

COMMITTEE MEMBERS

Robert Cleere
Fabiola Giddings
David Gronbeck
Andy Kahl
Trevor Kesner



CITY OF KUNA

Kuna City Hall Council Chamber, 751 W. 4th Street, Kuna, Idaho 83634

Park Impact Fee Committee Meeting AGENDA Thursday, August 17, 2017 6:00 P.M.

- 1. *Call to Order and Roll Call***
- 2. *Business:***
 - A.** Approve PIFC Meeting Minutes: May 12, 2016
 - B.** Introduction of new member, Andy Kahl – Bobby Withrow, Parks Director
 - C.** Update on Park Impact Fees Collected – Bobby Withrow, Parks Director
 - D.** Discussion on park areas of interest – Bobby Withrow, Parks Director
- 3. *Adjournment:***



Committee Members

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

CITY OF KUNA

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

Park Impact Fee Committee Meeting Minutes

Thursday, May 12, 2016
 6:00 P.M.

1. Call to Order and Roll Call

COMMITTEE MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Richard Roats, City Attorney
 Chris Engels, City Clerk
 Bobby Withrow, Park Director

2. Public Hearing: (6:00 p.m. or as soon thereafter as matters may be heard.) (Timestamp 00:01:34)

Public Input on Proposed Park Impact Fee

Chairman Kesner opened the Public Hearing and noted there were no sign ups for the public hearing. He closed the hearing at 6:10 p.m.

In Favor: None

Neutral: None

In Opposition: None

3. Business:

(Timestamp 00:00:40)

- a. Approve PIFC Meeting Minutes: April 14, 2016

Member Gronbeck moved to approve the April 14, 2016 PIFC Meeting Minutes. Seconded by Member Stubbs. Motion carried 3-0.

- b. Update from builders – Bobby Withrow, Parks Director
 (Timestamp 00:01:51)

Parks Director Bobby Withrow said neither he nor City Clerk Chris Engels received any comments.

Chairman Kesner stated that he believes the fee would be absorbed by the home buyer and not the developer.

Member Stubbs said he received the same information; that it would be passed to the home buyer.

Member Gronbeck said he spoke with multiple developers and they indicated the same. Developers told him that they are in favor of parks. They all agree fees in Kuna are some of the highest in the valley. However, it would relieve them from installing pocket parks, leaving space for more lots which creates more value. His big concern for this is the one off home builders and how they will perceive Kuna. He wants to know what adding another thousand dollars to permitting will look like and will home builders engage. The market is great; there is demand in Kuna. Generally everyone is in favor of parks. He would like to see the breakdown of the fee on today's permits instead of an average, because, based on the average, the city is looking at some down years. He asked the other members what they thought.

Member Stubbs said everyone has been through the downturn. He is unsure of the affect the election will have. Though, if a downturn occurs, fees could be adjusted at a later date.

Chairman Kesner agreed that fees can be adjusted if need be.

Member Stubbs wondered the impact on new homeowner taxes if the new library bond passes.

Member Stubbs moved to recommend the amount of \$983.10 for Park Impact Fee for City Council. Seconded by Member Giddings. Motion carried 3-0.

Chairman Kesner voted aye.

Member Gronbeck abstained.

Member James absent.

City Attorney Richard Roats asked for a motion for the Ordinance to move to Council with a recommendation to approve.

Member Gronbeck confirmed that a commercial component was not included.

Chairman Kesner noted on page nine a change to the font in the ordinance.

Mr. Roats said the font is as it should be.

Chairman Kesner asked about the ordinance being a supplement to the capital improvements plan.

Mr. Roats said both documents are necessary for the park impact fee process.

Chairman Kesner asked about service units on page nine and if they are related to EDUs.

Mr. Roats said it was a different measurement that comes out of the capital improvement plan.

Member Gronbeck moved to recommend approval of the Park Impact Fee Ordinance for City Council. Seconded by Member Giddings. Motion carried 3-0.

Member James absent.

3. Adjournment: 6:21 p.m. Stubbs moved to adjourn. Gronbeck seconded.

Trevor Kesner, Chairman

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: PIFC Meeting 02.22.2017*

Park Impact Fee and Capital Improvement Plan

The purpose of this document is to establish a Park Impact Fee for the City of Kuna for public facilities authorized by Title 67, Chapter 82, Idaho Code, known as the Idaho Development Impact Fee Act (Impact Fee Act).

