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

Wednesday, December 6, 2017, 12:00 PM

305 3rd Avenue East
Twin Falls, ID 83301

Members: Brad Wills, Gerald Martens, Nathan Bishop, Ross Conlin, Chad DeBie, Andrew DiPietro, Jennifer Jensen, Susan Petruzzelli, Colby Ricks
Council Liaison: Chris Talkington

1) Confirmation of Quorum/Call Meeting to Order
2) Impact Fee Committee Agenda Packet 20171206
   a) Agenda Packet 20171206
3) Consent Calendar
   a) Approval of minutes from the following meeting: 04-26-17
4) Review Member Terms
5) Review and Discuss the Fiscal Year 2017 Impact Fee Report
6) Discuss Fee Increase Scheduled for January 1, 2018
7) Improvement Reimbursement Items
8) General Input/Announcements - Public/Staff
9) Upcoming Meeting(s)
   April 26, 2017 is the tentative date for the next meeting.
10) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
   - wait to be recognized by the Mayor or Chairman
   - approach the microphone/podium
   - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, 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. 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.
4. 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.
5. A City Staff Report shall summarize the application and history of the request.
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 Chairman may limit public testimony to no less than two (2) minutes per person.
   - Five or more individuals, having received personal public notice of the application under consideration, may select 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 Chairman. The spokesperson shall be limited to 15 minutes.
   - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
   - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Councilor Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and 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.

December 6, 2017 Agenda Packet

I. Call Meeting to Order

II. Consideration of the Minutes from the April 27, 2017 Meeting

The minutes are attached for your review and approval.

III. Review member terms

We don't have any "term outs" prior to our next meeting. A few 1st terms expire in June of 2018 (Nathan Bishop, Jennifer Jensen, Colby Ricks) we will address these at the next meeting.

IV. Review and discuss the Fiscal Year 2017 Impact Fee Financial Report

The 2017 financial report is attached for your review (Attachment #1). Following your review, staff will prepare the Annual Impact Fee Report from the Committee to the City Council and will include the attached financial report.

The Financial Report indicates any expenditures which took place this past calendar year. Expenditures of note from the Public Safety Departments are equipment for Dispatch and a Future Fire Station Review. The Fire Station review is for programing the future fire station to gain an understanding of the future facility needs.

The Parks department had a $724,032 expenditure for trails, this was for the construction of the new trail connection between the Knievel jump-site and the existing trail at Eastland and Poleline Road. As part of that construction expenditure, the Capital Improvement Fund "Loaned" a total $560,000 to the Parks Impact Fee. That amount will need to be repaid over the ensuing years as we continue to collect parks impact fees.

The FY 2018 Budget includes $300K for the N College Rd Extension, a roadway which was recently added to the CIP list in April 2017.

In addition to the Financial Report, the Annual Impact Fee Report to the City Council should also include other recommendations from the Committee. City Code requires that the committee:

1. "File 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 land use Assumptions, Capital Improvements Plan and Development Impact Fees."

On October 1, 2014, the City implemented a significant update to the impact fee program, including several amendments to the capital improvement plans, the planning horizon, and the fee amounts. The Committee was very involved in the creation of the update. The new program has been going well for the last 3 years with no negative feedback received by City staff.

The Committee is tasked to discuss any recommendations to make to the City Council in this year's Annual Impact Fee Report regarding perceived inequalities in implementation or imposition of the fees. The Committee's recommendation will be included in the Report to the City Council, typically presented in December.

V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2018

Impact fee project costs have not been updated since the program revision that was approved in early 2014, with those fee amounts going into effect on 10/1/14. The current fee amounts are included in Attachment #2. City Code 10-18-12 includes a provision for the impact fee project costs to be automatically increased annually on January 1 of each year to account for inflation increases by a rate equal to the MCI. From October 2016, through October 2017 the Municipal Cost Index (MCI) increased 3.19%. We anticipate this trend to hold and the percentage increase to be around 3% by January 1, 2018.

The Committee should discuss and make a recommendation to the Council regarding the automatic increase scheduled for January 1, 2018. The Committee is tasked with making a recommendation to the Council on whether to allow the increase to go into effect, or to take action to stall the increase. As cost of construction continues to rise, the cost of the projects listed on the CIP list will also increase. It is prudent to keep the amounts collected in-line with the amounts projected to construct the Capital Improvement.

VI. Next Committee meeting

April 26, 2018 is the tentative date for the next meeting.

