



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

Thursday, October 23, 2025, 12:00 PM

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
- 2) Consent Calendar
 - a) Request to approve minutes from the following meeting: April 24, 2025.
- 3) Review of Member Terms
 - a) **DISCUSSION:** Member Terms
- 4) Election of Officers
- 5) Impact Fee Items
 - a) **ACTION ITEM:** Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2025.
By: William Klaver, Senior Planner
 - b) **ACTION ITEM:** Recommendation to City Council on inflationary adjustment to Impact Fees.
By: William Klaver, Senior Planner
- 6) Improvement Reimbursement Items
- 7) General Input/Announcements - Public/Staff
- 8) Upcoming Meeting(s)
 - a) April 2026
- 9) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



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

Thursday, April 24, 2025, 11:30 AM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

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 12:00 PM

Members Attending: Frank, Grey, Madsen, Munoz, Watte, Johnson, Thibault

Staff Attending: Spendlove, Klaver, Vitek, Howard, Fehringer, Green

2) Consent Calendar

a) Request to approve minutes from the following meeting: October 24, 2024.

Commissioner Munoz made a motion to approve the consent calendar, as presented.
Commissioner Thibault seconded the motion.

3) Review of Member Terms

a) 2025 - 2026 IFC Commissioner List

Staff Presentation:

2025 - 2026 IFC Commissioner List

Senior Planner Klaver presented the member terms.

Chairman Frank would like to serve another term.

Commissioner Grey would like to serve another term.

4) Impact Fee Items

a) Review and Discussion on the Update for Financial Report and Impact Fee Program for October 2024 - April 2025

Staff Presentation:

Review and Discussion on the Update for Financial Report and Impact Fee Program for October 2024 - April 2025

Senior Planner Klaver updated the financial report and the status of projects.

Commissioner Thibault asked about the increase.

Senior Planner Klaver explained how the difference is calculated with the difference between commercial - retail - industrial.

Commissioner Grey asked about the discussion and the different zoning categories. Senior Planner Klaver clarified that the single/multi-family are the same - it's commercial where the difference should be.

Commissioner Thibault asked how the city is classifying the uses and if the applicants agree with what they are being classified as.

Commissioner Munoz feels it should be use based not category.

Senior Planner Klaver replied that the fees were calculated based off ITE uses.

Commissioner Munoz feels that it needs to be objective. The uses should be listed as light/medium/heavy instead of having an appeal.

Commissioner Watte asked if they submit a business plan to decide what type of use.

Senior Planner Klaver stated they would need to provide a use statement.

Senior Planner Klaver clarified how single family and multi-family residential units are classified. The building itself may be commercial construction, but the uses are always residential and will have impact fees accordingly.

Director Spendlove explained it is based off peak traffic time which is 4-6 pm. Commercial traffic is different.

Commissioner Grey commented that commercial and industrial don't operate within that time frame.

Director Spendlove replied that impact fees only apply to capacity. It is only the number of vehicles not the weight. Fees are collected to increase lanes for roads.

Director Spendlove pulled up the report and explained the rate and why it's chosen.

CIP- Capital Improvement

Chairperson Frank asked about fire station #1 and if it's the one they want to replace.

Commissioner Johnson asked about Eastland and Cheney.

Senior Planner Klaver answered that Eastland has been finalized.

City Engineer Vitek gave an update of project currently being done around the city.

5) **General Input/Announcements - Public/Staff**

City Engineer Vitek wanted to give notice about a few projects. The city needs to rebuild roadway for the sewer expansion on Pole Line - if needed will come to commission.

6) **Upcoming Meeting(s)**

a) October 23, 2025, or November 13, 2025

October 23 for the next meeting.

