should have immediate access to collector or arterial streets. The size of a park or subdivision should not be out of proportion to the size of other subdivisions or residential development, but should be of sufficient size to create its own environment and be economically functional.
 2. Mobile home parks and subdivisions should be permitted only where they can be provided with urban facilities such as Municipal sewer and water.
 3. Mobile home parks and subdivisions should be provided with landscaping, walkways, storage areas and adequate parking. Larger parks should be provided with a community building for parties, meetings and recreational activities.
- I. Housing is one of the most basic and important human needs. It is extremely important to the general welfare that all citizens be provided with an opportunity for adequate housing. The following goals, objectives and policies are established for housing:

Goal: To provide safe, adequate housing for all citizens of the community.

Objectives: Adopt a mobile home park and subdivision ordinance to regulate the location and development of mobile home parks and mobile home development within the City or in City Impact Areas.

Objective: Establish and maintain a consistent housing policy that provides for decent housing of all types and open to all persons at prices and rents within their means.

Policy: Require new subdivisions within the Wilder Impact Area to be developed with paved streets, sidewalks and other urban facilities in accordance with City improvement standards.

Policy: Require all developments to conform with the Wilder sewer and water plans.

Policy: Encourage mobile homes to locate in mobile home parks and subdivisions.

Policy: Restrict mobile home parks and subdivisions to areas designated for medium density residential development or as required in a special use permit process.

SECTION 16 COMMUNITY DESIGN

The following is an analysis of the needs of governing landscaping, building design, signs

and other related matters of standards for community design, development and beautification for the Wilder planning area.

- A. Aesthetic appeal of a community is an important consideration for residents and visitors.
- B. It is reasonable to require that landscaping, parking, signs, street and sidewalk presentation, berming and fencing, and building design and maintenance are pleasantly compatible with neighboring properties and/or provide a pleasant transition of land uses. Conformance with these regulations is a condition of granting various requests governed under the Zoning and Subdivision ordinances of the City.

Goal: Encourage architecture, design, land planning and land use that preserves the rural character of the City of Wilder.

Objective: Require all future development, both public and private, to meet high standards of quality and appearance.

SECTION 17 IMPLEMENTATION

The following is an analysis of the actions, programs, budgets, ordinances and other methods of various components of the Comprehensive Plan. The Comprehensive Plan provides necessary development guidelines, but it cannot by itself support land use decisions by local governments. The Plan must be used in conjunction with legally adopted implementing ordinances and well-defined Plan administration procedures. The following implementation tools are required by Idaho Code:

- A. **Zoning Ordinance:**⁶ A required ordinance that includes both a text and map. The map shows the location of districts in which residential, commercial, industrial and other uses may be located and the compatible arrangement of land uses.
- B. **Development Agreements:** Development Agreements should be considered when applications for zone changes and/or re-designations upon annexation are made to assure that use and development are in accordance with the represented development which is being considered for approval.
- C. **Subdivision Ordinance:**⁷ A required ordinance that specifies procedures for the processing of subdivision applications and required standards to protect prospective homeowners.

⁶See Title 9 of Municipal Code

⁷See Title 10 of Municipal Code

- D. **Area of City Impact:**⁸ Cities and counties are required to identify a geographical area of city impact and determine which city or county plan and ordinances shall govern.
- E. **Agricultural Definition:** Counties are required to define agricultural land by ordinance or resolution. No ordinance or resolution may be enacted which deprives any owner of full and complete use of any agricultural land.