VII. Adjourn

City of Twin Falls
Summary of Impact Fee Activity

12/1/2017

	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	(unaudited) 16-17	Total	11/30/2017 17-18	Totals
Residential Impact Fees-Police	$ 2,820	$ 20,924	$ 16,726	$ 25,748	$ 36,926	$ 43,378	$ 56,211	$ 59,706	$ 57,774	$ 320,214	$ 31,351	$ 351,565
Non-resid. Impact Fees-Police	$ -	$ 1,644	$ 5,412	$ 57,916	$ 64,520	$ 32,194	$ 100,738	$ 68,989	$ 29,235	$ 360,646	$ 20,689	$ 381,335
Revenue Subtotal-Police	$ 2,820	$ 22,567	$ 22,138	$ 83,665	$ 101,445	$ 75,572	$ 156,949	$ 128,695	$ 87,009	$ 680,860	$ 52,040	$ 732,900
Dispatch Consoles - Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (26,981)**	**$ (26,981)**	**$ -**	**$ (26,981)**
Net Revenue-Police	$ 2,820	$ 22,567	$ 22,138	$ 83,665	$ 101,445	$ 75,572	$ 156,949	$ 128,695	$ 60,028	$ 653,879	$ 52,040	**$ 705,919**
Residential Impact Fees-Fire	$ 8,055	$ 60,063	$ 47,776	$ 73,520	$ 105,271	$ 123,712	$ 126,097	$ 132,894	$ 128,683	$ 806,071	$ 69,550	$ 875,621
Non-resid. Impact Fees-Fire	$ -	$ 4,602	$ 15,150	$ 155,071	$ 181,642	$ 68,153	$ 236,016	$ 159,529	$ 65,737	$ 885,900	$ 45,735	$ 931,635
Revenue Subtotal-Fire	$ 8,055	$ 64,664	$ 62,927	$ 228,591	$ 286,913	$ 191,866	$ 362,113	$ 292,423	$ 194,420	$ 1,691,971	$ 115,285	$ 1,807,256
Future Fire Station Review - Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (7,686)**	**$ (7,686)**
Net Revenue-Fire	$ 8,055	$ 64,664	$ 62,927	$ 228,591	$ 286,913	$ 191,866	$ 362,113	$ 292,423	$ 194,420	$ 1,691,971	$ 107,599	**$ 1,799,570**
Residential Impact Fees-Streets	$ 4,065	$ 30,545	$ 23,734	$ 42,530	$ 51,288	$ 57,803	$ 99,244	$ 106,698	$ 102,910	$ 518,817	$ 41,293	$ 560,110
Non-resid. Impact Fees-Streets	$ -	$ 21,773	$ 46,497	$ 173,666	$ 192,210	$ 143,034	$ 474,376	$ 186,984	$ 181,591	$ 1,420,132	$ 110,250	$ 1,530,382
Revenue Subtotal-Streets	$ 4,065	$ 52,319	$ 70,231	$ 216,196	$ 243,498	$ 200,837	$ 573,620	$ 293,682	$ 284,501	$ 1,938,949	$ 151,543	$ 2,090,493
Street - North College Rd. Extension	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Street light project - Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ (37,260)**	**$ (373,482)**	**$ -**	**$ -**	**$ -**	**$ (410,742)**	**$ -**	**$ (410,742)**
Net Revenue-Streets	$ 4,065	$ 52,319	$ 70,231	$ 216,196	$ 206,238	$ (172,644)	$ 573,620	$ 293,682	$ 284,501	$ 1,528,207	$ 151,543	**$ 1,679,751**
Residential Impact Fees-Parks	$ 9,150	$ 67,402	$ 54,270	$ 82,022	$ 119,510	$ 140,432	$ 159,464	$ 126,902	$ 122,522	$ 881,675	$ 65,591	$ 947,266
Transfer from the CI Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280,000	$ 280,000	$ 560,000	$ -	$ 560,000
Revenue Subtotal-Parks	$ 9,150	$ 67,402	$ 54,270	$ 82,022	$ 119,510	$ 140,432	$ 159,464	$ 406,902	$ 402,522	$ 1,441,675	$ 65,591	$ 1,507,266
Parks - Equipment storage bldg	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,874)**	**$ (117,492)**	$ -	**$ (168,366)**	$ -	**$ (168,366)**
Parks - Trails	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (724,032)**	**$ (724,032)**	**$ (1,058)**	**$ (725,090)**
											$ -	**$ -**
Net Revenue-Parks	$ 9,150	$ 67,402	$ 54,270	$ 82,022	$ 119,510	$ 140,432	$ 108,590	$ 289,410	$ (321,510)	$ 549,277	$ 64,533	**$ 613,810**
Interest Income-Adj for Unrealized Gain or Loss	$ -	$ 2,137	$ 1,846	$ 8,778	$ (4,411)	$ 32,327	$ 50,029	$ 67,391	$ 43,997	$ 202,094	$ 1,940	**$ 204,035**
TOTALS	**$ 24,090**	**$ 209,089**	**$ 211,412**	**$ 619,252**	**$ 709,695**	**$ 267,553**	**$ 1,251,301**	**$ 1,071,601**	**$ 261,436**	**$ 4,625,429**	**$ 377,655**	**$ 5,003,084**

