

**MINUTES OF THE DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE  
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO**

**April 6, 2022**

**3:00 P.M.**

**Council Chambers**

**Hayden City Hall, 8930 N. Government Way, Hayden, ID 83835**

**CALL TO ORDER:**

Sabrina Primmer called the meeting to order at 3:16 PM

**ROLL CALL OF COMMITTEE MEMBERS:**

Shawn Taylor	Absent
Chris Meyer	Present
Don Crawford	Present
Scot Haug	Present
Glenn Miles	Absent
John Gentry	Present
John Young	Present

**STAFF PRESENT:**

Brett Boyer, City Administrator  
Fonda Jovick, Legal Counsel  
Donna Phillips, Community Development Director  
Rob Wright, City Engineer  
Santee Rudy, Treasurer  
Sabrina Primmer, Committee Clerk

**PLEDGE OF ALLEGIANCE:**

Rob Wright, City Engineer, led the Pledge of Allegiance.

**CALL FOR ADDITIONS OF CORRECTIONS:**

No additions or corrections.

**CONSENT CALENDAR:**

The consent calendar included the approval of the meeting minutes for March 2, 2022. Chris Meyer moved to approve the consent calendar as presented. Scot Haug seconded the motion. All were in favor, none opposed. The motion carried.

**UNFINISHED BUSINESS:**

Impact Fee Study and Methodology Report:

Donna Phillips, Community Development Director, recapped to the Committee the process of gathering additional comments via email that was then forwarded to Todd Chase, FCS Group, to revise the draft of the Impact Fee Study and Methodology Report. She highlighted a few of the changes that were made. There was a paragraph added to the report about the "Impact Fee Truth in Disclosure" that was suggested by Glenn Miles. The four quadrants were taken out and made into a single quadrant. Square footages were added in for single family home sizes. Transportation impact fees were changed to calculating them per trip end. This was based on the Institute of Transportation Engineers Trip Generation Manual (ITE Manual) [10<sup>th</sup> edition].

Ms. Phillips referred to Exhibit 15 on p. 17 of the report that displayed a summary of the current impact fees compared to the proposed impact fees. She pointed out that the calculations will no longer be lumped together in three categories but will be more specific to the use of the business. There was discussion amongst the Committee concerning the drastic difference in transportation fees for restaurants compared to other businesses. Restaurants would be charged significantly higher transportation impact fees. Ms. Phillips stated that the Hayden City Code allows for individual assessments for businesses concerning their impact fees. The businesses would be able to rationalize their trip ends using the ITE Manual if they disagreed with the cost of their transportation impact fees. Mr. Young pointed out that a restaurant would want to get a trip generation letter from a traffic engineer to help the restaurant decide what category they are in. Mr. Meyer expressed concern that if the fees were too high, this would discourage restaurants from opening in Hayden. This would change the community's ability to attract food and beverage options to create a downtown community that is livable and walkable. Mr. Meyer also stated that a former mayor had once said that residential consumes tax revenue while businesses generate tax revenue on the aggregate. He worries that this could have some unintended consequences.

The Committee discussed if there was enough funding for transportation projects. There is some funding currently but not enough to be able to do all of the projects that need to be done. The City will be seeking additional grant funding for the Ramsey Road project. The Committee referenced Exhibit 1 on p.2 which displays the deficiency dollars for parks and transportation impact fees.

The Committee continued to discuss the disproportionate costs that the restaurant businesses would face versus other businesses in Hayden if they were charged the proposed rate based on trip ends. Mr. Young mentioned that he wished the consultant [Todd Chase] was at the meeting to help explain the trip end numbers. The question was asked if the consultant would be able to reconfigure the numbers so that residential had a higher cost to help elevate the burden on restaurants but have the same total amount of transportation impact fees would be collected.

Ms. Phillips asked the Committee if there were any other areas that they had concerns. Mr. Meyer referenced Exhibit 21 on p.16 which is the regional comparison of other cities. Hayden's impact fees were more than these other cities. Ms. Phillips explained that while Hayden's impact fees were higher they were based on the data and methodology that the consultant used. It may not make sense to charge the amount when compared to other cities. Mr. Meyer stated that last time Post Falls was used as a comparison. Mr. Crawford said it was identified last meeting that they may have other revenue sources that would not be reflected in the exhibit. Mr. Young stated that it would be helpful for him to understand the consultant's methodology on trip conversion factors for restaurants and address the disparity. The Committee recognized that reconfiguring the distribution of the transportation impact fees before the report went to City Council would be a good idea. It was identified that since the City has done a good job updating various plans the data that the consultant has used for this report is current and up-to-date. Mr. Gentry asked how the money was going to be redistributed. Mr. Meyer answered that what the Committee would like the consultant to recalculate is residential charged more and restaurants charged less to alleviate the disparities, but the total amount would stay the same per the needs identified by the City's 2040 Transportation Plan. The improvements for transportation need to be built to help with the anticipated growth of the community.

Ms. Phillips asked the Committee if they would be available to have another meeting in a couple of weeks. The Committee agreed it would be nice to talk with the consultant and get their questions answered before they recommend the report to City Council. They decided to meet on April 20, 2022 at 3:15pm.

#### **REPORTS:**

There was nothing to report.

**ADJOURNMENT:**

Meeting was adjourned at 3:55pm.

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Sabrina Primmer, Committee Clerk