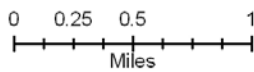
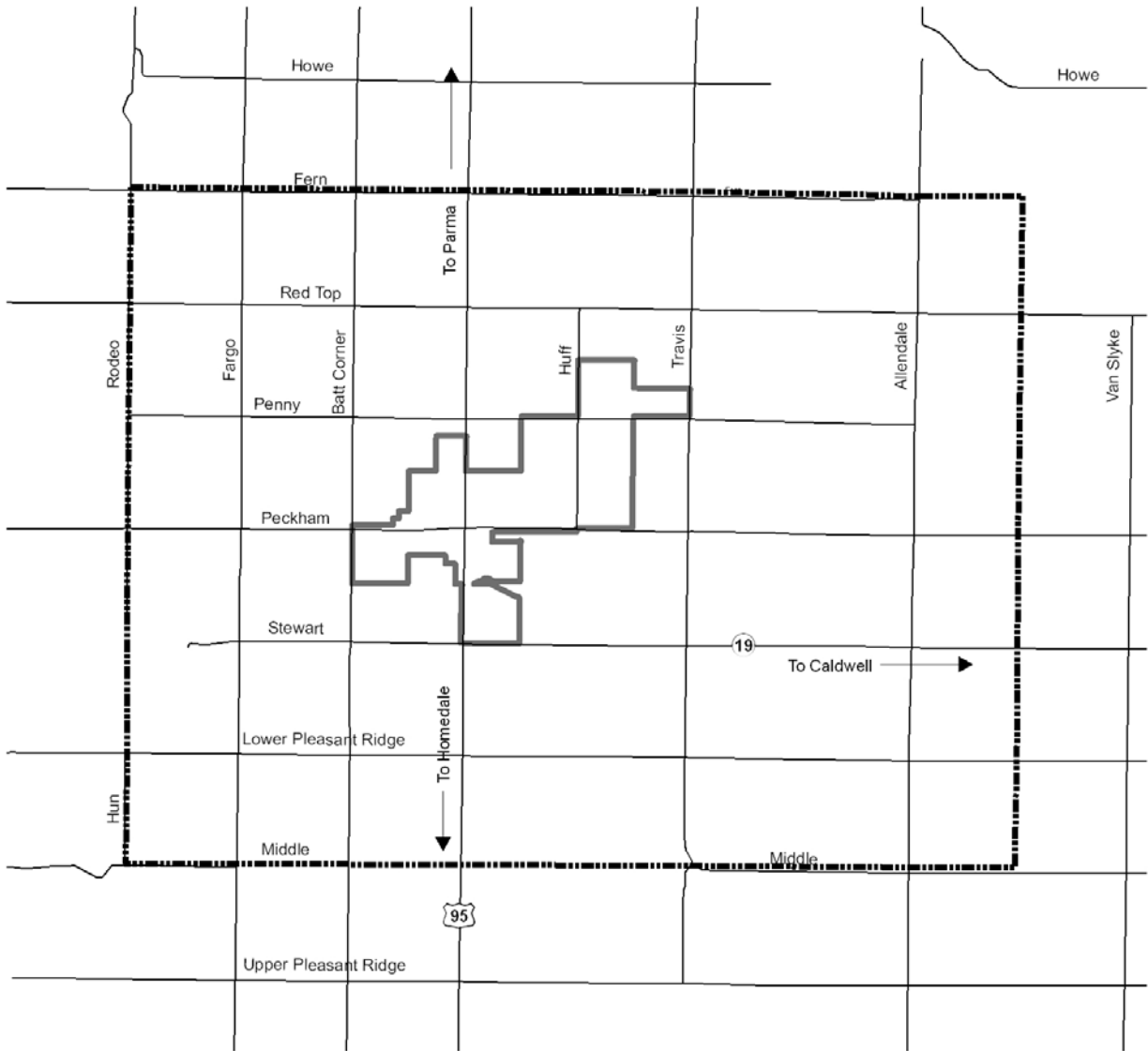
⁸See Section 4-1-17 of the Municipal Code

