



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Thursday, April 29, 2021, 12:00 PM

Members: Tom Frank - Chairman, Kevin Grey - Vice Chair, Nathan Bishop, Andrew DiPietro, Jennifer Jensen, Colby Ricks, Josh Wallin, Gerardo Munoz

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Chairman Frank called the meeting to order at 11:59 AM

A quorum was present.

Members Present: *Frank, Grey, Bishop, DiPietro, Ricks, Munoz, Hawkins*

Staff Present: *Spendlove, Hart, Zollinger, Humble, Davis, Vitek, Fehringer, Caton, Howard, Kenworthy, Thomson*

2) Consent Calendar

MOTION: Commissioner Grey moved to approve the Consent Calendar, as presented.

Commissioner Ricks seconded the motion.

Unanimously Approved by a vote of 6 to 0.

a) Approval of Minutes from the following meeting: March 25, 2021

3) Impact Fee Items

a) Discussion and Potential Action on Impact Fee Capital Improvement Plan Update Recommendation to City Council.

Staff Presentation:

The Impact Fee Advisory Committee is tasked with making a recommendation to City Council on the Impact Fee Program. The program includes the updates to the associated CIP's, and their corresponding fee amounts. A simple majority vote on the presented Impact Fee Program is sufficient to be forwarded to the City Council.

The Committee is tasked with forwarding a recommendation to the City Council on the Impact Fee Program. The Committee may recommend approval as presented, or recommend approval with conditions.

Sample Motion:

"I motion to forward a positive recommendation to the City Council for the Impact Fee Capital Improvement Plan Update, including the corresponding fees, as presented."

Planning and Zoning Director Spendlove gave a recap of the last two Impact Fee meetings and an update on the final report presented at today's meeting. He stated the commission would review each category individually, with discussion after each category. He reviewed how the population growth information is gathered.

Consultant Anne Wescott reviewed the full report and impact fees by category.

Police:

- The impact fees for residential permits decreased by \$90.00 per residential unit.
- Commissioner Munoz feels with the growth predictions in the report, the increase in fees seem to be appropriate to maintain level of service.
- Planning and Zoning Director Spendlove explained how the lists are composed and how the fees for growth can increase each year.
- Commissioner Grey asked if the increased cost of materials has been looked at in calculating fees. Are those fees able to be adjusted before the final approval?
- Planning and Zoning Director stated the costs are not reevaluated each year, but the yearly MCI does take some of that into account.
- Consultant Anne Wescott stated how the costs and fees are reviewed. Due to the increased growth in Idaho, many areas are reviewing their fees every 2-3 years. She stated as a committee, the costs can be reviewed at the annual meeting and if there is a significant increase, the committee can advise City Council that the impact fees should be reviewed prior to the 5 year requirement.

Fire:

- Planning and Zoning Director Spendlove stated the Twin Falls Fire District, by contract, gives fire service to the Rural Fire District. The rural district population is included for the fee numbers. The impact fees will serve both the Twin Falls City and Rural Fire Districts.
- The relocation of Station 2 due to growth is included in these numbers.
- He stated replacing Fire stations 1 and 3 funds will come from other sources.
- Commissioner Munoz asked why the percentages are not the same as Police for residential fees.
- Consultant Wescott answered in Rural Fire District includes agricultural buildings and facilities that will need to be served by the Fire Department.
- Planning and Zoning Director Spendlove explained a facility like Amalgamated Sugar is an example of a facility not in city limits but is serviced by Twin Falls Fire Department.
- Commissioner Grey asked if the discussion between the districts comes before or after the report is complete.
- Planning and Zoning Director Spendlove explained how the fees are collected by County. He stated Ms. Wescott is the common thread, as she is also working with the Rural Fire District.
- Consultant Wescott stated the fire district is adopting the same report as seen by city.
- Chairperson Frank believes these numbers are reasonable.

Parks:

- Planning and Zoning Director Spendlove stated Parks has a # of items. The city is moving from Park dedication to Park Impact fees for neighborhood and regional parks. This explains why the total number is higher, as there is no developer park dedication. He stated the level of service is way beyond the national standard of parks per 1000 people because of the larger parks, such as Shoshone Falls and Auger Falls. He stated the city is looking to develop 27 acres of parks over the next 10 years. The costs include acreage and things needed in the park. He explained the city's portion of the costs for facility enhancements.
- Commissioner Ricks asked who is developing the plan for future parks.
- Planning and Zoning Director Spendlove stated there is a Parks Master Plan of locations where new parks would be desired. He explained how this would be handled with developers on new Plats.
- Commissioner Grey asked why the city is not increasing the employment opportunity.

