

**MINUTES OF THE MEETING OF THE
HAILEY DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE
Monday, August 1, 2016
5:00pm**

Present: Janet Fugate, Jeff Engelhardt, Richard Pogue, Dan Smith

Absent: Owen Scanlon

Staff: Lisa Horowitz, Robyn Davis, Becky Stokes, Heather Dawson

Call to Order

[4:59:50 PM](#) Chair Fugate called the meeting to order.

Public Comment

No public comments.

Consent Agenda

No public comments.

New Business and Public Hearings

NB 1 *Consideration of the proposed 2016/2017 City Capital Budget and its Development Impact Fee Component. The Advisory Committee will form recommendations regarding the proposed budget for the Hailey City Council's consideration. In addition to this, the Advisory Committee will consider the following items:*

- *Review of the FY 2017 Capital Improvements Plan, and proposed amendments, and file written comments;*
- *Monitor and evaluate implementation of the Capital Improvements plan;*
- *If necessary, file periodic reports 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*
- *Advise the City of Hailey of the need to update or revise land use assumptions, capital improvements plan and development impact fees.*

[5:01:27 PM](#) Heather Dawson presented the Development Impact Fee information. Dawson noted the last year's meeting was held with Duane Guffrey, whom presented the revised Development Impact Fee (DIF) report, and Capital Improvement Plan (CIP). Dawson also noted that CIP Reports are calculations determined by City Staff; costs associated with City maintenance and other capital improvements. Dawson informed the Commissioners that all information in last year's report was current and took incorporated their comments and concerns. Dawson also noted that the study gets updated every five years and informed Commissioners that amendments can be made without having to change the DIF Study and having minimal affect on the overall numbers.

[5:04:13 PM](#) Dawson noted that a revision was made this year to incorporate new DIF Fees, which include: Parks, Fire, Transportation and Police. Dawson suggested that the

Commissioners review and comment on the Development Impact Fee Report, review and comment on Capital Improvement Plan, and discuss the Capital Budget and make a recommendation for City Council prior to the August 15, 2016 hearing. Dawson also noted that the successes and project completions done utilizing the Development Impact Fees have been included in the report, as well as the detail of the planned budgets.

[5:07:01 PM](#) Dan Smith inquired about a Salt Storage Facility in City of Hailey. Heather Dawson confirmed that there currently is not a storage facility in Hailey. Smith also inquired about the Security Gate and whether or not the Street Shop has seen any vandalism or theft. Dawson noted that security cameras are on site and the Street Shop has not seen any recent vandalism or theft.

[5:07:53 PM](#) Smith also inquired about lighting and how often they are replaced. Dawson confirmed that lights are replaced as they fail.

[5:08:26 PM](#) Jeff Engelhardt questioned the Fire/Police Facility Design. Heather Dawson informed the Commissioners that monies collected via the Police Development Impact Fees are eligible and can be used for a new Police/Fire Facility. Dawson noted that these fees cannot be used on other items (i.e., cars, equipment, etc.).

[5:11:33 PM](#) Richard Pogue inquired about studies conducted regarding size and requirement for a Police/Fire Facility. Dawson confirmed that square footage requirements have been set for both Police and Fire and depending on size of building; the City of Hailey has discussed having Police and Fire operate out of the same location.

[5:12:04 PM](#) Chair Fugate questioned whether or not Development Impact Fees would commence again once new facility was built. Heather Dawson noted that Development Impact Fees would not be expanded until needed; however reiterated the sense of urgency among Police and Fire Departments and their need for a new facility.

[5:13:59 PM](#) Chair Fugate noted her appreciation for fees being collected for Parks. Dawson noted that Development Impact Fees are not collected off of commercial development, only residential development for parks.

[5:14:44 PM](#) Richard Pogue questioned whether or not fees are returned to the people that paid them and when. Dawson confirmed that unused fees will be returned to the people who've paid for them, as required by statute.

[5:16:53 PM](#) Heather Dawson informed the Commissioners that motions, A through E, needed to be addressed: approved, continued or denied.

[5:17:29 PM](#) Chair Fugate opened the item for public hearing.

[5:18:03 PM](#) Chair Fugate closed the item for public hearing.

[5:19:55 PM](#) Richard Pogue inquired about whether or not fees are paid if moving to another location within the City of Hailey. Lisa Horowitz noted that in a residential situation, if a house was demolished and a new one was built, a new service unit does not need to be paid for, as it's considered a replacement. In a commercial situation, this was not considered and it was decided to parallel that of residential situations. Horowitz noted that to be applicable, it must be a like use.

[5:21:22 PM](#) Richard Pogue inquired about whether the City was fine with applying/crediting fees accordingly. Dawson and Horowitz both agreed that they fine with applying/crediting fees accordingly.

5:21:47 PM Dan Smith motioned to approve the proposed 2016/2017 City Capital Budget and its Development Impact Fee Component, finding that the project does not jeopardize the health, safety or welfare of the public and the projects conforms to the applicable specifications outlined in the Design Review Guidelines, applicable requirements of the Zoning Ordinance, Title 18, City Standards, provided conditions (a) through (e) are met. Richard Pogue seconded and the motion carried.

Adjourn

5:23:01 PM Dan Smith motioned to adjourn. Jeff Engelhardt seconded and all were in favor.