APPENDIX A



- Area of City Impact Map
- Future Land Use Map



Area of City Impact Wilder, Idaho



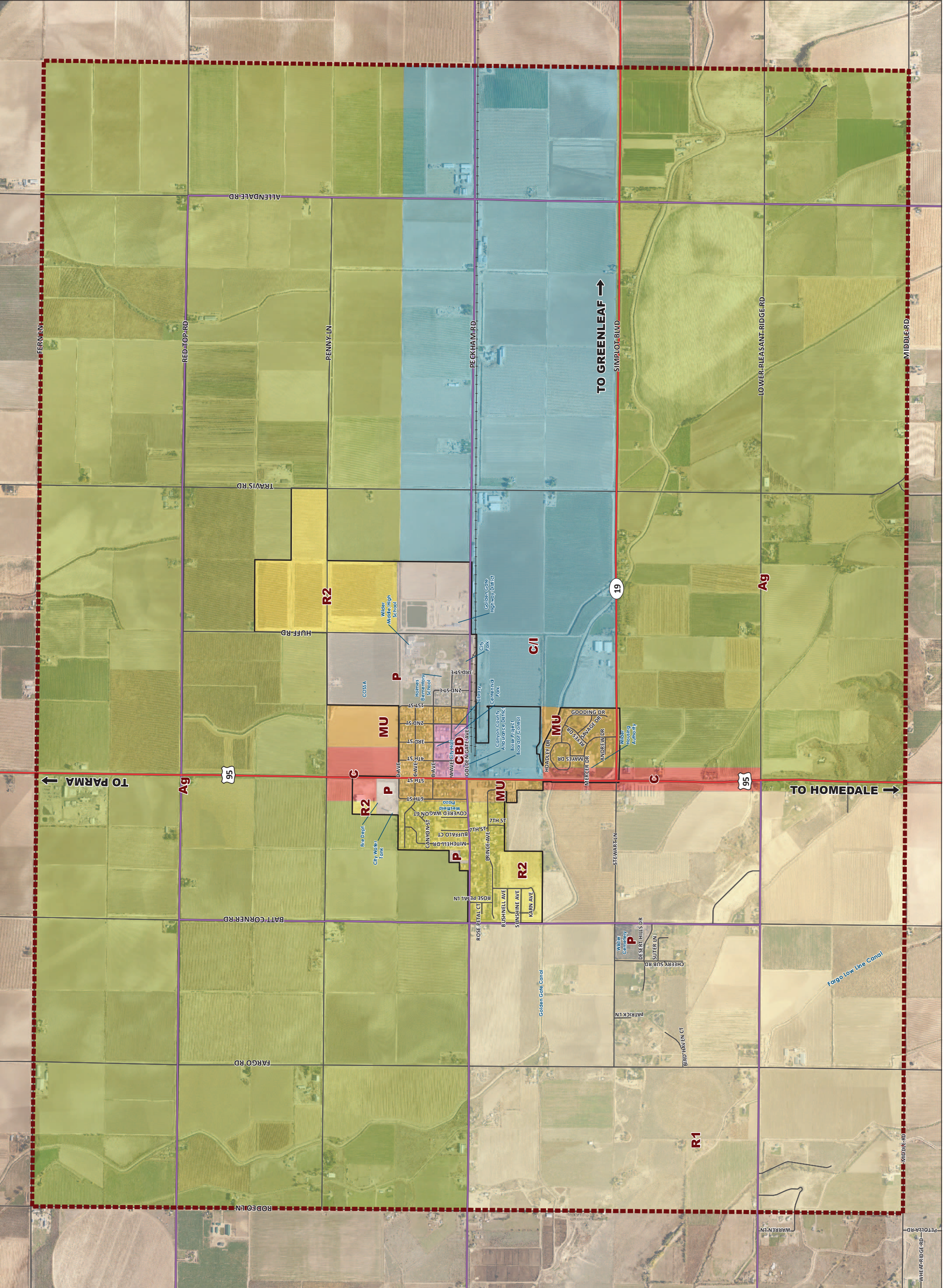
Legend

-  City of Wilder
-  Area of City Impact

Updated: 5 February, 2009
Sage Community Resources

LEGEND

- ▬▬▬ Area of City Impact
- - - Railroads
- ▬ Rural Principal Arterial
- ▬ Rural Minor Arterial
- ▬ Rural Major Collector
- ▬ Rural Minor Collector
- ▬ Local Roads
- Future Land Use**
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Central Business District
- Commercial
- Commercial/Industrial
- Agricultural
- Public
- Points of Interest**



APPENDIX B

- Wilder Rural Fire Protection District Impact Fee Study and Capital Improvement Plan dated March 6, 2019

FINAL REPORT

March 6, 2019

**Wilder Rural Fire Protection District
Impact Fee Study and
Capital Improvement Plan**

Prepared By

Galena Consulting
Anne Wescott
1925 North Montclair Drive
Boise, ID 83702



Section I.

Introduction

This report regarding impact fees for the Wilder Rural Fire Protection District is organized into the following sections:

- An overview of the report’s background and objectives;
- A definition of impact fees and a discussion of their appropriate use;
- An overview of land use and demographics;
- A step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach;
- A list of implementation recommendations; and
- A brief summary of conclusions.

Background and Objectives

The Wilder Rural Fire Protection District hired Galena Consulting to calculate impact fees.

This document presents impact fees based on the District’s demographic data and infrastructure costs before credit adjustment; calculates the District’s monetary participation; examines the likely cash flow produced by the recommended fee amount; and outlines specific fee implementation recommendations. Credits can be granted on a case-by-case basis; these credits are assessed when each individual building permit is pulled.

Definition of Impact Fees

Impact fees are one-time assessments established by local governments to assist with the provision of Capital Improvements necessitated by new growth and development. Impact fees are governed by principles established in Title 67, Chapter 82, Idaho Code, known as the Idaho Development Impact Fee Act (Impact Fee Act). The Idaho Code defines an impact fee as “... a payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development.”¹

Purpose of impact fees. The Impact Fee Act includes the legislative finding that “... an equitable program for planning and financing public facilities needed to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the state of Idaho.”²

Idaho fee restrictions and requirements. The Impact Fee Act places numerous restrictions on the calculation and use of impact fees, all of which help ensure that local governments adopt impact fees that are consistent with federal law.³ Some of those restrictions include:

- Impact fees shall not be used for any purpose other than to defray system improvement costs incurred to provide additional public facilities to serve new growth;⁴
- Impact fees must be expended within 8 years from the date they are collected. Fees may be held in certain circumstances beyond the 8-year time limit if the governmental entity can provide reasonable cause;⁵
- Impact fees must not exceed the proportionate share of the cost of capital improvements needed to serve new growth and development;⁶
- Impact fees must be maintained in one or more interest-bearing accounts within the capital projects fund.⁷

In addition, the Impact Fee Act requires the following:

- Establishment of and consultation with a development impact fee advisory committee (Advisory Committee);⁸
- Identification of all existing public facilities;
- Determination of a standardized measure (or service unit) of consumption of public facilities;
- Identification of the current level of service that existing public facilities provide;
- Identification of the deficiencies in the existing public facilities;
- Forecast of residential and nonresidential growth;⁹
- Identification of the growth-related portion of the District's Capital Improvement Plan;¹⁰
- Analysis of cash flow stemming from impact fees and other capital improvement funding sources;¹¹
- Implementation of recommendations such as impact fee credits, how impact fee revenues should be accounted for, and how the impact fees should be updated over time;¹²
- Preparation and adoption of a Capital Improvement Plan pursuant to state law and public hearings regarding the same;¹³ and
- Preparation and adoption of a resolution authorizing impact fees pursuant to state law and public hearings regarding the same.¹⁴

How should fees be calculated? State law requires the District to implement the Capital Improvement Plan methodology to calculate impact fees. The District can implement fees of any amount not to exceed the fees as calculated by the CIP approach. This methodology requires the District to describe its service areas, forecast the land uses, densities and population that are expected to occur in those service areas over the 10-year CIP time horizon, and identify the capital improvements that will be needed to serve the forecasted growth at the planned levels of service, assuming the planned levels of service do not exceed the current levels of service.¹⁵ Only those items identified as growth-related on the CIP are eligible to be funded by impact fees.