FY 2018 budget includes:
Streets - N. College Rd Extension - $300,000

Impact Fee Rates effective April 1, 2017.

Police fees	
Residential (per dwelling unit)	$ 293.00
Nonresidential (per square foot)	$ 0.15
Fire Fees	
Residential (per dwelling unit)	$ 650.00
Nonresidential (per square foot)	$ 0.33
Street	
Single Family (per dwelling unit)	$ 519.00
Multifamily (per dwelling unit)	$ 341.00
Retail (per square foot)	$ 2.48
Office (per square foot)	$ 0.76
Industrial (per square foot)	$ 0.55
Institutional (per square foot)	$ 0.15
Parks and Recreation Fees	
Residential (per dwelling unit)	$ 613.00
Nonresidential (per square foot)	n/a
Total Fees	
Single Family (per dwelling unit)	$2,075.00
Multifamily (per dwelling unit)	$1,897.00
Retail (per square foot)	$ 2.96
Office (per square foot)	$ 1.24
Industrial (per square foot)	$ 1.03
Institutional (per square foot)	$ 0.63

CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE &
IMPROVEMENT REIMBURSEMENT COMMISSION
Wednesday, April 26, 2016 – 12:00 p.m. Special Meeting Minutes
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

AGENDA

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE/IMPROVEMENT REIMBURSEMENT COMMISSION MEMBERS:

Nathan Bishop	Ross Conlin	Chad DeBie	Andrew DiPietro	Jennifer Jensen	Gerald Martens	Susan Petruzzelli	Colby Ricks	Brad Wills
					Vice-Chair			**Chair**

Special Meeting 04-26-17 Minutes

Amended Agenda

I. Call Meeting to Order

II. Introduction of new Committee Members & Term Review

III. Election of Committee Officers

IV. Consideration of the Minutes: **October 22, 2016**

V. Discussion of Impact Fee Financial Report

VI. Discussion of Street Impact Fee Expenditures

VII. Improvement Reimbursement Committee Items

a. Federation Road

b. Cheney Drive West_Fieldstone Professional

VIII. Resolution #1816 Amendment Proposal

IX. Next Committee meeting

X. Adjourn Meeting

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

I. Call Meeting to Order

II. Introduction of new Committee Members & Term Review

Susan Petruzzelli was also reappointed to a second term. Welcome Andrew, and welcome back Brad. Everyone's terms are listed below. Note that we again have a vacancy. We are also heavy on the industry committee members right now, so a non-industry committee member would be a good addition. Let us know if you have any ideas of someone who'd like to join the committee.

Name	Term	Partial/Full	Started	Expires
Brad Wills	2	F	03/2016	03/2019
Susan Petruzzelli	1	F	02/2014	03/2020
Gerald Martens	1	F	02/2014	03/2020
Colby Ricks	1	F	06/2015	06/2018
Nathan Bishop	1	F	06/2015	06/2018
Chad Debie	1	F	06/2015	03/2020
Jennifer Jensen	1	F	06/2015	06/2018
Andrew DiPietro	1	F	04/2016	04/2019
Ross Conlin	1	F	04/2017	04/2020

III. Election of Committee Officers

Brad Wills is the current Chairman with Gerald Martens as the Vice-Chairman. We'll need a motion to select new officers, or reaffirm the current officers.

Members Present: Will, Martens, Ricks, Debie, Jensen, Conlin, DiPietro, Bishop

Motion:
Member Bishop made a motion reaffirm the current officers. Members Conlin seconded the motion.
Unanimously Approved

IV. Consideration of the Minutes

See attached minutes from the October 20, 2016 meeting.