7) **Adjournment**

The meeting adjourned at 12:39 PM

City of Twin Falls Impact Fee & Improvement Reimbursement Committee
2025-2026

	<u>Name & Address</u>	<u>Term & Expiration</u>
SEAT 1	David Thibault	Started December 2021 1 st Full Term Exp 6/2027 2 nd Full Term Exp 6/2030
SEAT 2	Seth Watte	Started December 2021 1st Full Term Exp 6/2027 2nd Full Term Exp 6/2030
SEAT 3	Vacant	Started April 2024 1 st Partial Term Exp 6/2027 1st Full Term Exp 6/2030 2 nd Full Term Exp 6/2033
SEAT 4	Ben Ramirez	Started April 2024 1 st Partial Term Exp 6/2025 1 st Full Term Exp 6/2028 2 nd Full Term Exp 6/2031
SEAT 5	Tom Frank	Started Sept 2020 1 st Full Term Exp 6/2025 2 nd Full Term Exp 6/2028
SEAT 6	Kevin Grey	Started Sept 2020 1 st Full Term Exp 6/2025 2 nd Full Term Exp 6/2028
SEAT 7	Kyndell Madsen	Started July 2023 1 st Full Term Exp 6/2026 2 nd Full Term Exp 6/2029
SEAT 8	Gerardo "Tato" Munoz	Started Sept 2020 1 st Full Term Exp 6/2023 2 nd Full Term Exp 6/2026
SEAT 9	Randall Johnson	Started June 2023 1 st Full Term Exp 6/2026 2 nd Full Term Exp 6/2029

City Staff Contacts:

Jonathan Spendlove
Will Klaver
Jody Green
Troy Vitek
Mitch Humble
Kristi Fehring

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Date: Thursday, October 23, 2025
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2025.

Time Estimate:

10-20 Minutes for presentation, discussion, and questions.

Background:

Per Idaho Statute, Impact Fee Programs shall conduct an annual Financial Report detailing expenditures and revenues for the fiscal Year. The FY2025 Financial Report Summary is attached for your review (see attachment #1). Upon acceptance of the Committee review, Staff will prepare the Final Report to City Council.

The City Impact Fee accounts are as follows:

- **Police:** *Collected* \$201,406; *Spent* \$0.00; *Total* \$681,760
- **Fire:** *Collected* \$819,375; *Spent* \$651,600; *Total* \$3,129,453
- **Streets:** *Collected* \$1,428,600; *Spent* \$194,946; *Total* \$5,049,396
- **Parks:** *Collected* \$560,146; *Spent* \$4,059; *Total* \$2,030,951

Fire Impact Fees have been utilized as a payment towards Fire Station #2, which is located on Cheney Drive just east of Washington Street North.

Street Impact Fees have been utilized for two (2) projects: Eastland Drive and Wendell, Filer, Martin Round-a-Bout.

1. **Eastland Drive** project spent \$34,367 on Right-of-Way acquisition. This project is completed.
2. **Wendell, Filer, Martin Round-a-Bout** project spent \$160,579 on designing a round about at the intersection of Filer Avenue West, Martin Street, and Wendell Street. The upcoming year we expect spend additional Street Impact Fees to finalize the design of the round about, (additional \$205,000) and \$3.1 Million for construction and contingency resulting in roughly \$3.3 Million for the Wendell, Martin, and Filer intersection improvements from the next fiscal year. Therefore, the total impact fees utilized for this project is anticipated to be \$3.5 Million.

Parks Impact Fees have been utilized for the land purchase and improvements for the Canyon Trail Junction.

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

1. Periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan, or imposing the development impact fees; and
2. Advise the governmental entity of the need to update or revise the land use Assumptions, Capital Improvement Plan and Development Impact Fees

Staff has not received any formal inquiries or complaints about the current list of Projects, or the imposition of the development impact fees as of this date.

Staff is always available for any questions applicants may have regarding fees, projects, and expenditures made from the Impact Fee program.

The current Capital Improvements Plan was adopted in 2021, and new fees implemented, by the City Council in January 2025 (Attachment #3).

Approval Process:

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

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

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."

Attachments:

1. 2025 Impact Fee Report Summary
2. 2025 Impact Fee Report Detail
3. Impact Fee Rates Effective Jan 1, 2025