The governmental entity intending to adopt an impact fee must first prepare a capital improvements plan.¹⁷ Once the essential capital planning has taken place, impact fees can be calculated. The Impact Fee Act places many restrictions on the way impact fees are calculated and spent, particularly via the principal that local governments cannot charge new development more than a “proportionate share” of the cost of public facilities to serve that new growth. “Proportionate share” is defined as “. . . that portion of the cost of system improvements . . . which reasonably relates to the service demands and needs of the project.”¹⁹ Practically, this concept requires the District to carefully project future growth and estimate capital improvement costs so that it prepares reasonable and defensible impact fee schedules.

The proportionate share concept is designed to ensure that impact fees are calculated by measuring the needs created for capital improvements by development being charged the impact fee; do not exceed the cost of such improvements; and are “earmarked” to fund growth-related capital improvements to benefit those that pay the impact fees.

There are various approaches to calculating impact fees and to crediting new development for past and future contributions made toward system improvements. The Impact Fee Act does not specify a single type of fee calculation, but it does specify that the formula be “reasonable and fair.” Impact fees should take into account the following:

- Any appropriate credit, offset or contribution of money, dedication of land, or construction of system improvements;
- Payments reasonably anticipated to be made by or as a result of a new development in the form of user fees and debt service payments;
- That portion of general tax and other revenues allocated by the District to growth-related system improvements; and
- All other available sources of funding such system improvements.²⁰

Through data analysis and interviews with the District and Galena Consulting identified the share of each capital improvement needed to serve growth. The total projected capital improvements needed to serve growth are then allocated to residential and nonresidential development with the resulting amounts divided by the appropriate growth projections from 2018 to 2028. This is consistent with the Impact Fee Act.²¹ Among the advantages of the CIP approach is its establishment of a spending plan to give developers and new residents more certainty about the use of the particular impact fee revenues.

Other fee calculation considerations. The basic CIP methodology used in the fee calculations is presented above. However, implementing this methodology requires a number of decisions. The considerations accounted for in the fee calculations include the following:

- Allocation of costs is made using a service unit which is “a standard measure of consumption, use, generation or discharge attributable to an individual unit²² of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvement.”²³ The service units chosen by the study team for every fee calculation in this study are linked directly to residential dwelling units and nonresidential development square feet.²⁴
- A second consideration involves refinement of cost allocations to different land uses. According to Idaho Code, the CIP must include a “conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural and industrial.”²⁵ In this analysis, the study team has chosen to use the highest level of detail supportable by available data and, as a result, in this study, the fee is allocated between aggregated residential (i.e., all forms of residential housing) and nonresidential development (all nonresidential uses including retail, office, agricultural and industrial).

Current Assets and Capital Improvement Plans

The CIP approach estimates future capital improvement investments required to serve growth over a fixed period of time. The Impact Fee Act calls for the CIP to “. . . project demand for system improvements required by new service units . . . over a reasonable period of time not to exceed 20 years.”²⁶ The impact fee study team recommends a 10-year time period based on the District’s best available capital planning data.

The types of costs eligible for inclusion in this calculation include any land purchases, construction of new facilities and expansion of existing facilities to serve growth over the next 10 years at planned and/or adopted service levels.²⁷ Equipment and vehicles with a useful life of 10 years or more are also impact fee eligible under the Impact Fee Act.²⁸ The total cost of improvements over the 10 years is referred to as the “CIP Value” throughout this report. The cost of this impact fee study is also impact fee eligible for all impact fee categories.

The forward-looking 10-year CIP for the District includes some facilities that are only partially necessitated by growth (e.g., facility expansion). The study team met with the District to determine a defensible metric for including a portion of these facilities in the impact fee calculations. A general methodology used to determine this metric is discussed below. In some cases, a more specific metric was used to identify the growth-related portion of such improvements. In these cases, notations were made in the applicable section.

Fee Calculation

In accordance with the CIP approach described above, we calculated fees for each department by answering the following seven questions:

1. **Who is currently served by the District?** This includes the number of residents as well as residential and nonresidential land uses.
2. **What is the current level of service provided by the District?** Since an important purpose of impact fees is to help the District achieve its planned level of service²⁹, it is necessary to know the levels of service it is currently providing to the community.
3. **What current assets allow the District to provide this level of service?** This provides a current inventory of assets used by the District, such as facilities, land and equipment. In addition, each asset's replacement value was calculated and summed to determine the total value of the District's current assets.
4. **What is the current investment per residential and nonresidential land use?** In other words, how much of the District's current assets' total value is needed to serve current residential households and nonresidential square feet?
5. **What future growth is expected in the District?** How many new residential households and nonresidential square footage will the District serve over the CIP period?
6. **What new infrastructure is required to serve future growth?** For example, how many stations and apparatus will be needed by the Wilder Rural Fire Protection District within the next ten years to achieve the planned level of service of the District?³⁰
7. **What impact fee is required to pay for the new infrastructure?** We calculated an apportionment of new infrastructure costs to future residential and nonresidential land- uses for the District. Then, using this distribution, the impact fees were determined.

