



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

Thursday, October 24, 2024, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey, Kyndell Madsen, Gerardo Munoz, Seth Watte, Randall Johnson, David Thibault, Ben Ramirez

Council Liaison: Jason Brown

1) Confirmation of Quorum/Call Meeting to Order

Chairman Frank called the meeting to order at 12:34 PM

A quorum was present.

2) Consent Calendar

a) Approval of minutes from the following meeting: April 25, 2024

Commissioner Grey made a motion to approve the April 25, 2024, meeting minutes, as presented. Commissioner Munoz seconded the motion.

3) Impact Fee Items

a) Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

Staff Presentation:

Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

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

N/A

N/A

The committee is tasked with discussing and making a recommendation to the City Council on this years 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."

IFC/Questions & Comments:

- Commissioner Grey asked how tenants are paying if they're not on the chart.

- Senior Planner Klaver explained they are looking at the fee to charge because they don't want to overcharge. If they meet the trip per hour, they are paying accordingly.
- Chairman Frank asked what ITE means.
- Senior Planner Klaver replied that it's International Transportation of Engineers.
- Commissioner Munoz asked if there have been any complaints from the previous rate increase.
- Senior Planner Klaver stated there was a shock value with the bigger shop establishments.
- Chairman Frank asked if there is a way to gauge how competitive we are.
- Senior Planner Klaver explained the original plan had cost analysis.
- Commissioner Grey feels it hasn't impacted roads.

MOTION: Commissioner Munoz moved 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. Commissioner Ramirez seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Recommendation to City Council on inflationary adjustment to Impact Fees.

Staff Presentation:

Recommendation to City Council on inflationary adjustment to Impact Fees.

A simple majority vote on this item will forward a recommendation to the City Council.

N/A

The MCI has a year over year increase of 1.31% from August 2023 to August 2024. This amount would correlate to a rough increase of **\$62.75** to the overall impact fee amounts for a single family home (see Attachment #1 for approximate amounts for all categories).

The Committee is tasked with forwarding a recommendation to City Council on whether to increase fees or not. The Committee may recommend increasing fees correlating to the full MCI increased amount, a partial increase, or no increase.

Sample motions could be as follows:

1. "I motion to recommend the fees increase the full MCI year over year amount."
2. "I motion to recommend the fees increase up to a maximum of ___ %."

IFC/Questions & Comments:

- Commissioner Grey asked about the movement and does staff feel this is appropriate.
- Senior Planner Klaver staff feels if they follow the trend it will average out to satisfy the needs.

- Commissioner Munoz stated it might go below but feels the 1.31 is safe.

MOTION: Commissioner Madsen moved to recommend the fees increase up to a maximum of 1.31% . Commissioner Grey seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Improvement Reimbursement Items

5) General Input/Announcements - Public/Staff

6) Upcoming Meeting(s)

- a) April 2025
April 24, 2025, will be the date for the next meeting.

7) Adjournment

The meeting adjourned at 12:56 PM

Jody Green, Planning Technician