City of Twin Falls
Summary of Impact Fee Activity

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Totals
Revenue Subtotal-Police	\$ 156,949	\$ 128,695	\$ 87,009	\$ 204,746	\$ 146,330	\$ 239,111	\$ 284,558	\$ 142,880	\$ 71,057	\$ 145,368	\$ 201,406	\$ 2,116,315
PD Station - Expenditures	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900	-	-	-	(1,434,555)
Net Revenue-Police	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	201,406	681,760
Revenue Subtotal-Fire	362,113	292,423	194,420	454,866	331,440	530,734	631,682	386,941	278,067	585,848	819,375	5,710,925
Future Fire Station Review - Expenditur	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900	-	-	-	(631,896)
COP	-	-	-	-	-	-	-	-	(647,875)	(650,100)	(651,600)	(1,949,575)
Net Revenue-Fire	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	167,775	3,129,453
Revenue Subtotal-Streets	573,620	293,682	284,501	628,564	433,576	571,570	655,868	799,692	407,731	1,018,038	1,428,600	7,882,587
Street - Expenditures	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(194,946)	(2,833,192)
Net Revenue-Streets	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	1,233,654	5,049,396
Revenue Subtotal-Parks	159,464	406,902	402,522	(325,569)	321,184	421,820	480,330	292,302	225,978	850,286	560,146	4,268,151
Parks - Equipment storage bldg	(50,874)	(117,492)	-	-	-	-	-	-	(167,734)	-	-	(336,100)
Parks - Land	-	-	-	-	-	-	-	-	(713,933)	-	(4,000)	(717,933)
Parks - Trails	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)	-	(57,845)	(59)	(1,183,167)
Net Revenue-Parks	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	556,087	2,030,951
Interest Income	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744)	98,239	685,706	308,870	1,073,415
TOTALS	\$ 1,251,301	\$ 1,071,601	\$ 261,436	\$ (886,142)	\$ 539,589	\$ 1,854,797	\$ 1,096,968	\$ 554,042	\$ (864,172)	\$ 2,576,673	\$ 2,467,792	\$ 11,964,975

City of Twin Falls
Summary of Impact Fee Activity

	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Totals	24-25	Totals
Residential Impact Fees-Police	56,211	59,706	57,774	109,554	149,045	202,054	188,440	89,877	31,174	74,175	1,164,532	74,722	1,239,254
Non-resid. Impact Fees-Police	100,738	68,989	29,235	95,193	(2,715)	37,057	96,118	53,003	39,882	71,193	750,377	126,684	877,061
<i>Revenue Subtotal-Police</i>	<i>156,949</i>	<i>128,695</i>	<i>87,009</i>	<i>204,746</i>	<i>146,330</i>	<i>239,111</i>	<i>284,558</i>	<i>142,880</i>	<i>71,057</i>	<i>145,368</i>	<i>1,914,909</i>	<i>201,406</i>	<i>2,116,315</i>
PD Station - Expenditures	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900			(1,434,555)		(1,434,555)
Net Revenue-Police	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	480,354	201,406	681,760
Residential Impact Fees-Fire	126,097	132,894	128,683	243,403	331,226	448,088	418,784	237,165	129,407	326,206	2,940,349	298,563	3,238,912
Non-resid. Impact Fees-Fire	236,016	159,529	65,737	211,464	213	82,646	212,898	149,776	148,661	259,642	1,951,200	520,813	2,472,013
<i>Revenue Subtotal-Fire</i>	<i>362,113</i>	<i>292,423</i>	<i>194,420</i>	<i>454,866</i>	<i>331,440</i>	<i>530,734</i>	<i>631,682</i>	<i>386,941</i>	<i>278,067</i>	<i>585,848</i>	<i>4,891,550</i>	<i>819,375</i>	<i>5,710,925</i>
Fire Station - Expenditures	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900			(631,896)		(631,896)
COP									(647,875)	(650,100)	(1,297,975)	(651,600)	(1,949,575)
Net Revenue-Fire	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	2,961,678	167,775	3,129,453
Residential Impact Fees-Streets	99,244	106,698	102,910	170,587	210,097	351,453	338,469	276,466	191,801	413,801	2,471,491	456,786	2,928,276
Non-resid. Impact Fees-Streets	474,376	186,984	181,591	457,977	223,479	220,117	317,399	523,226	215,930	604,237	3,982,497	971,814	4,954,311
<i>Revenue Subtotal-Streets</i>	<i>573,620</i>	<i>293,682</i>	<i>284,501</i>	<i>628,564</i>	<i>433,576</i>	<i>571,570</i>	<i>655,868</i>	<i>799,692</i>	<i>407,731</i>	<i>1,018,038</i>	<i>6,453,988</i>	<i>1,428,600</i>	<i>7,882,587</i>
Street - Expenditures	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(2,638,245)	(194,946)	(2,833,192)
Net Revenue-Streets	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	3,815,742	1,233,654	5,049,396
Residential Impact Fees-Parks	159,464	126,902	122,522	234,431	321,184	421,820	480,330	292,302	225,978	850,286	3,708,005	560,146	4,268,151
Transfer from the CI Fund	-	280,000	280,000	(560,000)	-	-	-	-	-	-	-	-	-
<i>Revenue Subtotal-Parks</i>	<i>159,464</i>	<i>406,902</i>	<i>402,522</i>	<i>(325,569)</i>	<i>321,184</i>	<i>421,820</i>	<i>480,330</i>	<i>292,302</i>	<i>225,978</i>	<i>850,286</i>	<i>3,708,005</i>	<i>560,146</i>	<i>4,268,151</i>
Parks - Equipment storage bldg	(50,874)	(117,492)	-	-	-	-	-	-	(167,734)		(336,100)		(336,100)
Parks - Land									(713,933)		(713,933)	(4,000)	(717,933)
Parks - Trails	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)		(57,845)	(1,183,108)	(59)	(1,183,167)
Net Revenue-Parks	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	1,474,864	556,087	2,030,951
Interest Income-Adj for Unrealized Gain or Loss	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744.00)	98,239	685,706	764,544	308,870	1,073,415
TOTALS	1,251,301	1,071,601	261,436	(886,142)	539,589	1,854,797	1,096,968	554,042.13	(864,172)	2,576,673	9,497,182.91	2,467,792	11,964,975
											11,964,975		