Summary of Impact Fee Rates

Impact fees are a one-time charge paid by new development to reimburse local governments for the capital cost of public facilities that are needed to serve new development and the people who occupy or use the new development. The term “developer” is used to describe anyone who is obligated to pay impact fees, including owners, developers or builders.

Types of Improvements

Impact fees can be used for the system improvements costs including construction or reconstruction of system improvements, including the cost of design studies, acquisition, engineering, land surveys, and land and right of way acquisition, engineering, permitting, financing, administrative expense, construction, applicable mitigation costs and capital equipment pertaining to capital improvements to maintain the level of service.

Impact fees can’t be used for construction, acquisition or expansion of public facilities not identified in the CIP; repair, operating or maintenance expenses; upgrading, updating or expanding or replacing existing capital improvements to meet stricter safety, efficiency, environmental or regulatory standards; upgrading, updating or expanding or replacing existing capital improvements to raise the level of service.

The capital expenses that raise the level of service in the park system must be from revenue sources other than impact fees.

Level of Service

LOS is a baseline parameter (such as valuation) which helps define the demand on service by new development. It is required by the Impact Fee Act that the capital improvement plan includes “a description of all system improvements and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, to provide a level of service not to exceed the level of service adopted in the development impact fee ordinance.”¹

The LOS is the total calculation of capital facilities, including land, buildings and equipment that provide a service to given amount of development.

Parks and Recreation Service Level

Traditionally, the level of service is calculated in acres per 1,000 persons. This service level is based on one attribute of service; land acquisition to new development. In reality the level of service provided by the parks system can be enhanced by improvements to existing land as well as acquisition of new land. There will be periods of extensive land acquisition followed by

¹ See Section 67-8208(1)(f), Idaho Code

periods of focusing on the development of the land. The measure used to determine the level of service in the Kuna Park system is based on the replacement value of existing park and recreation land and facilities to the number of equivalent dwelling units in the City. (Population/homes)

The Kuna City Parks currently serve an estimated population of 18,430², according to Compass, with approximately 5,865 households. (Figure 1)

Figure 1

2016 Population and Housing Data		
Population	Residential Units	Average Per Unit
18,430	5,865	3.1

Parks Infrastructure Costs

Park impact fees are based on the current inventory of city parks and their replacement value. As required by Idaho Code 67-8204(2), the levels of service are applicable to the existing development as well as new growth and development. Since there has never been an Impact Fee assessed to new development, staff went through and established a base line cost on the current level of service. Currently the City has a cost of \$302.90 per person. Staff also calculated the acres per 1,000 residents, 6.53 acres per 1,000 residents of land and 3.15 acres per 1,000 residents of developed park space. (Figure 2)

Figure 2

Park	Parking Lot	Pathways	Natural	Grass	
Arbor Ridge				7.2	City Owned
Butler				1.14	City Owned
Baseball Fields				2.7	City Owned
Crimson Point			20.5		City Owned
Nicholson	0.4		5	4.4	City Owned
Discovery Creek			6.75		City Owned
Well 5	0.19		4.3	0.17	City Owned
Winchester	0.23			5.8	City Owned
Sadie Creek				4.4	City Owned
Chaparosa				1.14	City Owned
East Greenbelt		2659		2.95	Working on getting it from ACHD
West Greenbelt	0.93	3968		16.34	R.R. Right away, leasing
Bernie Fisher Park				2.3	City Owned
Farm	0.27			3	City Owned
Avalon Comm. Garden				0.2	City Owned
C.P. Comm. Garden				0.5	City Owned

² Compass Demographics: Current and Historical Population Estimates

Indian Creek Comm. Garden				2.3	Lease with School District	
Meadowview Property			20		City Owned	
	2.02		56.55	54.54		
		6627				
			Total:	113.11		
			Population:	17320		
					Total Acres per 1,000	6.53
					Total Developed Acres per 1,000	3.15

Shown in Figure 3, is the current park assets and the replacement cost associated with each amenity. Staff went through and inventoried every park so we didn't leave anything out. Staff then got the prices from local contractors, staff and Playground equipment companies so we could get an accurate value for each amenity. All of these costs are a reflection of how much the City has invested in each park, it also gives a replacement value for each park.

