



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

Jody Green

Jody Green, Planning Technician