Addressing these seven questions, in order, provides the most effective and logical way to calculate impact fees for the District. In addition, these seven steps satisfy and follow the regulations set forth earlier in this section.

It should be understood that growth is expected to pay only the portion of the cost of capital improvements that are growth-related. The District will need to plan to fund the pro rata share of these partially growth-related capital improvements with revenue sources other than impact fees within the time frame that impact fees must be spent. These values will be calculated and discussed in Section VI of this report.

Exhibits found in Section III of this report detail all capital improvements planned for purchase over the next ten years by the District.

¹ See Section 67-8203(9), Idaho Code. “System improvements” are capital improvements (i.e., improvements with a useful life of 10 years or more) that, in addition to a long life, increase the service capacity of a public facility. Public facilities include fire, emergency medical and rescue facilities. See Sections 67-8203(3), (24) and (28), Idaho Code.

² See Section 67-8202, Idaho Code.

³ As explained further in this study, proportionality is the foundation of a defensible impact fee. To meet substantive due process requirements, an impact fee must provide a rational relationship (or nexus) between the impact fee assessed against new development and the actual need for additional capital improvements. An impact fee must substantially advance legitimate local government interests. This relationship must be of “rough proportionality.” Adequate consideration of the factors outlined in Section 67-8207(2) ensure that rough proportionality is reached. See *Banbury Development Corp. v. South Jordan*, 631 P.2d 899 (1981); *Dollan v. District of Tigard*, 512 U.S. 374 (1994).

⁴ See Sections 67-8202(4) and 67-8203(29), Idaho Code.

⁵ See Section 67-8210(4), Idaho Code.

⁶ See Sections 67-8204(1) and 67-8207, Idaho Code.

⁷ See Section 67-8210(1), Idaho Code

⁸ See Section 67-8205, Idaho Code.

⁹ See Section 67-8206(2), Idaho Code.

¹⁰ See Section 67-8208, Idaho Code.

¹¹ See Section 67-8207, Idaho Code.

¹² See Sections 67-8209 and 67-8210, Idaho Code.

¹³ See Section 67-8208, Idaho Code.

¹⁴ See Sections 67-8204 and 67-8206, Idaho Code.

¹⁵ As a comparison and benchmark for the impact fees calculated under the Capital Improvement Plan approach, Galena Consulting also calculated the District’s current level of service by quantifying the District’s current investment in capital improvements, allocating a portion of these assets to residential and nonresidential development, and dividing the resulting amount by current housing units (residential fees) or current square footage (nonresidential fees). By using current assets to denote the current service standard, this methodology guards against using fees to correct existing deficiencies.

¹⁷ See Section 67-8208, Idaho Code.

¹⁹ See Section 67-8203(23), Idaho Code.

²⁰ See Section 67-8207, Idaho Code.

²¹ The impact fee that can be charged to each service unit (in this study, residential dwelling units and nonresidential square feet) cannot exceed the amount determined by dividing the cost of capital improvements attributable to new development (in order to provide an adopted service level) by the total number of service units attributable to new development. See Sections 67-8204(16), 67-8208(1(f) and 67-8208(1)(g), Idaho Code.

²² See Section 67-8203(27), Idaho Code.

²³ See Section 67-8203(27), Idaho Code.

²⁴ The construction of detached garages alongside residential units does not typically trigger the payment of additional impact fees unless that structure will be the site of a home-based business with significant outside employment.

²⁵ See Section 67-8208(1)(e), Idaho Code.

²⁶ See Section 67-8208(1)(h).

²⁷ This assumes the planned levels of service do not exceed the current levels of service.

²⁸ The Impact Fee Act allows a broad range of improvements to be considered as “capital” improvements, so long as the improvements have useful life of at least 10 years and also increase the service capacity of public facilities. See Sections 67- 8203(28) and 50-1703, Idaho Code.

²⁹ This assumes that the planned level of service does not exceed the current level of service.

³⁰ This assumes the planned level of service does not exceed the current level of service.

Section II. Land Uses

As noted in Section I, it is necessary to allocate capital improvement plan (CIP) costs to both residential and nonresidential development when calculating impact fees. The study team performed this allocation based on the number of projected new households and nonresidential square footage projected to be added from 2018 through 2028 for the District. These projections were based on the most recent growth estimates from COMPASS, regional real estate market reports, interviews with developers and recommendations from District Staff and the Impact Fee Advisory Committee.

Demographic and land-use projections are some of the most variable and potentially debatable components of an impact fee study, and in all likelihood the projections used in our study will not prove to be 100 percent correct. The purpose of the Advisory Committee's annual review is to account for these inconsistencies. As each CIP is tied to the District's land use growth, the CIP and resulting fees can be revised based on actual growth as it occurs.

The District serves the population of the City of Wilder, as well as portions of unincorporated Canyon County. The following Exhibit II-1 presents the current and estimated future population for the District.

