



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

Thursday, April 23, 2026, 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: October 23, 2025.
- 3) Review of Member Terms
 - a) **DISCUSSION:** Review of Member Terms
- 4) Election of Officers
- 5) Impact Fee Items
 - a) **DISCUSSION:** Review and Discussion of the Update for Financial Report and Impact Fee Program for October 2025 - April 2026
By: William Klaver, Senior Planner
 - b) **INFORMATIONAL:** Update of Impact Fee Capital Improvement Plan and Change Impact Fee Rate Categories for Streets
By: William Klaver, Senior Planner
- 6) Improvement Reimbursement Items
 - a) **INFORMATIONAL:** None
By:
- 7) General Input/Announcements - Public/Staff
- 8) Upcoming Meeting(s)
 - a) **DISCUSSION:** October 22, 2026 **OR** October 29, 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, October 23, 2025, 12:00 PM

203 Main Ave East
Twin Falls, ID 83301

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

Chairperson Frank called the meeting to order at 12:00 PM

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

2) Consent Calendar

a) Request to approve minutes from the following meeting: April 24, 2025.

MOTION: Commissioner Munoz moved to approve the minutes from the following meeting: April 24, 2025. Commissioner Ramirez seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

3) Review of Member Terms

a) Member Terms

Discussion on who terms out and who will continue with 2nd terms.

4) Election of Officers

Chairman- Tom Frank

Vice-Chairman - Kevin Grey

MOTION: Vice-Chairman Grey moved to re-elect Tom Frank as Chairman. Commissioner Munoz seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

MOTION: Commissioner Munoz moved to re-elect Kevin Grey as Vice-Chairman. Commissioner Ramirez seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

5) Impact Fee Items

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

Staff Presentation:

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

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 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:

- Chairman Frank asked who is paying for the Wendell/Filer/Martin round-a-bout project.
- Senior Planner Klaver replied it's from impact fees.
- Commissioner Johnson asked if fees expire or have deadlines.
- Senior Planner Klaver stated 8 years from when it's collected it needs to be used.
- Vice-Chairman Grey asked if it would hinder other projects with it being half the account.
- Senior Planner Klaver replied that no other fees will be collected, and no projects are expected.

Discussions Followed:

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 Madsen seconded the motion. Roll call vote showed all members present voted.

Approved 7 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.

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).

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:

- Vice-Chairman Grey asked for clarification that 2.66 is the literal change from 2024-2025, and what was the amount City Council approved.
- Senior Planner Klaver replied that yes that is the difference and City Council went with the recommendation.
- Vice-Chairman Grey feels things have leveled off and the program is working.
- Senior Planner Klaver replied that the housing applications are consistent. We want to stay as close to buying into the system to maintain the level of service not increase.
- Commissioner Watte asked if things are on an uptrend.
- Senior Planner Klaver stated we are consistent and not dropping
- Commissioner Madsen asked about breaking down commercial into subcategories.
- Senior Planner Klaver explained that they haven't had time to work on that yet.

Discussions Followed:

MOTION: Vice-Chairman Grey moved to approve the recommendation to City Council for the fees increase the full MCI year over year amount. Commissioner Munoz seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

6) Improvement Reimbursement Items

7) General Input/Announcements - Public/Staff

8) Upcoming Meeting(s)

- a) April 2026
April 23rd, 2026

9) Adjournment

The meeting adjourned at 12:31 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 1st 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 2nd Full Term Exp 6/2026
SEAT 9	Randall Johnson	Started June 2023 1st Full Term Exp 6/2026 2 nd Full Term Exp 6/2029

City Staff Contacts:

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Troy Vitek	208-735-7256	tvitek@tfid.org
Mitch Humble	208-735-7342	mhumble@tfid.org
Kristi Fehring	208-735-7332	kfehring@tfid.org



Date: Thursday, April 23, 2026
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior Planner

DISCUSSION

Request:

Review and Discussion of the Update for Financial Report and Impact Fee Program for October 2025 - April 2026

Time Estimate:

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

Background:

The FY2026 Financial Report Summary is attached for your review (see attachment #1).