8 YEAR REQUIREMENT

											69,803.16			
Police														
Revenue	156,948.86	128,694.99	87,008.70	204,746.39	146,329.95	239,111.21	284,557.60	142,879.77	71,056.53	145,367.86	1,914,909.19	201,405.78	2,116,314.97	
16-17 Expenditures											(26,980.96)		(26,980.96)	
17-18 Expenditures	(156,948.86)	(128,694.99)	(87,008.70)	(204,746.39)	(146,329.95)	(239,111.21)	(157,407.53)				(1,401,474.00)		(1,401,474.00)	
20-21 Expenditures							(8,000.00)		-	-	(8,000.00)		(8,000.00)	
21-22 Expenditures							1,900.00				1,900.00		1,900.00	
24-25 Expenditures											-		-	
Remaining	-	-	-	-	-	-	-	121,050.07	142,879.77	71,056.53	145,367.86	480,354.23	201,405.78	681,760.01
Fire														
Revenue	362,112.84	292,422.88	194,419.92	454,866.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	585,847.68	4,891,549.63	819,375.40	5,710,925.03	
17-18 Expenditures											(272,780.01)		(272,780.01)	
18-19 Expenditures											(30,684.65)		(30,684.65)	
20-21 Expenditures											(330,332.00)		(330,332.00)	
21-22 Expenditures											1,900.00		1,900.00	
22-23 Expenditures	(362,112.84)	(74,643.00)									(647,874.99)		(647,874.99)	
23-24 Expenditures		(217,779.88)	(194,419.92)	(237,900.00)							(650,099.80)	(651,600.00)	(1,301,699.80)	
24-25 Expenditures											-		-	
Remaining	-	-	-	216,966.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	585,847.68	2,961,678.18	167,775.40	3,129,453.58	
*Pledged through COP														
Streets														
Revenue	573,620.25	293,682.30	284,500.85	628,564.08	433,575.83	571,570.18	655,867.59	799,692.12	407,730.80	1,018,037.80	6,453,987.66	1,428,599.76	7,882,587.42	
12-13 Expenditures											(37,260.00)		(37,260.00)	
13-14 Expenditures											(373,481.67)		(373,481.67)	
17-18 Expenditures											(31,072.29)		(31,072.29)	
18-19 Expenditures	(413,819.40)										(759,151.30)		(759,151.30)	
19-20 Expenditures	(62,936.49)										(62,936.49)		(62,936.49)	
20-21 Expenditures	(96,864.36)	(293,682.30)	(136,785.34)								(527,332.00)		(527,332.00)	
21-22 Expenditures				(430,682.00)							(430,682.00)		(430,682.00)	
22-23 Expenditures			(147,715.51)	(197,882.08)	(70,103.92)						(415,701.51)		(415,701.51)	
23-24 Expenditures					(628.00)						(628.00)		(628.00)	
24-25 Expenditures					(194,946.00)						(194,946.00)		(194,946.00)	
Remaining	-	-	-	-	167,897.91	571,570.18	655,867.59	799,692.12	407,730.80	1,018,037.80	3,620,796.40	1,428,599.76	5,049,396.16	
Parks														
Revenue	159,464.00	406,902.00	402,522.00	(325,569.00)	321,183.56	421,820.00	480,330.00	292,302.16	225,977.96	850,285.71	3,708,005.31	560,145.50	4,268,150.81	
14-15 Expenditures											(50,874.22)		(50,874.22)	
15-16 Expenditures											(117,491.88)		(117,491.88)	
16-17 Expenditures	(159,464.00)	(260,146.83)									(724,031.65)		(724,031.65)	
17-18 Expenditures		(146,755.17)	(34,656.29)								(181,411.46)		(181,411.46)	
18-19 Expenditures			(72,346.10)								(72,346.10)		(72,346.10)	
19-20 Expenditures			(19,609.25)								(19,609.25)		(19,609.25)	
20-21 Expenditures			(81,718.00)								(81,718.00)		(81,718.00)	
21-22 Expenditures			(46,147.00)								(46,147.00)		(46,147.00)	
22-23 Expenditures			(148,045.36)	325,569.00	(321,183.56)	(421,820.00)	(316,187.00)				(881,666.92)		(881,666.92)	
23-24 Expenditures							(57,845.00)				(57,845.00)		(57,845.00)	
24-25 Expenditures							(4,059.00)				(4,059.00)		(4,059.00)	
Remaining	-	-	-	-	-	-	102,239.00	292,302.16	225,977.96	850,285.71	1,470,804.83	560,145.50	2,030,950.33	