Motion:
Member Debie made motion to approve the minutes. Member Jensen seconded the motion.
Unanimously Approved

V. Discussion of Impact Fee Financial Report

Please refer to the financial report for details (Attachment #1). The report includes data collected through the end of March. Our adjusted fee table is also provided below. At our last meeting, we reported the MCI was showing a 0.84% increase. Between the September MCI report and the January report, the MCI increased up to 3.4%. On March 27th, DCM Mitch Humble reported this increase to the City Council. They elected allow the automatic increase to take place. As a result, an increase in fee amounts has occurred as shown below. A full breakdown of fees can be found in Attachment #2.

Total Fees	Old	New
Single Family (per dwelling unit)	$1994	$2075
Multifamily (per dwelling unit)	$1822	$1897
Retail (per square foot)	$2.86	$2.96
Office (per square foot)	$1.20	$1.24
Industrial (per square foot)	$0.99	$1.03
Institutional (per square foot)	$0.61	$0.63

V-1. Parks Summary

The Parks Impact Fee Account totals $870,759 at this time. However, we previously budgeted $800,000 for construction of the trail section across the Storrer property. We have spent a portion of those funds on construction plans for the trail. The remaining portion of the budgeted amount will be spent after the contract is awarded and construction begins in May.

V-2. Fire Summary

The Fire Impact Fee Account totals $1,609,497 at this time. The Dispatch Expansion Project is taking place this year. That project cost shows a total of $375,548 within the CIP. This cost is shared between the Fire and Police accounts on a 34% - 66% split.

Additionally, we are seeking a recommendation to use funds for a Land Acquisition to the amount of $68,000. This land acquisition will facilitate Fire Station #5 identified within the Capital Improvement Plan. This land acquisition is a result of the new Fire Department Station and Response Study showing a need for an additional station. Although we have not begun collecting fees for Fire Station #5, it is a legitimate request to use available Impact Fees for property acquisition. We currently have a purchase sale agreement for the property and request a recommendation to use the available funds.

V-3 Police Summary

The Police Impact Fee account totals $643,683 at this time. The entirety of this fund is currently budgeted as part of the Police Station Expansion Project. This project includes expansion of the Police Operations Center, Admin Building and Dispatch Center.

As these projects move forward with construction, the cost of the projects will exceed the available amounts within the respective accounts. In order to finish the projects, the City will cover the remaining amounts with Reserve Funds. As we continue to collect Impact Fees on these projects over the next few years of the CIP cycle, the impact fee accounts will pay back the City Reserve Fund. At the end of this CIP cycle, these projects will drop off the list and we will no longer collect funds for them.

V-4 Streets Summary

The Streets Impact Fee account totals $1,390,432. This fund splits money between traffic signals and roadway expansion projects. The CIP lists possible signal locations and roadway projects. The City Engineer determines the timing of signal placement and which roadway project to undertake.

Motion:
Member Conlin made a motion to recommend approval of the request for $68,000 to be used towards a land acquisition for a future Fire Station, as presented. Member Debie seconded the motion. (Member Martens, abstained from the vote)
Unanimously Approved

VI: Streets Impact Fee Expenditures

VI-1**.** Consider of request to amend the Capital Improvement Reimbursement Program to include 2 additional signal locations: the intersection of Harrison Street South and 3600 North and the intersection of Mountain View Drive and Pole Line Road East. (See attachment #3a)

Presentation:

Assistant City Engineer Vitek reviewed a request and stated the Engineering Department is requesting a recommendation be made to modify the Capital Improvement Program (CIP) to include 2 additional signal locations: the Intersection of Harrison Street S. and 3600 N. and the Intersection of Meadowview and Pole Line Road E. He explained that when the Impact Fee CIP was developed, staff included all of the reasonably foreseeable signals into the program. None of the signals are specifically funded because growth determines the most imminent and appropriate location for a new signal.

As growth has occurred, the task of trying to list possible new signal locations has become difficult for staff to predict. Therefore, staff would like to amend the CIP report to state that Impact Fees will be collected for five (5) new signals, and the funds will be used at major intersections (arterial/arterial, collector/collector and arterial/collector intersections). As the growth occurs and it is determined that a signal is necessary staff will make a request to the Impact Fee Committee to use funds for the project. Staff, at that time, will identifying the necessity of the light, the specific intersection and the funds needed to proceed. The Impact Fee Committee will then evaluate the request and make a recommendation to the City Council.