Figure 3

	Arbor Ridge	Butler	B.B. Fields	Nichols on	Chapp	Well 5	Winchester	Sadie Creek	E. Greenbelt	W. Greenbelt	Bernie Fisher	Farm
Acres	7.2	1.14	2.7	4.4	1.14	0.17	6.03	4.4	2.95	16.34	2.3	3
Parking Lot	\$132,042.00		\$72,486.00	\$38,327.50		\$22,080.00	\$45,968.00	\$7,245.00		\$78,969.00	\$72,486.00	\$101,312.00
Playground Equip	\$37,250.00	\$30,822.00					\$27,906.00				\$67,520.00	
Sprinkler System	\$37,440.00	\$5,928.00	\$14,040.00	\$22,880.00	\$5,928.00	\$884.00	\$31,356.00	\$22,880.00	\$15,340.00	\$84,968.00	\$11,960.00	\$15,600.00
Picnic Tables	\$2,532.00	\$2,532.00		\$2,532.00			\$2,532.00	\$3,000.00		\$5,064.00	\$20,889.00	\$2,535.00
Benches	\$1,184.00	\$2,970.00		\$1,208.00						\$7,500.00	\$1,400.00	
Basketball Court											\$25,250.00	\$26,210.00
Swings		\$9,320.00					\$3,682.00				\$3,682.00	
Structures				\$3,600.00				\$3,600.00			\$43,200.00	
Electricity										\$35,000.00	\$33,000.00	
Restrooms										\$134,200.00	\$134,200.00	
Horse Shoe pits										\$1,000.00	\$500.00	
Volleyball court										\$4,500.00		
Frisbee golf									\$4,696.00	\$9,504.00		
Trees	\$22,000.00	\$10,600.00	\$6,400.00	\$3,600.00	\$7,200.00	\$1,600.00	\$30,400.00	\$7,200.00	\$10,000.00	\$51,600.00	\$18,800.00	\$2,800.00
Shrubs	\$1,380.00				\$380.00			\$130.00				
Trashcan Recpt		\$2,810.00		\$682.00			\$1,164.00				\$2,982.00	\$1,164.00
Bike Rack		\$800.00								\$700.00	\$800.00	
Pathways		\$16,735.00							\$83,758.50	\$107,136.00		
Skate Park										\$90,000.00		
Backstop			\$20,000.00									
Dugouts			\$2,100.00									
Dirt Work	\$70,600.00	\$9,120.00	\$21,600.00	\$35,200.00	\$9,120.00	\$1,500.00	\$48,240.00	\$35,200.00	\$33,360.00	\$145,370.00	\$18,400.00	\$24,000.00
Snack Shack			\$30,000.00									

Batting Cage			\$5,000.00									
Sod	\$94,089.60	\$14,897.52	\$32,670.00	\$57,499.20	\$14,897.52	\$2,221.56	\$78,800.04	\$57,499.20	\$28,749.60	\$202,423.32	\$30,056.40	\$39,204.00
Total Per Park	\$398,524.80	\$106,535.66	\$204,298.70	\$165,533.10	\$37,526.66	\$28,285.73	\$270,054.07	\$136,758.60	\$209,107.05	\$957,950.66	\$485,127.70	\$212,828.00
Price Per Acre												
Total	\$55,350.67	\$93,452.33	\$75,666.19	\$37,621.16	\$32,918.12	\$4,808.57	\$44,785.09	\$31,081.50	\$70,883.75	\$58,626.11	\$210,925.09	\$70,942.67

Average Price Per Park

Total	\$267,710.89
--------------	---------------------

Average Price Per Acre

Total	\$62,053.91
--------------	--------------------

As shown in Figure 4, the City has a total of \$5,582,528.43 invested into the Park system. Included in the total is the cost of land at \$25,000 an acre. Also included is the percent of equity we used to calculate the level of service. The Parks that have all amenities rated at 100%, the parks with only unimproved land are rated at 41 %.