The expenditures from October 2025 - March 2026: \$600,000 for lane expansion of Elizabeth and Hankins & \$400,000 for phase 1 of the Martin, Filer, Wendell Round-a-Bout project; \$360,000 for land acquisition for a park along Elizabeth and Hankins; \$2,279 for the Canyon Trail Junction; and \$325,000 for a payment towards the New Fire Station #2 (Cheney Drive location).

- **Police:** *Collected* \$54,655; *Spent* \$0.00. This totals a ***net increase*** of \$75,702 bringing us to ***total*** \$736,415.
- **Fire:** *Collected* \$221,625; *Spent* \$323,675. This totals a ***net loss*** of \$102,050 bringing us to ***total*** \$3,027,403.
- **Streets:** *Collected* \$558,363; *Spent* \$1,043,513. This totals a ***net loss*** of \$485,150 bringing us to ***total*** \$4,547,751.
- **Parks:** *Collected* \$0.00. *Spent* \$135,645. This totals a ***net loss*** of \$135,645 bringing us to ***total*** \$1,895,365.

Project Updates / Future Plans:

1. **Fire Impact Fees**

- Fire Station #2 Certificate of Participation —The City will continue to perform on the Certificate of Participation (COP). The earliest the City can pay the COP off is September 1, 2029.

2. **Police Impact Fees**

- Nothing has been earmarked for Police Impact Fees.
- Discussions have occurred for using funds for the police evidence storage or the City's Comprehensive Plan.

3. **Street Impact Fees**

- Martin, Filer, Wendell Round-A-Bout — Signed a contract with Burgess & Niple for design and HMH will perform the Construction, Engineering, and Inspection (CE&I)
 - Project has gone through the first phase to pipe the irrigation. It is anticipated that roughly \$250,000 will be used to finish phase #1.
 - Phase #2 will be the construction of the round-a-bout. It is anticipated that roughly \$2 Million will be used to for this phase. The intention is to perform construction this summer.

4. Park Impact Fees

- Canyon Rim Junction — Construction phase and it's anticipated to be completed this spring. This project was funded with a combination of private investment and impact fees.

Approval Process:

No formal approval is needed for this mid-year report.

Budget Impact:

There is no direct fiscal impact with this item.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

1. March 2026 Impact Fee Report Summary
2. March 2026 Impact Fee Report Detail

City of Twin Falls
Summary of Impact Fee Activity

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	Totals
Revenue Subtotal-Police	\$ 128,695	\$ 87,009	\$ 204,746	\$ 146,330	\$ 239,111	\$ 284,558	\$ 142,880	\$ 71,057	\$ 145,368	\$ 201,406	\$ 54,655	\$ 2,170,970
PD Station - Expenditures	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900	-	-	-	-	(1,434,555)
Net Revenue-Police	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	201,406	54,655	736,415
Revenue Subtotal-Fire	292,423	194,420	454,866	331,440	530,734	631,682	386,941	278,067	585,848	819,375	221,625	5,932,550
Future Fire Station Review - Expenditur	-	-	(272,780)	(30,685)	-	(330,332)	1,900	-	-	-	-	(631,896)
COP	-	-	-	-	-	-	-	(647,875)	(650,100)	(651,600)	(323,675)	(2,273,250)
Net Revenue-Fire	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	167,775	(102,050)	3,027,403
Revenue Subtotal-Streets	293,682	284,501	628,564	433,576	571,570	655,868	799,692	407,731	1,018,038	1,428,600	558,363	8,440,951
Street - Expenditures	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(211,441)	(1,043,513)	(3,893,200)
Net Revenue-Streets	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	1,217,159	(485,150)	4,547,751
Revenue Subtotal-Parks	406,902	402,522	(325,569)	321,184	421,820	480,330	292,302	225,978	850,286	560,146	(135,645)	4,132,506
Parks - Equipment storage bldg	(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)	-	-	(1,183,108)
Net Revenue-Parks	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	556,146	(135,645)	1,895,365
Interest Income	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744)	98,239	685,706	472,352	138,200	1,375,096
TOTALS	\$ 1,071,601	\$ 261,436	\$ (886,142)	\$ 539,589	\$ 1,854,797	\$ 1,096,968	\$ 554,042	\$ (864,172)	\$ 2,576,673	\$ 2,614,837	\$ (529,989)	\$ 11,582,030