**Exhibit II-1.
Current and Future Population within the boundaries of the Wilder Rural Fire Protection District**

	2018	2028	Net Increase	Percent Increase
District Population - City of Wilder	1,720	2,000	280	16%
District Population - Unincorporated	<u>2,780</u>	<u>3,500</u>	<u>720</u>	26%
Total	4,500	5,500	1,000	22%

The District currently has approximately 4,500 persons residing within its service boundary. Current and future population estimates were derived by isolating the population within each Transportation Analysis Zone (TAZ) within the District's boundaries according to current COMPASS data. This data was compared to current population estimates for the City of Wilder, which is within the Fire District boundaries.

Over the next ten years, COMPASS models indicate the District will grow by approximately 1,000 people, or at an annual growth rate of 2.2 percent. Based on this population, the following Exhibit II-2 presents the current and future number of residential units and nonresidential square feet for the District.

Exhibit II-2.
Current and Future Land Uses, Wilder Rural Fire Protection District

	2018	2028	Net Growth	Net Increase in Square Feet	Percent of Total Growth
Population	4,500	5,500	1,000		
Residential (in units)	1,500	1,833	333	666,667	57%
Nonresidential (in square feet)	750,000	1,250,000	500,000	500,000	43%
Total				1,166,667	100%

As shown above, the Wilder Rural Fire Protection District is expected to grow by approximately 333 residential units and 500,000 nonresidential square feet over the next ten years. Fifty-seven percent of this growth is attributable to residential land uses, while the remaining forty-three percent is attributable to nonresidential growth. These growth projections will be used in the following sections to calculate the appropriate impact fees for the District.

Section III.

Impact Fee Calculation

In this section, we calculate impact fees for the Wilder Rural Fire Protection District according to the seven-question method outlined in Section I of this report.

1. Who is currently served by the Wilder Rural Fire Protection District?

As shown in Exhibit II-2, the District currently serves 1,500 residential units and approximately 750,000 square feet of nonresidential land use.

2. What is the current level of service provided by the Wilder Rural Fire Protection District?

The Wilder Rural Fire Protection District provides a level of service measured by a response time of 4 minutes and 55 seconds. As the population of the District grows, additional infrastructure and equipment will be needed to sustain this level of service.

3. What current assets allow the Wilder Rural Fire Protection District to provide this level of service?

The following Exhibit III-1 displays the current assets of the Wilder Rural Fire Protection District.

Exhibit III-1. Current Assets – Wilder Rural Fire Protection District

Type of Capital Asset	Replacement Value
Facilities	
Fire Station #1	\$ 1,750,000
Apparatus/Vehicles	
Engine #1 2001 BME	\$ 500,000
Engine #2 2004 E-one Tele-squirt	\$ 750,000
Ladder Truck 1994 KME platform	\$ 1,300,000
Water tender 1998 Louisville	\$ 375,000
Brush Truck 2000 Ford 350	\$ 80,000
Brush Truck 2001 International	\$ 275,000
Ambulance 2008 Ford C350	\$ 180,000
Ambulance 2009 Chev 450	\$ 220,000
2002 Support Trailer	\$ 3,000
Equipment	
21 SCBA units	\$ 136,500
2 Thermal Imagers	\$ 18,000
2 Extrication Units	\$ 90,000
2 Stryker Power Load Cot Systems	\$ 80,000
Total Assets	\$ 5,757,500

As shown above, the District currently owns approximately \$5.8 million of eligible current assets. These assets are used to provide the District's current level of service.

4. What is the current investment per residential unit and nonresidential square foot?

The Wilder Rural Fire Protection District has already invested \$2,193 per existing residential unit and \$3.29 per existing nonresidential square foot in the capital necessary to provide the current level of service. This figure is derived by allocating the value of the District’s current assets between the current number of residential units and nonresidential square feet.

We will compare our final impact fee calculations with these figures to determine if the two results will be similar; this represents a “check” to see if future District residents will be paying for infrastructure at a level commensurate with what existing District residents have invested in infrastructure.

5. What future growth is expected in the Wilder Rural Fire Protection District?

As shown in Exhibit II-2, the Wilder Rural Fire Protection District is expected to grow by approximately 333 residential units and 500,000 square feet of nonresidential land use over the next ten years.

6. What new infrastructure is required to serve future growth?

The following Exhibit III-2 displays the capital improvements planned for purchase by the Wilder Rural Fire Protection District over the next ten years.

**Exhibit III-2.
Wilder Rural Fire Protection District CIP 2019 to 2028**

Type of Capital Infrastructure	CIP Value	Growth times	Portion equals	Amount to Include in Fees	Amount from Other Sources
Vehicles/Apparatus					
Additional Tender	\$ 375,000	100%		\$ 375,000	\$ -
Replacement of Engine	\$ 500,000	0%		\$ -	\$ 500,000
Replacement of Tender	\$ 375,000	0%		\$ -	\$ 375,000
Replacement of Brush Truck	\$ 250,000	0%		\$ -	\$ 250,000
Equipment					
Portable Air Trailer	\$ 100,000	100%		\$ 100,000	\$ -
Total Infrastructure	\$ 1,600,000			\$ 475,000	\$ 1,125,000
Plus Cost of Fee-Related Research					
Impact Fee Study	\$ 6,000	100%		\$ 6,000	\$ -
Grand Total	\$ 1,606,000			\$ 481,000	\$ 1,125,000

As shown above, the District plans to purchase approximately \$1.6 million in capital improvements over the next ten years, \$481,000 of which is impact fee eligible. These new assets will allow the District to continue the current level of service in the future. The commencement and completion dates for the District’s growth-related capital infrastructure depend on the timing and pace of the projected growth.

