

Committee Members

Fabiola Giddings
David Gronbeck
Curtis James
Trevor Kesner
Lloyd Stubbs

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

**Park Impact Fee Committee Meeting
MINUTES**

**Thursday, November 12, 2015
6:00 P.M.**

1. Call to Order and Roll Call

COMMITTEE MEMBERS PRESENT:

Fabiola Giddings
David Gronbeck
Curtis James
Trevor Kesner
Lloyd Stubbs - Absent

CITY STAFF PRESENT:

Greg Nelson, Mayor
Richard Roats, City Attorney
Chris Engels, City Clerk
Gordon Law, City Engineer
Bobby Withrow, Park Director

2. Business:

(Timestamp 00:00:27)

- a. Approve PIFC Meeting Minutes: October 1, 2015

**Member Kesner moved to approve the October 1, 2015 PIFC Meeting Minutes.
Seconded by Member Giddings. Motion carried 4-0.**

- b. Consideration to reschedule the December 10, 2015 meeting due to a pre-existing schedule conflict.

**Member Kesner moved to cancel the December 10, 2015 PIFC meeting. Seconded
by Member Giddings. Motion carried 4-0.**

- c. Chairperson Selection – Richard Roats, City Attorney

**Member Giddings moved to appoint Trevor Kesner as the PIFC Chairperson.
Seconded by Member James.**

Voting Aye: Members James, Giddings, Kesner and Gronbeck

Voting No: None

Motion carried 4-0. Stubbs Absent

d. Discussion of proposed Park Impact Fee Ordinance

Chairman Kesner introduced the Ordinance and noted he didn't see any major changes.

Member James asked how the module of the Ordinance was chosen.

City Attorney Richard Roats explained the Ordinance is a compilation of Ordinances other jurisdictions in the state of Idaho have adopted, modeling this Ordinance to suit the city's needs and following state codes.

Member James clarified that at the last meeting there was discussion that funds could only be used to improve not expand parks and amenities. Does the Ordinance include that direction?

Mr. Roats explained that is correct. A baseline will need to be established, then the impact new growth generates will need to be addressed.

Chairman Kesner asked Mr. Roats about the formula being brought over from the High Five grant.

Mr. Roats explained there was a park space per citizen inventory done that was funded by the High Five grant but there wasn't a formula.

Member Giddings asked about the inventory of the park space document.

Mr. Roats answered that the capital improvement list will come from City Engineer Gordon Law.

Member James asked if changes could be made up until the document was adopted by City Council.

Mr. Roats confirmed that was correct.

Member James clarified this was the first step; discussion of the document.

Mr. Roats confirmed that was correct. The next step will be the capital improvement plan. When all of the steps are completed, the Ordinance will go to Council for adoption.

Member James asked when the public would have input.

Mr. Roats responded it could be done in a PIFC meeting or it could be passed on to Council that would include a public hearing.

Member Giddings asked for confirmation; the members were to become familiar with the code and the park inventory would be forthcoming.

Mr. Roats explained becoming familiar and comfortable is most important and then the other information will start coming in to build upon.

Member Gronbeck asked if fees have been discussed or documented.

Mr. Roats said the city has not come to that stage yet. Consideration of the park impact fee in comparison to the other city fees for each single family dwelling will need to be given.

Member Gronbeck asked how current development will be affected.

Mr. Roats explained there would be no impact to current development. It will go into place on a date certain and development beyond that date would be impacted.

Member Gronbeck said his understanding is; there is an option for developers to provide their own open areas and parks within the developments.

Mr. Roats responded that is correct. Developers can receive credit for such provisions. The criteria and guidelines of the Ordinance would have to be followed.

City Engineer, Gordon Law asked Mr. Roats to explain what is meant by current projects not being affected.

Mr. Roats used the example of a recently approved subdivision; the city would not be able to go back to them and impose an impact fee.

Mr. Law asked if a subdivision is being built and the date of the impact fee went into effect, would the subdivision be required to pay the fee.

Mr. Roats said that the fees would be collected at the time of the building permit. The date of building permit would determine if the impact fee would apply.

Member Giddings asked if there is an opportunity to offer a credit if the developer is interested.

Chairman Kesner gave an example of a subdivision bordering Indian Creek. If the developer fully improved that portion of the greenbelt that abuts their site then deeded it to the city, could the developer be credited later on? Also, when will the fees be assessed, at the time of permitting or at the time of approval?

Mr. Roats said that was a decision to be made; whether it is at permit or plat phase. A consideration for credit after completion can be discussed.

Mr. Law asked specifically about Arbor Ridge; as part of its first phase, a nine acre park with a park and ride and a fence was constructed then donated to the City. Can the credit in the code give them credit after the fact?

Mr. Roats asked what they would need a credit for.

Mr. Law said they still had lots to build. How would things be balanced based on their initial investment in the park.

Mr. Roats said if the credit was enough to cover it all. If not, there could be discussion regarding how would be best to allocate it.

Mr. Law said Crimson Point donated a large portion of land on both sides of Indian Creek, built a storm water pond and a bridge over Indian Creek. As far as landscaping, nothing was done. Would something like that be incorporated into the credit marginally since they only provided a marginal donation?

Mr. Roats answered that yes, a credit should be equivalent to the donation.

Chairman Kesner agreed. He said that there are instances when developers start the development process but the project is sold midway. It would be beneficial to capture amenities on the front end.

Member Gronbeck thinks it makes sense to involve the developers sooner rather than later. He has heard from some homebuilders, they can build in some of the surrounding areas cheaper than they can build here so why wouldn't they. Member Gronbeck would like to see a fee comparison of other cities so homebuilders as well as developers are not scared off. He reiterated that the developers input are important.

Mr. Roats agreed. He suggested becoming familiar with the Ordinance, bring in the capital improvement plan and get those documents in place. Then invite input from developers and builders.

Mayor Nelson said that studies and reviews have been done to compare Kuna with other cities and that information can be provided to the committee. The goal has been to reduce the cost for building in Kuna.

Member Giddings asked if services such as police, fire, and emergency medical will be included at a later time.

Mr. Roats said he would discuss what to include with Mr. Law.

Chairman Kesner asked if Kuna is the only jurisdiction in Ada County that does not have a park development impact fee.

Mr. Roats responded he is not certain. Star may not have an impact fee in place but the other cities do.

Chairman Kesner asked if there were any other comments.

Member Gronbeck asked if it would also pertain to commercial development.

Mr. Roats confirmed it would.

Member Gronbeck asked if there was data available from other cities how they set the fees for residential and commercial.

Member Giddings asked if there was a waste disposal site for recreational vehicles on the back side of Bernie Fisher Park and if there is a charge for that.

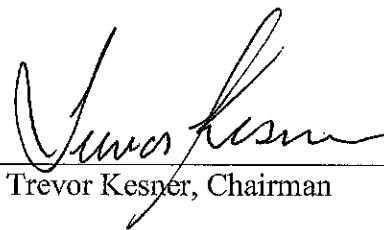
Mr. Roats responded there is a sewage waste disposal located there and there is a donation box, not a set fee.

Parks Director Bobby Withrow said revenue was \$1,200-\$2,000 annually.

3. Adjournment:

(Timestamp 00:39:35)

Member James moved to adjourn the meeting at 6:40 p.m. Seconded by Member Gronbeck. Motion passed 4-0


Trevor Kesner, Chairman

ATTEST:


Chris Engels, City Clerk



*Minutes prepared by Dawn Stephens, Deputy City Clerk
Date Approved: CCM 01.19.2016*