In order to make this type of change to the CIP document the staff is requesting a recommendation from this committee to the City Council that funds be collected for (5) signals to be determined based on growth.

<u>Intersection of Harrison Street S. and 3600 N.</u>

At the time, the entire area around Harrison St. S & 3600 N was residential and the development south of 3600 N. had offsite infrastructure issues that were substantial, namely a large diameter water line, limited Wills booster station capacity and inadequate sewer in Rock Creek. Now, a new middle school is located ¼ north of the intersection and the infrastructure issues are in the process of being resolved.

<u>Intersection of Mountain View Drive and Pole Line Road East</u>

Initially this location was not included in the CIP because the City Engineer believed that the safer location for the signal would be at the intersection of Cheney Dr. E and Eastland Dr. N. However, a signal could be designed with additional features to address the issues. In addition, there is some citizen pressure to facilitate a pedestrian crossing at this location instead of at Cheney and Eastland.

Discussion:

- Member Dipietro asked why staff would consider a signal for the intersection at Mountain View Drive and and Pole Line Road East.
- Assistant City Engineer Vitek explained that when the Canyon Village Development came through a 10' wide detached bike paths as a condition for development. There is a access point to the canyon rim trail located in this area and it was determined that a signal will be needed to provide a safe crossing. Engineering will be done to determine whether or not it will be a four way stop light.
- Deputy City Manager Humble explained the discussion today is about providing a list of possible signal locations within the CIP or should the funds be collected for a certain number of signals and growth would be used to determine which intersection would have a signal installed using impact fee funds. There have been two signals installed using these funds, of the two lights installed one was predicted correctly and the other had to be added to list because staff was unable to predict that a new signal would be needed because of the construction of a new school. In essence, it was a 50-50 guess. The two intersections listed in the packet today are two more locations that were not predicted for signals. Rather than have a list that has to be amended, collecting funds for a certain number of signals was felt to be a better plan. This will not affect the fee, but it will allow staff to address the needs for a signal.

- Member Martens explained signals are reactionary, the intersection has to warrant a signal and until that occurs you don't have any idea where the next signal will be needed. He agrees with this concept and restricting the money to be collected for 5 signals and growth to dictate the location is a reasonable plan.
- Deputy City Manager Humble explained that this City Engineer will do a review and present the information to the committee prior to using any of the funds.

Motion:
Member Martens made a motion to recommend the request to collect funds for 5 growth related signals. Member DeBie seconded the motion.
Unanimously Approved

VI-2. Consideration of a request to budget for the design of an extension of North College Road West from Creekside Way to Sunway. (See attachment #3b)

Assistant City Engineer Vitek reviewed the information on the overhead and stated Sunway Soccer Complex has a pseudo roadway that feeds the parking area. With the development that is occurring in this area staff feels that connection of North College Road and reconstruction of the existing road. The request is to use impact fee funds to pay for the design of the roadway, the following year a full estimate for building the roadway will be presented. The engineering services are approximately $200,000.

Discussion Followed:
- Member Martens asked what percentage of this is growth related.
- Senior Planner Spendlove explained it is estimated that 100% of this project would be due to growth.
- Member DeBie explained that 10 years ago when he started coaching soccer this was not needed, but in the last year the need has increased exponentially.
- Member Martens explained that he just wants to make sure this is a 100% growth related.
- Member Debie asked about development that may occur later and paybacks.
- Assistant City Engineer Vitek explained that we the City are the developers of the south side of the road and will not be able to receive any payback for the portion the City develops.
- Deputy City Manager Humble explained it will be built as a two lane road these funds would develop the ½ mile section on the south side.
- Member Jensen asked for more clarification on determining if something is growth related.
- Assistant City Engineer Vitek explained as the subdivisions develop in this area, the developer needs to tie in the quarter mile collectors. If none of these subdivisions developed there would not be a need for the road. Sunterra is attached at the northeast corner of the property and as the school develops to the south Creekside will need to be developed.
- Member Ricks explained that the soccer field is not the only growth related issue, but the water park has created the need as well.
- Member Martens explained that he thinks this is mostly due to growth but he struggles with it being 100%.
- Member Wills explained that a recommendation that only a portion of the funds be used for the project.
- Assistant City Engineer Vitek explained that the recommendation could be specifically related to the cost for the design and then when the project comes forward for construction of the road the discussion of funding be revisited.
- Deputy City Manager Humble explained there are not any districts or areas listed in the CIP, the growth in the entire city affects the development of this road. Traffic in the past was not what it is today, this is entirely new capacity taking traffic to this area as a destination spot. This is City owned so a developer will not be constructing the road.
- Member Bishop explained that the soccer fields have also grown.
- Deputy City Manage Humble explained he lives ¼ mile from this location but it is a driving distance of two miles, this will reduce a lot of trips on other roads, it will increase traffic on North College Road and a signal at North College Road and Grandview will be in the plans quickly.
- Member Jensen explained that growth within the community is driving this project.
- Member Ricks explained this an ADA accessible park that brings people from all over the region.