Figure 4

Park	Land Cost	Amenities	Replacement Value	% Equity	Amount to Include in Fee
Arbor Ridge (7.2 Acres)	\$252,000.00	\$389,524.80	\$637,524.80	100	\$650,524.80
Butler (1.14 Acres)	\$39,900.00	\$106,535.66	\$146,435.66	100	\$146,435.66
Baseball Fields (2.7 Acres)	\$67,500.00	\$204,298.70	\$261,798.00	100	\$271,798.70
Crimson Point (20.5 Acres Land Only)	\$512,500.00		\$512,500.00	41	\$512,500.00
Nicholson (4.4 Acres)	\$100,000.00	\$165,533.10	\$265,528.70	100	\$265,533.10
Discovery Creek(6.75 Acres Land Only)	\$168,750.00		\$168,750.00	41	\$168,750.00
Well 5 (4.66 Acres)	\$111,750.00	\$28,285.73	\$139,895.56	100	\$140,035.73
Winchester (7.06 Acres)	\$156,500.00	\$270,054.07	\$426,548.04	100	\$426,554.07
Sadie Creek (5.9 Acres)	\$110,000.00	\$136,758.60	\$243,757.00	100	\$246,758.60
Chapparosa (1.14 Acres)	\$28,500.00	\$37,526.66	\$66,035.52	100	\$66,026.66
East Greenbelt (2.95 Acres)	\$73,350.00	\$209,107.05	\$239,254.10	100	\$282,457.05
West Greenbelt (16.34 Acres) R.R. ROW		\$957,950.40	\$935,100.66	100	\$957,950.66
Bernie Fisher (2.3 Acres)	\$57,500.00	\$485,125.40	\$542,625.40	100	\$542,625.40
Farm (3.27 Acres)	\$81,750.00	\$212,828.00	\$294,578.00	100	\$294,578.00
Avalon Comm. Garden (.2 Acres)	\$5,000.00	\$5,000.00	\$9,000.00	100	\$10,000.00
C.P. Comm. Garden (.5 Acres)	\$12,500.00	\$5,000.00	\$17,500.00	100	\$17,500.00
Indian Creek Comm. Garden (2.3 Acres)	\$57,500.00	\$25,000.00	\$82,500.00	100	\$82,500.00

Meadow View Property	\$500,000.00		\$500,00.00	41	\$500,000.00
Total Replacement					\$5,582,528.43
			Price Per Resident		\$302.90

Calculation of Parks Impact Fee

The calculation of the Impact Fee, Figure 5 below, is based on the current value of level of service divided by the population. That will give us the price per resident, we multiply that by the average resident per unit (3.1) to get the Impact Fee of \$939.00 per equivalent dwelling unit.

Figure 5

Current Value of Level of Service	\$5,582,528.43
Population	18,340
Cost per Resident	\$302.90
Average Resident Per Unit	3.1
Residential	\$939.00
Commercial	\$0.00

Parks Capital Improvement Plan

Kuna’s 10 year population growth, according to Compass³, is approximately eight thousand residents (8,000). Figure 6 below, shows the projected growth Kuna will have through twenty forty (2040). This would justify an increase of 52.24 acres of new park land and 25.2 acres of the 52.24 acres would be developed to maintain the 3.15 developed acres per one thousand residents. Figure 7 below shows the cost of land purchases, cost of construction of current undeveloped parks as well as new construction and equipment that will be needed.

Figure 6

2010	2015	2020	2025	2030	2035	2040
17,850	20,311	22,397	28,192	35,961	46,079	50,992

The three items on the CIP, Figure 7 below, are the General Fund contributions, Grant Contributions and Impact Fee contributions. The General Fund contributions are a list of projects, staff and equipment that are going to be budgeted out of the general fund. Grant contributions will come from applying for connectivity with trails as well as walking paths in current parks. The Impact Fee contributions include cost of land, construction costs and equipment costs.

³ Compass Communities in Motion 2040 Vision Forecast by Demographic Areas

Park Values are calculated at \$85,273.20 per acre. This includes the price of land and development. These prices were from the average amount the City has invested in the current parks, \$60,273.20 and the price of land at \$25,000 an acre. Equipment needs are based on what we have currently and what we will need with growth.

Figure 7

Total Parks CIP Summary 2025				
CIP Description	Grants	General Fund	Impact Fee	Amount
Park Land Acquisition			\$470,000.00	\$470,000.00
New Amenities/Green Up	\$100,000.00		\$550,000.00	\$650,000.00
Crimson Point Construction			\$250,000.00	\$250,000.00
Discovery Creek Construction			\$200,000.00	\$200,000.00
Pathway	\$199,800.00	\$67,000.00		\$266,800.00
Large Arear Mower		\$57,000.00		\$57,000.00
Picnic Shelters		\$22,500.00		\$22,500.00
Parking Lots Paved		\$150,000.00		\$150,000.00
Employee		\$45,000.00		\$45,000.00
Employee Arborist		\$50,000.00		\$50,000.00
Employee		\$45,000.00		\$45,000.00
Mini Excavator		\$35,000.00		\$35,000.00
Restroom		\$150,000.00		\$150,000.00
RTV		\$40,000.00		\$40,000.00
RTV			\$20,000.00	\$20,000.00
RTV			\$20,000.00	\$20,000.00
Truck		\$28,000.00		\$28,000.00
Truck		\$28,000.00		\$28,000.00
Truck			\$28,000.00	\$28,000.00
Trailer		\$8,000.00		\$8,000.00
Greenbelt Lighting		\$75,000.00		\$75,000.00
	\$299,800.00	\$800,500.00	\$1,583,000.00	\$2,638,300.00