The remaining approximately \$1.1 million is the price for the District to replace existing apparatus, vehicles and other equipment. Replacement of existing capital is not eligible for inclusion in the impact fee calculations. The District will therefore have to use other sources of revenue including all of those listed in Idaho Code 67- 8207(iv)(2)(h).

7. What impact fee is required to pay for the new capital improvements?

The following Exhibit III-3 takes the projected future growth from Exhibits II-2 and the growth-related CIP from Exhibit III-2 to calculate impact fees for the Wilder Rural Fire Protection District.

**Exhibit III-3.
DRAFT Impact Fee Calculation, Wilder Rural Fire Protection District**

Amount to Include in Impact Fee Calculation	\$481,000
Percentage of Future Growth	
Residential	57%
Non Residential	43%
Amount Attributable to Future Growth	
Residential	\$ 274,857
Non Residential	\$ 206,143
Future Growth	
Residential (per unit)	333
Non Residential (per square foot)	500,000
Impact Fee	
Residential (per unit)	\$ 825
Non Residential (per square foot)	\$ 0.41

As shown above, we have calculated impact fees for the Wilder Rural Fire Protection District at \$825 per residential unit and \$0.41 per nonresidential square foot. In comparison, as indicated in question #4 above, property taxpayers within the District have already invested \$2,193 per residential unit and \$3.29 per nonresidential square foot in the capital inventory necessary to provide today’s level of service. The difference between the current investment and the impact fee per unit indicates current taxpayers have already built in some capacity for future development.

The District cannot assess fees greater than the amounts shown above. The District may assess fees lower than these amounts, but would then experience a decline in service levels unless the District used other revenues to make up the difference.

Because not all the capital improvements listed in the CIP are 100 percent growth-related, the District would assume the responsibility of paying for those portions of the capital improvements that are not attributable to new growth. These payments would come from other sources of revenue including all of those listed in Idaho Code 67-8207(iv)(2)(h).

To arrive at this participation amount, the expected impact fee revenue needs to be subtracted from the total CIP value. Exhibit III-4 divides the District’s participation amount into two categories: the portion of purely non-growth-related improvements, and the portion of growth-related improvements that are attributable to repair, replacement, or upgrade, but are not impact fee eligible.

It should be noted that the participation amount associated with purely non-growth improvements is discretionary. The District can choose not to fund these capital improvements (although this could result in a decrease in the level of service if the deferred repairs or replacements were urgent). However, the non-growth-related portion of improvements that are impact fee eligible *must* be funded in order to maintain the integrity of the impact fee program.

Exhibit III-4.

Wilder Rural Fire Protection District Participation Summary, 2019-2028

	Required	Discretionary	Total
Fire	\$ -	\$ 1,125,000	\$ 1,125,000

The District is not required to participate in any of the growth-related capital improvements as these are both 100% growth-related and require no District general fund contribution. The District could choose to fund the discretionary infrastructure of \$1,125,000 for apparatus and equipment replacement if their budget allows.

Section IV.

Fee Analysis and Administrative Recommendations

A comparison of the calculated Fire impact fee to similar fees being considered or assessed by municipal fire departments and rural fire districts in Canyon and Ada County is as follows:

Exhibit IV-1. DRAFT Impact Fee Comparison - Fire

FOR DISCUSSION PURPOSES ONLY

	Wilder Rural Fire District	Marsing Rural Fire District	City of Caldwell/Caldwell Rural Fire	City of Nampa/Nampa Rural Fire	Middleton Rural Fire District	City of Meridian/Meridian Rural Fire	Eagle Fire District	Star Rural Fire District	Kuna Fire District	North Ada Fire and Rescue (Garden City)	City of Boise
per Residential Unit	\$ 825	\$ 1,238	\$ 886	\$ 560	\$ 842	\$ 681	\$ 828	\$ 809	\$ 701	\$ 647	\$ 526
per Non-Residential sf	\$ 0.41	\$ 0.62	\$ 0.44	\$ 0.28	\$ 0.42	\$ 0.35	\$ 0.33	\$ 0.38	\$ 0.35	\$ 0.32	\$ 0.15

Some communities express concern that impact fees will stifle growth. Empirical data indicates impact fees are not a primary reason for a decision to build or not build in a particular area. Factors including the price of land and construction, market demand, the availability of skilled workers, access to major transportation modes, amenities for quality of life, etc. all weigh more heavily in decisions to construct new homes or businesses, as well for business relocation. Ultimately the impact fee, which is paid at the time of building permit, is passed along to the buyer in the purchase price or wrapped into a lease rate. Therefore, in a market with a high demand for development, an impact fee higher than other jurisdictions is unlikely to slow growth.

An impact fee program will enable the District to plan for growth without decreasing its service levels (response time), which can decrease buyer satisfaction and cause property insurance premiums to increase. It will also allow the District to collect a proportionate share of the cost of capital improvements from growth instead of funding all future capital through property taxes assessed to existing residents and businesses.