- Parks and Recreation Director Davis answered in the Parks Master Plan how the regional parks skew the number of acres per 1000 person. That maintenance level is tough to maintain. She stated dropping the acre standard makes it manageable to maintain.
- Commissioner Grey asked if pulling back negatively skews the maintenance level.
- Parks and Recreation Director Davis stated the department is understaffed now.
- Planning and Zoning Director Spendlove stated the current level of park maintenance is 4.7 acres per 1000 people.
- Consultant Wescott stated with all acreage, 29 acres per 1000 people. When the larger parks are removed, the maintenance level is 4.7 acres per 1000. She stated the definition of parks is changing and evolving.
- Chairperson Frank stated he believes there is a disconnect between what people want versus what can be afforded. He believes this is a good medium place to go and feels this is a reasonable middle ground.
- Parks and Recreation Director Davis stated she appreciates the fact of being mindful of the parks and development , and trying to be aware of the balance.
- Commissioner Ricks stated if the parks space is being cut back, it gets more critical of location of parks in the next 10 years.
- Commissioner Munoz stated he believes we are still maintaining at this level for current growth. If the city is still growing, the ratio will change.
- Planning and Zoning Director Spendlove stated the current level of service of park land acreage is 29 acres per 1000 people. If the two larger parks were removed, 4.7 acres per 1000 people, with is still above national standard.
- Parks and Recreation Director Davis answered we doesn't want storm retention called parks. She stated this plan is putting them where parks make more sense and are appropriate.
- Planning & Director Spendlove stated the city is accepting lower # of 2.7 acres because if at 4.7 acres raises impact fees by almost double. City staff must manage the area regarding sustainability and raising taxes to pay for staff. The city needs to find the balance.
- Consultant Wescott added where impact fees can be used to keep up capital necessary for growth. She stated there is consideration taken if the future growth is going to generate enough property tax revenue for the ongoing costs of operation. She stated there is a fiscal constraint due to the State's property tax methodology.
- Commissioner Grey asked if improvement to the parks is not eligible for impact fees. He asked why a park facility is not an asset to the city.
- Consultant Wescott stated the way law is written requires each time the report is updated, current deficiencies need to be identified. Needs that are due to past growth can be a lost opportunity.
- Planning & Zoning Director Spendlove stated there will be specific instances where this is possible, it is not a never or always situation.
- Deputy City Manager Humble stated the restroom in the City Park is a replacement and not eligible for impact fees.
- Parks and Recreation Director Davis stated that there are current facilities that are not adequate, and we need to find ways to expand their use for demand in a growth-related way. (lights on courts)
- Commissioner Bishop stated baseball fields are hard to find to practice and believes with growth, more people, and more kids, there will be a need for more fields.
- Parks and Recreation Director Davis stated baseball fields are expensive, and there is not an identified space to build right now. She stated there is currently no plans for new ball fields.
- Deputy City Manager Humble stated this plan does include 27 acres for new parks. He stated if fields are needed, the funds could go to that if determined they are needed due to growth. He stated staff and the Parks and Recreation Commission weigh in with recommendations and City Council approves the budget.

- Commissioner DiPietro asked the actual park acreage and what is the percentage added for growth over the next 10 years.
- Consultant Wescott answered 1,463 developed acres and 33½ non-developed acres of park land, including the larger regional parks. She clarified how the numbers are calculated as far as level of service.
- Commissioner Munoz clarified the Parks impact fees are only tied to new residential units.

Streets

- Planning & Zoning Director Spendlove stated the Streets CIP total is \$7.5 million with a balance of \$2.5 million.
- Chairman Frank stated trust city staff that these projects are needed, and the numbers are accurate.
- Commissioner Grey asked about projects on the books being bumped up since there is the balance in the bank.
- Deputy City Manager Humble stated that the street money has been spent as going through the last nine years. He stated there is a current street impact project. He stated the rules are if there is money in bank, it will carry over with adoption of new plan.
- Consultant Wescott stated it is not expected that the fund balances are drained prior to the new plan.
- Planning & Zoning Director Spendlove explained how street fees are calculated, based upon the trip generator using the peak PM hour.

Commission Discussion

- Chairman Frank stated it is a lot of money, but it is the cost of doing business. He doesn't believe the community has stated it wants less services.
- Commissioner Grey stated compared to other metropolitan areas in the State, he believes these numbers are fair.
- Commissioner Munoz agreed this is the price to continue the level of service. He pointed out that Twin Falls is not paying as much as other metropolitan areas. He believes this is a reasonable set of projects in order to maintain growth.
- Commissioner Bishop stated he is not sure cost of living has gone up at the rate of the increases, can it be expected that the level of service will go up.
- Planning & Zoning Director Spendlove stated the numbers reflect being able to maintain the current level of service.
- Consultant Wescott stated, in the past, Twin Falls has fiscally constrained the CIP. There is a better connection between the homeowners and the impact on roadways and the City agreeing to put all growth projects on the CIP.
- Chairman Frank stated this puts the growth expenses on the people causing growth versus the existing taxpayer and is more honest way of doing things.
- Commissioner Bishop stated he believes the numbers could be higher.
- Planning & Zoning Director stated on page 25, #4, the city has invested \$27,000 per existing residential unit. This report shows what city has put in from existing tax money. These numbers are still lower than a lot of other metropolitan areas.
- Commissioner Ricks stated using the impact fees properly for growth will allow the other fees to be used for maintenance.
- Planning & Zoning Director Spendlove clarified how money can be used to maintain the level of service. The idea is to not use tax funds to maintain current roadways.
- Planning & Zoning Director Spendlove clarified what a recommendation to City Council means and the approval time frame.
- Chairman Frank stated he believes this process should be reviewed more frequently.

MOTION: Commissioner DiPietro moved to forward a positive recommendation to the City Council for the Impact Fee Capital Improvement Plan Update, including the corresponding fees, as presented. Commissioner Munoz seconded the motion.

Unanimously approved by vote of 6 to 0.

4) Improvement Reimbursement Items

None

5) General Input/Announcements - Public/Staff

None

6) Upcoming Meeting

a) To Be Determined

7) Adjournment

The meeting adjourned at 01:36 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant