



Teton County
Impact Fee Advisory Committee Meeting Minutes
November 09, 2010, Teton County Courthouse

Members in Attendance: Kent Wagener, Lou Parri, Pete Moyer,
Members Absent: Jeff Potter, Shon Kunz, Beverly Palm, Mitch Felchle
Also in Attendance: Dave Hensel, proxy for yet-to-be identified PZC member, Angie Rutherford,
Teton County Planner

Mr. Wagener called the meeting to order at 3:45 p.m.

Mr. Wagener made a motion to approve the minutes from the 2009 IFAC Meeting. Mr. Moyer seconded. All were in favor.

Money Allocation: The Board has relayed that it will be the IFAC's responsibility to recommend a prioritized list of projects for which impact fee money can be used. Board Chairperson Rinaldi would like to see projects that promote economic development. Mr. Moyer read from the Idaho State Statute that money collected through impact fees has to be spent in a given service area. The committee discussed what the code intends as the service area. They recommended that the entire county be considered the service area as the sheriff's department and emergency services definitely cover the entire county, and they felt that recreation and circulation could also cover the entire county. If improving parts of a circulation system improve the entire system so that it functions county-wide more efficiently, then perhaps the service area for the circulation fee could be the entire county as well. Generally the committee agreed to try to keep the service area zones as big as possible. Mr. Parri suggested the zones be proportionate to density. He also asked if the zones need to be the same for each category (EMS, Sheriff, Circulation and Recreation).

Mr. Moyer recommended that the Impact Fee application include a line for address or some other way to track location of the impact fee so that funds can be geographically allocated. Ms. Rutherford felt that would not be a problem. This would allow a map of impact fees to be maintained so that decisions about which projects to recommend for allocation could be based on the geographic location of the impact fees.

The committee felt that impact fees should be directed to the general area where they are assessed (not necessarily adjacent) if at all possible. Ms. Rutherford will consult with the County Attorney to determine if the entire County can be considered a service area.

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Tiered Impact Fees: The committee discussed the possibility of having tiered impact fees with impact fees increasing with increased distance from a city center. The rationale would be that the cost to the county is higher in terms of road maintenance, sheriff response time etc. for homes/development far away from the city cores. The committee members generally agreed in principle, but felt the idea would be too complicated to implement especially in light of the demarcation of service area zones. The committee decided to table the discussion until the service area zones are determined.

CIP: The committee predicts that 10-14 impact fees per year will be assessed in the next few years. This equates to \$20,000 - \$28,000 per year. The population growth estimates that the consulting firm based their projections on have proved to be inaccurate; however the committee didn't think the inaccuracy warranted an adjustment to the CIP. Mr. Hensel commented that he felt Road & Bridge and other departments could find projects large or small to allocate the money to when it becomes time. Mr. Moyer pointed out that the County will have to match on a proportionate basis depending on the impacts from new development vs. previously existing development. With very little new development, this might put a burden on the County.

Next Meeting: The committee agreed to meet in mid-January to follow up and try to define service areas.

Meeting adjourned.

Respectfully Submitted,
Angie Rutherford, Planning Staff

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