City of Twin Falls
Summary of Impact Fee Activity

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Totals	25-26	Totals
Residential Impact Fees-Police	59,706	57,774	109,554	149,045	202,054	188,440	89,877	31,174	74,175	74,722	1,239,254	32,310	1,271,564
Non-resid. Impact Fees-Police	68,989	29,235	95,193	(2,715)	37,057	96,118	53,003	39,882	71,193	126,684	877,061	22,345	899,406
<i>Revenue Subtotal-Police</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>201,406</i>	<i>2,116,315</i>	<i>54,655</i>	<i>2,170,970</i>
PD Station - Expenditures	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900				(1,434,555)		(1,434,555)
Net Revenue-Police	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,368	201,406	681,760	54,655	736,415
Residential Impact Fees-Fire	132,894	128,683	243,403	331,226	448,088	418,784	237,165	129,407	326,206	298,563	3,238,912	129,186	3,368,098
Non-resid. Impact Fees-Fire	159,529	65,737	211,464	213	82,646	212,898	149,776	148,661	259,642	520,813	2,472,013	92,439	2,564,452
<i>Revenue Subtotal-Fire</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>819,375</i>	<i>5,710,925</i>	<i>221,625</i>	<i>5,932,550</i>
Fire Station - Expenditures	-	-	(272,780)	(30,685)	-	(330,332)	1,900				(631,896)		(631,896)
COP								(647,875)	(650,100)	(651,600)	(1,949,575)	(323,675)	(2,273,250)
Net Revenue-Fire	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(64,252)	167,775	3,129,453	(102,050)	3,027,403
Residential Impact Fees-Streets	106,698	102,910	170,587	210,097	351,453	338,469	276,466	191,801	413,801	456,786	2,928,276	196,813	3,125,089
Non-resid. Impact Fees-Streets	186,984	181,591	457,977	223,479	220,117	317,399	523,226	215,930	604,237	971,814	4,954,311	361,550	5,315,862
<i>Revenue Subtotal-Streets</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>1,428,600</i>	<i>7,882,587</i>	<i>558,363</i>	<i>8,440,951</i>
Street - Expenditures	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(628)	(211,441)	(2,849,687)	(1,043,513)	(3,893,200)
Net Revenue-Streets	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,017,410	1,217,159	5,032,901	(485,150)	4,547,751
Residential Impact Fees-Parks	126,902	122,522	234,431	321,184	421,820	480,330	292,302	225,978	850,286	560,146	4,268,151	224,256	4,492,407
Transfer from the CI Fund	280,000	280,000	(560,000)	-	-	-	-	-	-	-	-	(359,901)	(359,901)
<i>Revenue Subtotal-Parks</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>560,146</i>	<i>4,268,151</i>	<i>(135,645)</i>	<i>4,132,506</i>
Parks - Equipment storage bldg	(117,492)	-	-	-	-	-	-	(167,734)			(336,100)		(336,100)
Parks - Land								(713,933)		(4,000)	(717,933)		(717,933)
Parks - Trails	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)		(57,845)		(1,183,108)		(1,183,108)
Net Revenue-Parks	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	792,441	556,146	2,031,010	(135,645)	1,895,365
Interest Income-Adj for Unrealized Gain or Loss	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744.00)	98,239	685,706	472,352	1,236,896	138,200	1,375,096
TOTALS	1,071,601	261,436	(886,142)	539,589	1,854,797	1,096,968	554,042.13	(864,172)	2,576,673	2,614,837	12,112,019.66	(529,989)	11,582,030