8 YEAR REQUIREMENT



CITY OF TWIN FALLS
Planning & Zoning Department
 203 Main Avenue East
 P.O. Box 1907
 Twin Falls, ID 83303-1907

Phone: 208-735-7267
 Fax: 208-736-2256
www.tfid.org

Per the decision of City Council on December 9, 2024, the following Impact Fees are to be in effect on January 1, 2025.

Impact Fees (Jan 2025)		
Police Fees		
Residential (per dwelling unit)	\$	269.28
Nonresidential (per sf)	\$	0.13
Fire Fees		
Residential (per dwelling unit)	\$	1,075.95
Nonresidential (per sf)	\$	0.54
Parks Fees		
Residential (per dwelling unit)	\$	1,867.85
Nonresidential (per sf)	\$	-
Streets Fees		
Single-Family (per dwelling unit)	\$	1,639.42
Multi-Family (per dwelling unit)	\$	877.67
Retail (per sf)	\$	3.64
Office (per sf)	\$	2.17
Industrial (per sf)	\$	0.67
Institutional (per sf)	\$	0.41
TOTAL IMPACT FEE		
Single-Family (per dwelling unit)	\$	4,852.50
Multi-Family (per dwelling unit)	\$	4,090.75
Commercial (per sf)	\$	4.30
Office (per sf)	\$	2.83
Industrial (per sf)	\$	1.34
Institutional (per sf)	\$	0.99



Date: Thursday, October 23, 2025
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior Planner

ACTION ITEM

Request:

Recommendation to City Council on inflationary adjustment to Impact Fees.

Time Estimate:

Approximately 10 minutes for presentation, discussion and questions.

Background:

The current fee schedule was adjusted in January 2025 to the amounts you see today. Impact Fee collections are based on the costs for the City to construct the associated projects listed on the Capital Improvement Plan. It is prudent to adjust collection amounts to line up with inflation costs, otherwise the program will not be able to fulfill its mission of constructing the projects on the list.

Approval Process:

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

Budget Impact:

An increase in the fees would maintain the viability of the program to pay for the needed projects identified within the Capital Improvement Plan. If fees are not increased based on the inflation of materials, the City could see a decrease in the level of service for existing residents as the new projects would take longer to be constructed due to the increase timeframe for collecting fees.

