



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

Thursday, October 25, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 8301

SPECIAL MEETING

Members: Gerald Martens, Nathan Bishop, Chad DeBie, Andrew DiPietro, Jennifer Jensen, Susan Petruzzelli, Colby Ricks

Council Liaison: Greg Lanting

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Martens, Bishop, DeBie, DiPietro, Petruzzelli, Ricks

Staff Present: Spendlove, Humble, Strickland, O'Connor, Vitek, Ebersole, Fehringer, Race

Council Liaison Present: Lanting

Chairman DeBie called the meeting to order and confirmed a quorum.

2) Consent Calendar

3) Introduction of New Members

Member Conlin has resigned from the committee as of October 2018.

4) Review of Member Terms

a) Membership Information

PZ Director Spendlove stated the committee does not have any "term outs" prior to our next meeting. Andrew DiPietro's 1st terms expire in April of 2019 and we will address this at the next meeting. There are two spots open and replacements will need to be found by the next meeting.

Agenda items adjusted as follows.

6) Improvement Reimbursement Items

a) Broadmoor Subdivision Reimbursement Request

Member Martens stepped down (applicant).

Assistant City Engineer Vitek stated that there are issues with the reimbursement application and that City Attorney Nope has asked to table this item until further review can be done.

Motion:

Member Petruzelli made a motion to table the item for 30 day. Member Bishop seconded the motion.

Unanimously Approved.

Member Martens returned to his seat.

5) Impact Fee Items

- a) Review, Discussion and Action on the Annual Financial Report, Impact Fee Program, and implementation of the Capital Improvement Plan.

Staff Presentation:

PZ Director Spendlove stated the 2018 financial report is attached for your review. Following the Committee review, staff will prepare the Annual Impact Fee Report to the City Council, including an updated financial report.

The report indicates expenditures which took place this past calendar year. Some expenditures of note include the Fire Station Review Study (~\$400,000) , the North College Road Extension Engineering Plans (~\$300,000), and additional trail extensions / enhancements along The Preserve trail section (~\$180,000).

The FY 2019 Budget included ~\$900,000 for the construction of the North College Road Extension. The contracted price recently awarded amounts to ~\$770,000.

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 land use Assumptions, Capital Improvement Plan and Development Impact Fees."

The current Capital Improvement Plans have been operating well for the past 4 years, with minimal negative feedback received by staff.

Discussion Followed: Without Concerns

Motion:

Committee Member Bishop made motion to accept the annual report. Committee Member Ricks seconded.

Unanimously approved.

- b) Review and action on recommendation to City Council on the automatic Impact Fee increase scheduled January 1, 2019.

Staff Presentation:

PZ Director Spendlove stated the current fee rates are listed on the attached file. These rates went into effect April 1, 2018.

Per City Code 10-18-12, on January 1 of each year the amount of the impact fee shall automatically increase to account for inflation increases in the cost of providing police, fire, parks and recreation, and street public facilities to serve new development.

The amount to be adjusted will be based on the municipal cost index (MCI) as published by the American Cities and Counties Magazine.

According to the latest numbers, September 2018, the MCI is currently at a 3.236% increase over last year. As prices of construction and materials increase, it is prudent to stay in line with actual costs of projects listed on the Capital Improvement Program.

Discussion Followed:

- Chairman DeBie asked if how fees are determined and if they are based on actual costs to the city to do business.
- CFO Race stated fees are based month to month and the increase percentage was calculated from Sept. 2017 - Sept. 2018.
- Committee Member Martens stated concern regarding the inequity of impact fees for multifamily units compared to a conventional single family home project. He would like the formula looked at as to how the fees are calculated, but would approve fee increases at current percentage. He stated that 3.236% is on low side for increase and will not overly impact construction costs.
- Planning and Zoning Director Spendlove reminded committee that the increase percentage could change once the final report is completed.

Motion:

Committee Member Martens motion to recommend the automatic increase to Council, but not to exceed 3.5%. Committee. Member Ricks seconded.

Unanimously approved

- c) Discussion and Action on recommending review and update of the Capital Improvement Plans.

Staff Presentation:

PZ Director Spendlove stated per State Statute, the Capital Improvement Plan shall be reviewed at least once every 5 years. As we look forward to this next year, the current

iteration will be reaching that 5 year mark and will need to be updated.

As this update process can be intensive and time consuming, staff wishes to be underway in January 2019. In order to proceed Staff recommends the Committee discuss and forward a recommendation to begin the Capital Improvement Plan update process.

Discussion Followed:

- Committee Member Martens stated you have to be careful at looking at other communities and how they are charging fees because there may be different scenarios that apply to those areas. He thinks Twin Falls fees are fair. He has not felt a need to mess with the formulas, except now with multifamily fees due to the change in community goals and needs.
- Committee Member Petruzzelli stated you still need to look at other communities that have addressed same housing issues and needs that Twin Falls is experiencing.
- Committee Member Bishop stated that the multi-family home fees need to account for amount of people in those homes and services needed to service those people.
- Committee Member Martens stated that a homeowner gets a homeowners exemption vs. the renter living in an apartment or the owner of the complex. This affects the city fees in two ways: taxing and impact fees.
- Committee Member Bishop stated that encourages homeownership.

Motion: Committee Member Petruzzelli motioned to recommend initiating the process to review and update the Capital Improvement Plan and Impact Fee Report. Committee Member Marten seconded.

Unanimously Approved.

7) Upcoming Meeting(s)

- Next regular meeting: Tentative April 18, 2019.
- Special meeting (if needed): Kelli Ebersole will contact committee with date through email.

8) Adjournment

Chairman DeBie adjourned meeting at 1:14 pm.

Kelli Ebersole –Administrative Assistant