- Member DeBie the funds are going to come from the street budget for the design.

Motion:
Member DiPietro made a motion to recommend approval of the request as presented. Member Ricks seconded the motion.

Discussion:
- Member DeBie explained that when the project comes back to the committee to request funding be used from the Impact Fees that information be presented showing what percentage of the project is related to growth.
- Member Martens agreed that he would also like that to be included in the request.
- Member Bishop clarified the motion today is just to use Impact Fees to pay for the design work, to get an estimate of what the cost of the project will be if constructed.
- Deputy City Manager Humble explained this should be an amendment to the motion.

Motion As Amended:
Member DeBie made a motion to amend add the recommendation will be subject to when the request for funding the project is presented to the Impact Fee Committee it will include an analysis showing what percentage of the project is growth related. Member Martens seconded the amendment.
Unanimously Approved

Motion As Amended:
All members present voted in favor of the amended motion.

Recommend Approval, As Presented, With the Following Condition

1. subject to when the request for funding the project is presented to the Impact Fee Committee it will include an analysis showing what percentage of the project is growth related

V. Improvement Reimbursement Committee Items

VI-1: Federation Road Extension (See attachment #4)

Mr. Wills stated the boundaries for this reimbursement request has been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was EHM Engineers. Inc. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Discussion Followed: Without Concerns

Motion:
Member Bishop made a motion to approve the request, as presented. Member Ricks seconded the motion. All members present voted in favor of the motion.

Approved, As Presented

VI-2: Cheney Drive West (see attachment #5)

Mr. Wills stated the boundaries for this reimbursement request have been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was EHM Engineers, Inc. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Discussion Followed: Without Concerns

Motion:
Member Bishop made a motion to approve the request as presented, subject to acceptance of the road. Member DiPietro seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Condition

1. Subject to acceptance of the road by the City of Twin Falls.

VI. Resolution #1816 Amendment Proposal (See attachment #6)

Mr. Wills explained the original ordinance was approved in 2010 and since then things have come to light that need to be amended. At the last meeting the idea of changing the definition of private developer to include school districts, non-profits etc. These changes were triggered by a couple of things, on the south end of town there has been a standstill on construction because the infrastructure is not available. The developers have been working on trying to overcome the obstacles. The last item to being completed is a $4 Million Dollar lift station replacement, which allows the south basin to be open for development. A water line needed to be installed in 3600 North to Harrison St where the new school was being built. Approximately 8 developers are splitting the cost of installing the $1 Million Dollar Water Line installation. There are people outside the boundaries that don't want to participate in this project but the resolution needs to be written to allow them to participate in the future, because without this line development could not occur at all in this area. They are requesting a change to allow for compensation to occur and to extend the payback period from 20 years to 25 years.

Discussion:

- Member Martens explained he is in support of this change and the changes that have been made over time to this document have brought fairness to the process. He stated being a developer he will abstain from the vote on this item.
- Member DeBie stated being indirectly impacted by this process he would be abstaining from the vote as well.
- Member Dipietro asked if the project is complete on the south end of town and clarified that this will serve the south part of town.
- Member Martens explained the line is sized to service the south part of town.
- Member Ricks asked about the timeline of 20 years changing to 25 years.
- Member Wills explained this change will impact someone that has been waiting for 21 years will have to wait 25 years now if they don't want to provide payback.
- Assistant City Engineer Vitek explained this code is not that old, there are older paybacks that were eligible that have come in and resubmitted for threw this process.

Motion:
Member Jensen made a motion to recommend approval of the request, as presented. Member Bishop seconded the motion. Members Jensen, Bishop, Ricks, DiPietro, Conlin voted in favor of the motion. (Martens & DeBie abstained)

VII. Next Committee meeting

The tentative date for our next meeting is October 26, 2017.

VIII. Adjourn Meeting

Chairman Wills adjourned the meeting at 1:46 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department