Regulatory Impact:

There is no direct impact to the program by this recommendation. However, the City Council depends on the Committee to forward their recommendation in order for the Council to be informed on their decision to increase fees or not.

History:

N/A

Analysis:

The MCI has a year over year increase of 2.66% from August 2024 to August 2025. This amount would correlate to a rough increase of **\$129.08** to the overall impact fee amounts for a single family home (see Attachment #2 for approximate amounts for all categories).

Conclusion:

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 ____%."

Attachments:

1. Impact Fee Rates Effective Jan 1, 2025
2. Twin Falls Impact Fee Table - Effect of 2.66%



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Residential (per dwelling unit)	\$	269.28
Nonresidential (per sf)	\$	0.13
Fire Fees		
Residential (per dwelling unit)	\$	1,075.95
Nonresidential (per sf)	\$	0.54
Parks Fees		
Residential (per dwelling unit)	\$	1,867.85
Nonresidential (per sf)	\$	-
Streets Fees		
Single-Family (per dwelling unit)	\$	1,639.42
Multi-Family (per dwelling unit)	\$	877.67
Retail (per sf)	\$	3.64
Office (per sf)	\$	2.17
Industrial (per sf)	\$	0.67
Institutional (per sf)	\$	0.41
TOTAL IMPACT FEE		
Single-Family (per dwelling unit)	\$	4,852.50
Multi-Family (per dwelling unit)	\$	4,090.75
Commercial (per sf)	\$	4.30
Office (per sf)	\$	2.83
Industrial (per sf)	\$	1.34
Institutional (per sf)	\$	0.99

Current Fees (Jan 2025)	
Police Fees	
Residential (per dwelling unit)	\$ 269
Nonresidential (per sf)	\$ 0.13
Fire Fees	
Residential (per dwelling unit)	\$ 1,076
Nonresidential (per sf)	\$ 0.54
Parks Fees	
Residential (per dwelling unit)	\$ 1,868
Nonresidential (per sf)	\$ -
Streets Fees	
Single-Family (per dwelling unit)	\$ 1,639.42
Multi-Family (per dwelling unit)	\$ 877.67
Retail (per sf)	\$ 3.64
Office (per sf)	\$ 2.17
Industrial (per sf)	\$ 0.67
Institutional (per sf)	\$ 0.41
TOTAL IMPACT FEE	
Single-Family (per dwelling unit)	\$ 4,852.50
Multi-Family (per dwelling unit)	\$ 4,090.75
Commercial (per sf)	\$ 4.30
Office (per sf)	\$ 2.83
Industrial (per sf)	\$ 1.34
Institutional (per sf)	\$ 0.99

% Change
2.66%

\$ Change
\$ 7.16
\$ 0.00
\$ 28.62
\$ 0.01
\$ -
\$ -
\$ 49.68
\$ -
\$ -
\$ -
\$ 43.61
\$ 23.35
\$ 0.10
\$ 0.06
\$ 0.02
\$ 0.01
\$ 129.08
\$ 108.81
\$ 0.11
\$ 0.08
\$ 0.04
\$ 0.03

Impact Fees (Jan 2026)	
Police Fees	
Residential (per dwelling unit)	\$ 276.44
Nonresidential (per sf)	\$ 0.14
Fire Fees	
Residential (per dwelling unit)	\$ 1,104.57
Nonresidential (per sf)	\$ 0.55
Parks Fees	
Residential (per dwelling unit)	\$ 1,917.54
Nonresidential (per sf)	\$ -
Streets Fees	
Single-Family (per dwelling unit)	\$ 1,683.03
Multi-Family (per dwelling unit)	\$ 901.01
Retail (per sf)	\$ 3.73
Office (per sf)	\$ 2.22
Industrial (per sf)	\$ 0.69
Institutional (per sf)	\$ 0.42
TOTAL IMPACT FEE	
Single-Family (per dwelling unit)	\$ 4,981.57
Multi-Family (per dwelling unit)	\$ 4,199.56
Commercial (per sf)	\$ 4.42
Office (per sf)	\$ 2.91
Industrial (per sf)	\$ 1.37
Institutional (per sf)	\$ 1.02