Projected Impacted Fee Income

Based on the previous ten year population growth⁴, 2005-2015, the City has grown an average of 574.3 residents a year. From 2005 to 2010 the City saw a growth of 924.6 residents per year. That is an approx... 4,600 residents that moved to Kuna in five years. The average population growth from 2010 to 2015 was 224 residents per year. What these numbers signify are the

⁴ Compass Current and Historical Population Estimates

population growths pre-recession and post-recession. Taking the ten year average will give us a more realistic number we can calculate how much impact fee monies will accumulate each year.

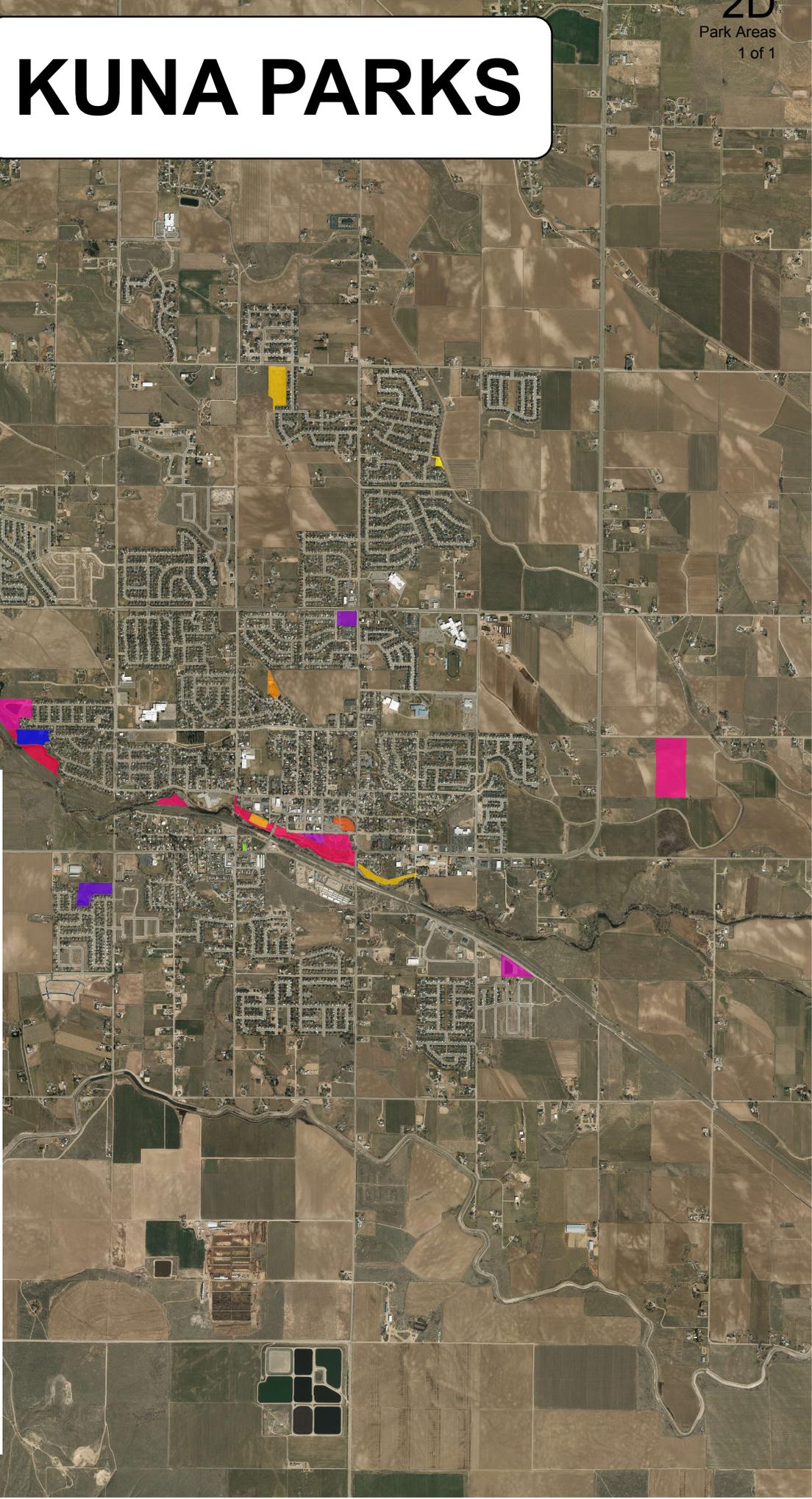
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
	10,587	12,647	14,261	14,830	15,900	15,210	15,470	15,650	15,960	16,070	17,320
Growth		2,060	1,614	569	1,070	-690	260	180	310	110	260
	Total Growth 05-10			4,623				Total Growth 11-15			1120
	Avg. over 5 years			924.6				Avg over 5 years			224
			Growth over ten years			5,743					
			10 Year Average			574.3	A Year				

