



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

Thursday, December 9, 2021, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

**COUNCIL CHAMBERS
SPECIAL MEETING**

Members: Tom Frank - Chairman, Kevin Grey - Vice Chair, Andrew DiPietro, Colby Ricks, Gerardo Munoz, Seth Watte, and David Thibault

Council Liaison: Craig Hawkins

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Frank called the meeting to order at 12:06 PM
A quorum was present.

Members Present: Frank, Grey, Munoz, Watte, DiPietro, Ricks

Liaison Present: Hawkins

Staff Present: Spendlove, Vitek, Fehringer, Hart, Ebersole, Humble, Zollinger

2) Consent Calendar

MOTION: Gerardo Munoz moved to approve the Consent Calendar, as presented.
Colby Ricks seconded the motion. Roll call vote showed all members present voted.

Unanimously approved by a vote of 6 to 0.

a) Approval of Minutes from the following meeting: April 29, 2021

3) Introduction of New Members

Planning and Zoning Director Spendlove presented the new members, Seth Watte and David Thibault. He stated the commission will have 3 openings in 2022.

Seth Watte introduced himself to the commission as a new member.

4) Review of Member Terms

a) Information regarding term limits of existing members.
Planning and Zoning Director Spendlove reviewed the term limits of existing members.

5) Impact Fee Items

- a) Review, Discussion and Action on the Annual Financial Report, and Impact Fee Program for FY 2021.

Staff Presentation:

Planning and Zoning Director Spendlove reviewed the Annual Financial Report, and Impact Fee Program for FY 2021.

He stated a motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

The committee is tasked with discussing and making a recommendation to the City Council on this year's Annual Impact Fee Report.

A sample motion could read as follows: "I Motion to approve the Annual Impact Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees.

He presented the finalized Impact fee report and reviewed the plans (CIPs) for each fund. He discussed options regarding increasing Impact fees at the beginning of year, as a separate motion. He suggested not raising fees this year, as the new program fees went into effect in November 2021.

Discussion Followed:

- Chair Frank asked if the report are based on the current amount of fees collected.
- Planning and Zoning Director Spendlove clarified the fee report.
- Commissioner Munoz asked when a new report will be generated.
- Planning and Zoning Director Spendlove clarified how the MCI is calculated for the year. This year had an unusually high jump. Year over Year November = 8.6%.
- *Chair Frank stepped away for 5 minutes.*
- Commissioner Munoz suggested no raise in fees this year, but to catch upon future years.
- Commissioner Watte agreed stating that supply issues are getting better.
- Planning and Zoning Director Spendlove agreed and stated eventually the fees will have to keep up with projects and can't play catch up forever.
- Commissioner Munoz stated too big of changes may encourage developers not to develop in the area.
- Commissioner Grey stated it will be interesting to see how growth continues in the area.
- Commissioner Watte stated rent increases continue and how it is affecting people living in Twin Falls.
- Chair Frank stated he agrees not to increase again now but review at end of next year.
- Planning and Zoning Director Spendlove reviewed the approval process through City Council.

Motion: Commissioner Grey moved to recommend approval to City Council Motion the Annual Impact

Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees. Commissioner Munoz seconded the motion.

Unanimously approved by a vote of 6-0.

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

a) April 2022
21st or 28th

8) Adjournment

The meeting adjourned at 12:56 PM

Kelli Ebersole

Kelli Ebersole, Technician