8 YEAR REQUIREMENT

Police													
Revenue	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	201,405.78	2,116,314.97	54,655.01	2,170,969.98
16-17 Expenditures											(26,980.96)		(26,980.96)
17-18 Expenditures	(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	201,405.78	681,760.01	54,655.01	736,415.02
Fire													
Revenue	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	819,375.40	5,710,925.03	221,624.70	5,932,549.73
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	(74,643.00)										(647,874.99)		(647,874.99)
23-24 Expenditures	(217,779.88)	(194,419.92)	(237,900.00)								(650,099.80)		(650,099.80)
24-25 Expenditures			(1,500.20)								(1,500.20)		(1,500.20)
25-26 Expenditures			(215,466.16)	(331,439.59)	(426,869.00)						(973,774.75)		(973,774.75)
Remaining	-	-	-	-	103,864.86	631,682.25	386,941.08	278,067.36	585,847.68	819,375.40	2,805,778.63	221,624.70	3,027,403.33
*Pledged through COP													
Streets													
Revenue	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	1,428,599.76	7,882,587.42	558,363.37	8,440,950.79
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											(759,151.30)		(759,151.30)
19-20 Expenditures											(62,936.49)		(62,936.49)
20-21 Expenditures	(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)
25-26 Expenditures				(167,897.91)	(571,570.18)	(320,540.00)					(1,060,008.09)		(1,060,008.09)
Remaining	-	-	-	-	-	335,327.59	799,692.12	407,730.80	1,018,037.80	1,428,599.76	3,989,388.07	558,363.37	4,547,751.44
Parks													
Revenue	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	560,145.50	4,268,150.81	(135,644.75)	4,132,506.06
14-15 Expenditures											(50,874.22)		(50,874.22)
15-16 Expenditures											(117,491.88)		(117,491.88)
16-17 Expenditures	(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						(4,000.00)					(4,000.00)		(4,000.00)
25-26 Expenditures											-		-

Remaining	-	-	-	-	-	102,298.00	292,302.16	225,977.96	850,285.71	560,145.50	2,031,009.33	(135,644.75)	1,895,364.58
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8 YEAR REQUIREMENT



Date: Thursday, April 23, 2026
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior Planner

INFORMATIONAL

Request:

Update of Impact Fee Capital Improvement Plan and Change Impact Fee Rate Categories for Streets

Time Estimate:

5 - 10 minutes, with discussion to follow.

Background:

The Impact Fee Capital Improvement Plan (CIP) is the foundational document for establishing an equitable development impact fee system and determining appropriate fee rates. The current CIP was completed in 2021 and adopted in 2022. It identified several capital projects eligible for impact fee funding; however, some of these projects have since been completed or are no longer feasible within the CIP's 8–10-year planning horizon. In addition, staff has identified new projects that would be both eligible and beneficial additions to the CIP, allowing the City to begin collecting fees for those improvements.

The existing plan assesses street impact fees using broad land-use categories—Retail, Office, Industrial, and Institutional. These categories are intended to represent expected traffic impacts for each type of business. However, during informal fee appeals, staff has identified potential opportunities to have more equitable categories for specific uses. For example, hotels do not align cleanly with any single category. Initially, hotels were charged the Retail rate, which is the highest rate. After reviewing data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, hotels more accurately align with the Office rate based on the PM peak-hour trips per 1,000 square feet.

Similarly, medical offices are categorized as Office uses, but the ITE Trip Generation Manual shows that their trip generation characteristics are more consistent with Retail uses, which would warrant a higher impact fee. These examples illustrate that relying solely on broad categories can lead to potentially inequitable outcomes.

Trip generation data provides a stronger and more defensible basis for determining true traffic impact. This is why staff consults the ITE Trip Generation Manual during appeals to ensure fees reflect actual trip characteristics rather than nominal land-use labels.

Another challenge arises from the limited number of impact fee categories currently in place. Any use that generates more than 3.16 trips per 1000 sq feet during the PM peak-hour is placed in the highest category. This results in vastly different uses—such as home improvement superstores (3.21 trips), gas stations (83.57 trips), and coffee/donut shops with drive-throughs (43.65 trips)—being charged the same rate despite substantially different impacts.

To create a more fair and equitable impact fee program, staff proposes updating the category structure from named categories (Retail, Office, Industrial, Institutional) to trip-based “levels” (Level 1, Level 2, Level 3, etc.). In addition, staff recommends establishing a fourth, higher-impact level to appropriately account for high trip-generating uses and right-size the fees associated with those uses. We plan on

undertaking this work through the summer and have an updated document for action by this Commission during its Fall meeting, to be reviewed and possibly approved by the City Council by the end of the year.

To accomplish this update, we will plan on 3 additional meetings of this commission during July-September. Keeping with our tradition of the 4th Thursday of each of those months.