The calculation of the Impact will give an annual budgeted number to budget with. In order to get that number we have to divide the average growth, 574.3, by the average number of residents per unit, 3.1, and we will get 185.26. We then multiply the 185.26 by the price per building permit, \$983.10, to get the annual anticipated income from Impact Fees at \$182,129.82 and \$1,821,298.22 over ten years.

Parks CIP Analysis

Capital Projects	Acres		IMPACT FEE EXPENDITURES									
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Crimson Point Green up	20.5	\$ 250,000.00								\$ 150,000.00	\$ 100,000.00	
Discovery Creek	6	\$ 200,000.00							\$ 100,000.00		\$ 100,000.00	
Meadow View Property Green up	20	\$ 200,000.00										\$ 200,000.00
Large Arear Mower		\$ 57,000.00										
Picnic Shelters		\$ 22,500.00										
Parking Lots Paved		\$ 150,000.00										
Employee		\$ 45,000.00										
Employee Arborist		\$ 50,000.00										
Employee		\$ 45,000.00										
Mini Excavator		\$ 35,000.00										
Restroom		\$ 150,000.00										
RTV		\$ 40,000.00										
RTV		\$ 20,000.00							\$ 20,000.00			
RTV		\$ 20,000.00									\$ 20,000.00	
Truck		\$ 28,000.00										
Truck		\$ 28,000.00										
Truck		\$ 28,000.00						\$ 28,000.00				
Trailer		\$ 8,000.00										
Greenbelt Lighting		\$ 75,000.00										
Pathways												
Behind Young's Property	1800 ft.	\$ 48,600.00										
Behind Indian Creek School	1200 ft.	\$ 32,400.00										
Well 5	2,000 ft.	\$ 54,000.00										
Nicholson	2400 ft.	\$ 64,800.00										
Grant Match		\$ 67,000.00										
Land Acquisition		\$ 450,000.00			\$ 450,000.00							
Sports Complex Construction		\$ 350,000.00				\$ 200,000.00	\$ 150,000.00					
Green Up		\$ 100,000.00						\$ -				
			\$ 0.00	\$ 0.00	\$ 0.00	\$ 450,000.00	\$ 200,000.00	\$ 178,000.00	\$ 100,000.00	\$ 170,000.00	\$ 200,000.00	\$ 220,000.00
		\$ 2,618,300.00										\$ 1,518,000.00
		Total Amount	\$ 136,596.00	\$ 310,555.82	\$ 484,515.65	\$ 208,475.47	\$ 182,435.30	\$ 178,395.12	\$ 252,354.95	\$ 256,314.77	\$ 230,274.60	
		Amount after Yare Expenditures	\$ 136,596.00	\$ 310,555.82	\$ 34,515.65	\$ 8,475.47	\$ 4,435.30	\$ 78,395.12	\$ 82,354.95	\$ 56,314.77	\$ 10,274.60	

KUNA PARKS



Legend

CITY PARKS

PARK_NAME

- ARBOR RIDGE PARK
- Avalon Comm. Garden
- BMX PARK
- BUTLER PARK
- CHARPOSA PARK
- COL. BERNIE FISHER PARK
- Crimsom Point
- Crimson Point Comm Garden
- Discovery Creek
- East Greenbelt
- GREENBELT
- Indian Creek Comm Garden
- KUNA BALL PARK
- MeadowView
- NICHOLSON PARK
- SADIE CREEK
- SKATE PARK
- THE FARM PARK
- WINCHESTER PARK
- Well # 5