As the District Commission evaluates whether or not to adopt the Capital Improvement Plan and impact fee presented in this report, we also offer the following information regarding District participation in funding, and implementation recommendations for your consideration.

Implementation Recommendations

The following implementation recommendations should be considered:

Intergovernmental Agreements. The Wilder Rural Fire Protection District is enabled under Idaho Code as a governmental entity to adopt impact fees. However, because impact fees are paid upon building permit, and the District does not participate in this process, it needs another governmental entity to collect these fees on its behalf. Idaho Code 67-8204(a) authorizes the District to enter into an intergovernmental agreement with a city or county which can collect fire fees on their behalf. In the case of this District, which includes one municipality and one county, two intergovernmental agreements for the collection of Fire District impact fees would have to be developed and adopted by the corresponding bodies.

Fire impact fees would be assessed on new developments by the appropriate building department and then distributed to the District on an agreed-upon schedule. It is customary for the District to pay a small administrative fee to the collecting entity for this service.

Pursuant to an ongoing effort to educate elected officials on the impacts of growth to various jurisdictions, fire chiefs around the valley have determined that the Canyon County Commission and various municipalities may be prepared to consider collecting on the behalf of growth-related fire capital needs. If the Wilder Rural Fire Protection District chooses to pursue fire impact fees, the Chief would join Galena Consulting and other fire agencies in a broad discussion about how to execute the required intergovernmental agreements.

Capital Improvements Plan. Should the Advisory Committee recommend this study to the District Commission and should the Commission adopt the study, the District should also formally adopt this Capital Improvement Plan. While not subject to the procedures of the Local Land Use Planning Act (LLUPA), the adoption of the Capital Improvement Plan would comply with the Act's requirements of other governmental entities to adopt capital improvement plans into a Comprehensive Plan as part of the adoption of impact fees.

Impact Fee Ordinance. Following adoption of the Capital Improvement Plan, the Commission should review the proposed Impact Fee Ordinance for adoption via resolution as reviewed and recommended by the Advisory Committee and legal counsel.

Advisory Committee. The Advisory Committee is in a unique position to work with and advise Commission and District staff to ensure that the capital improvement plans and impact fees are routinely reviewed and modified as appropriate.

Impact fee service area. Some municipalities have fee differentials for various zones under the assumption that some areas utilize more or less current and future capital improvements. The study team, however, does not recommend the District assess different fees by dividing the areas into zones. The capital improvements identified in this report inherently serve a system-wide function.

Specialized assessments. If permit applicants are concerned they would be paying more than their fair share of future infrastructure purchases, the applicant can request an individualized assessment to ensure they will only be paying their proportional share. The applicant would be required to prepare and pay for all costs related to such an assessment.

Donations. If the District receives donations for capital improvements listed on the CIP, they must account for the donation in one of two ways. If the donation is for a non- or partially growth-related improvement, the donation can contribute to the District's General Fund participation along with more traditional forms, such as revenue transfers from the General Fund. If, however, the donation is for a growth-related project in the CIP, the donor's impact fees should be reduced dollar for dollar. This means that the District will either credit the donor or reimburse the donor for that portion of the impact fee.

Credit/reimbursement. If a developer constructs or contributes all or part of a growth-related project that would otherwise be financed with impact fees, that developer must receive a credit against the fees owed for this category or, at the developer's choice, be reimbursed from impact fees collected in the future.³⁷ This prevents "double dipping" by the District.

The presumption would be that builders/developers owe the entirety of the impact fee amount until they make the District aware of the construction or contribution. If credit or reimbursement is due, the governmental entity must enter into an agreement with the fee payer that specifies the amount of the credit or the amount, time and form of reimbursement.³⁸

Impact fee accounting. The District should maintain Impact Fee Funds separate and apart from the General Fund. All current and future impact fee revenue should be immediately deposited into this account and withdrawn only to pay for growth-related capital improvements of the same category. General Funds should be reserved solely for the receipt of tax revenues, grants, user fees and associated interest earnings, and ongoing operational expenses including the repair and replacement of existing capital improvements not related to growth.

Spending policy. The District should establish and adhere to a policy governing their expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for any operational expenses and the repair and replacement or upgrade of existing infrastructure not necessitated by growth. In cases when *growth-related capital improvements are constructed*, impact fees are an allowable revenue source as long as only new growth is served. In cases when new capital improvements are expected to *partially replace existing capacity and to partially serve new growth*, cost sharing between the General Fund or other sources of revenue listed in Idaho Code 67-8207(I)(iv), (2)(h) and Impact Fee Fund should be allowed on a pro rata basis.

Update procedures. The District is expected to grow rapidly over the 10-year span of the CIPs. Therefore, the fees calculated in this study should be updated annually as the District invests in additional infrastructure beyond what is listed in this report, and/or as the District's projected development changes significantly. Fees can be updated on an annual basis using an inflation factor for building material from a reputable source such as McGraw Hill's Engineering News Record. As described in Idaho Code 67-8205(3)(c)(d)(e), the Advisory Committee will play an important role in these updates and reviews.

³⁷ See Section 67-8209(3), Idaho Code.

³⁸ See Section 67-8209(4), Idaho Code