Approval Process:

This item is information. No official motion or approval is necessary.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

1. Example Street Classifications

Exhibit VI-2.
Trip Generation Rates by Land Use Category

Land Use
Residential
Single Family Units (*1.43)
Multi-Family Units (*0.76)
Nonresidential per 1,000 sf
Retail/Commercial (*3.16)
Office (*1.88)
Industrial (*0.58)
Institutional (*0.35)

Notes:

Reflects weekday traffic generation patterns, weekday p.m. peak hour trip rate formula.

Source: International Transportation Engineering *Trip Generation Manual, 10th Edition*, supplemented by current trip generation factors utilized by the City of Nampa and the Ada County Highway District.

Free-Standing Discount Superstore (813)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 74

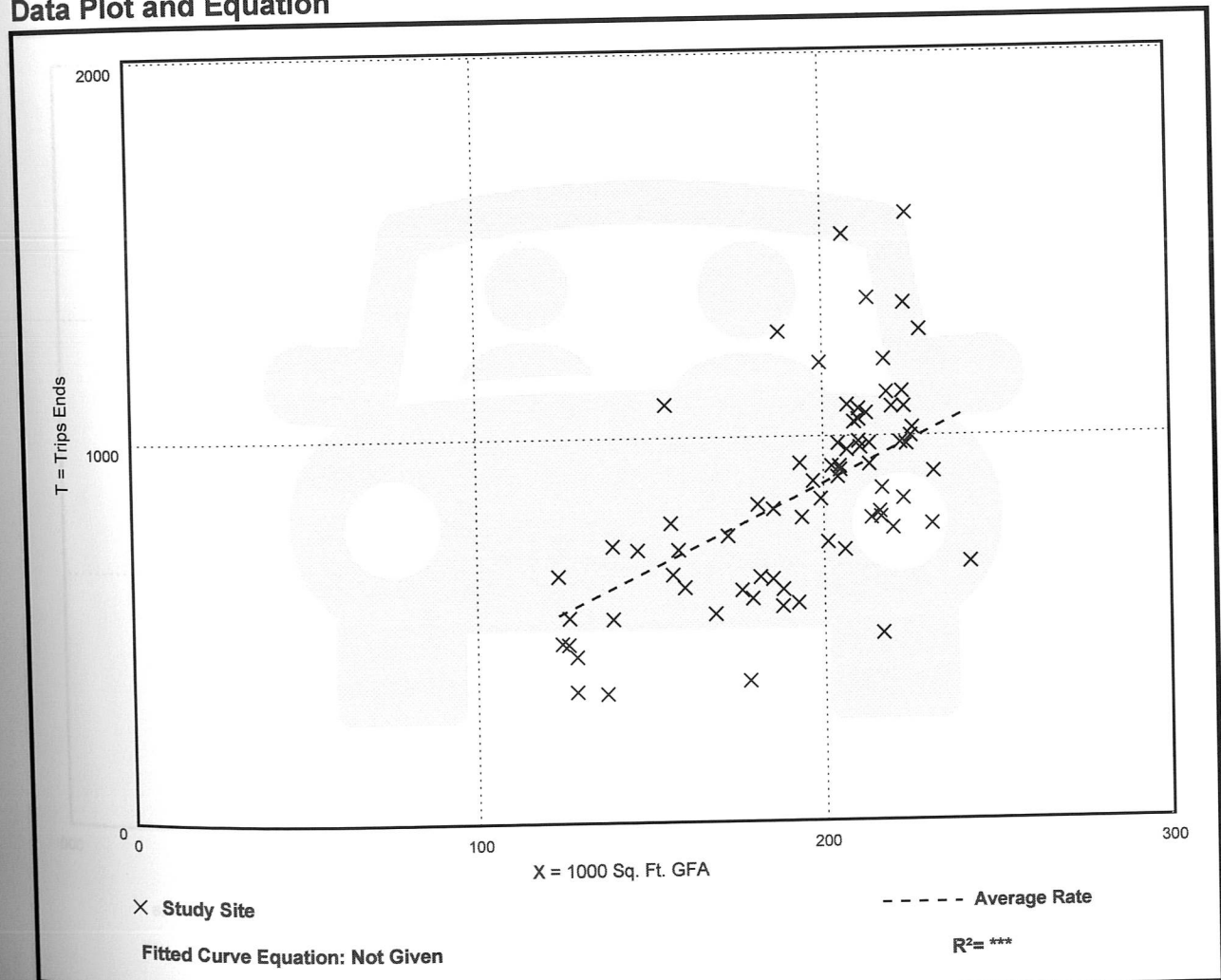
Avg. 1000 Sq. Ft. GFA: 193

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.39	2.05 - 7.40	1.08

Data Plot and Equation



Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 39

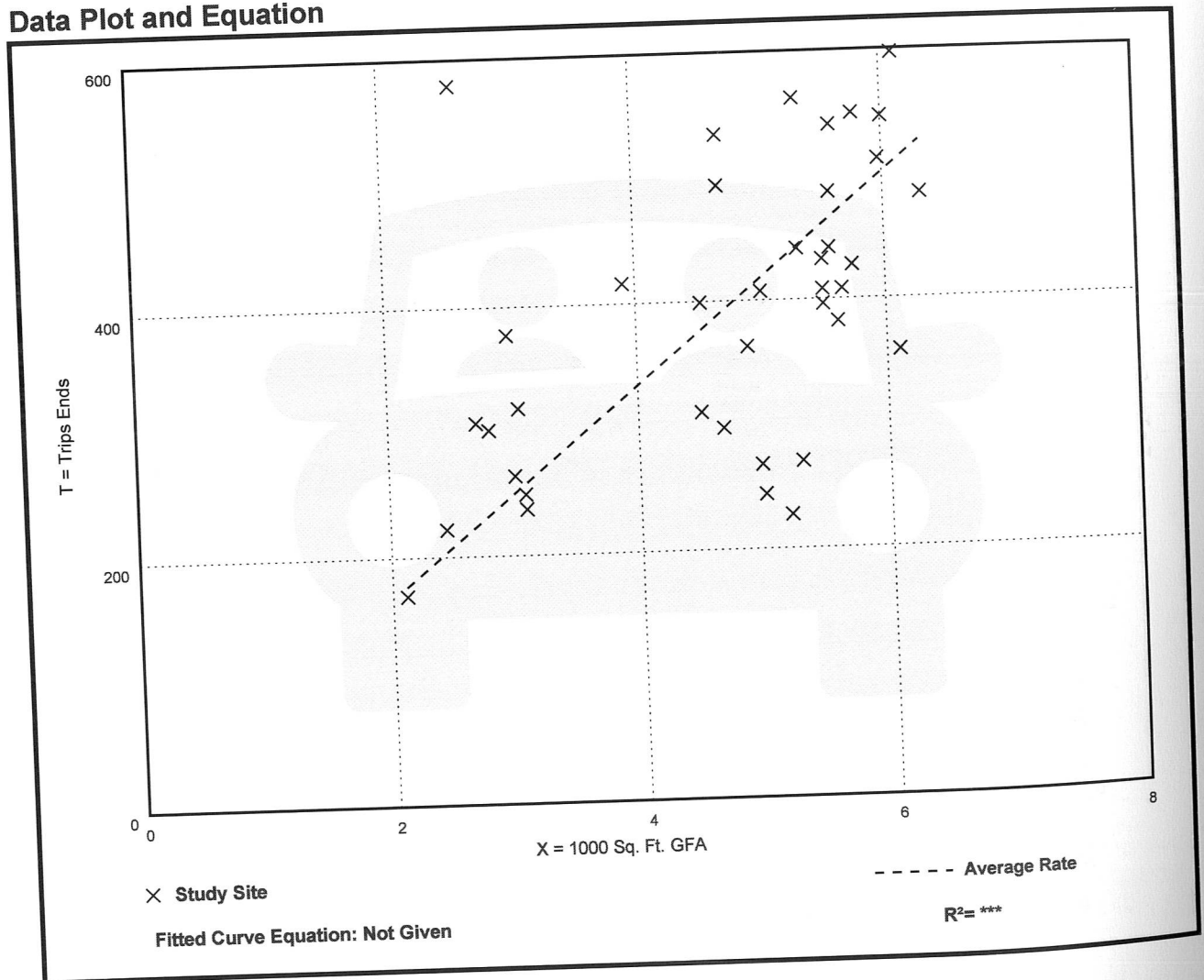
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.57	43.65 - 225.64	25.32

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 34

Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
43.65	18.37 - 92.31	16.74

Data Plot and Equation

