

CITY OF CROUCH
Meeting of the City Council
July 24th
6:30 P.M.
City Hall
Garden Valley, ID 83622

SPECIAL MEETING
AMENDED AGENDA

The public has the right to attend meetings, with the exception of lawful executive sessions.
Changes on agenda are for emergencies only.

Council Members

Mayor- Trevor Schiefelbein
Steve McAninch-President
Clayton Smith
Shawna Martin
Mike Hefner

Staff

Treasurer-Steve Raddigan
Water Master- George Simpson-absent
City Clerk- Bonnie Horsewood
City Attorney-Geoff Schroader

Open Special Council Meeting 6:32PM

Pledge of Allegiance

- Roll call/open meeting
- **Public Hearings: Impact Fee Hearings**
Hear testimony.

- (*) Public Hearing To receive comments regarding the City Council's intent to consider adoption of the Garden Valley Fire Protection District Impact Fee Study and Capital Improvement Plan: Commissioner Klevenberg went over the CIP. He explained that they will have to look out over 10 years for what they may need. The Impact Fees will not cover all of their needs. They came out with the items of station expansion, rigs and SCVS. They allocated a portion of the Impact Fees. They will not get enough to pay for the entire thing, but a portion will be applied to these items. The way they have projected it out is 200 fees in a 10-year period. Commissioner Klevenberg surmised there will be more than that but based on their study and what has been done in the past, is what they based it on. Geoff, as the Cities legal advisor added, these fees are only for Capital improvements that are directly attributed to growth and only the share of that attributable growth and that building that is going to have an impact. Each year the Advisory Committee will meet and re-evaluate the assumptions that this is based on. They track what growth has happened and what fees have been collected and how close they are. Member MH asked if they will be deciding after every year of collecting fees what they are going to do with it, because they are not deciding beforehand due to they do not know how much they are going to get? Geoff said no, there is the assumption they are going to need something sometime in the future, maybe ten years out, so they collect along the way and each year they step in and re-evaluate, they need to see how it's tracking. They

need to see if their assumptions are correct and see if their needs have changed. There are safeguards here for our constituents inside the city limits if they feel the fees are incorrect or are improperly calculated, there is an opportunity to have them re-addressed. Member SM inquired about the amount of the fees. Commissioner Klevenberg said they are \$1672. The way that is calculated is by taking the total of all the land, buildings, engines, medic units and anything that can be considered in the capital of the fire dept, take that total amount and divide it by the total number of housing units that they serve and that is \$1672. This is all by statute. From the commentary perspective that is calculated on everything they own today and that we have already purchased. There is no way we could go out and acquire that same stuff for the same amount of money that we are giving the value for it today. Per Commissioner Klevenberg, they are getting a little bit shorted in the long term because everything that has been purchased could not be replaced for the same amount today, it is a whole lot more expensive. They are only getting the impact fee for what was the original value. This helps him because it is based on historical and current values vs what an engine is going to cost four years from now. Member MH asked if this is only on new construction. Yes, it is, new residential and business. This does not apply to a barn, etc, just residential or business/commercial. Essentially, the Council is adopting the Capital Improvement Plan that they have established. The County had adopted it, overall, it is a proven plan. For the record, there were no outside members of the community attending this meeting to testify. Just the Fire Chief and Commissioner Klevenberg. Mayor closed this hearing on the CIP.

- (*) Public Hearing to receive comments on an amendment to Chapter 7- Public Services and Utilities of The City of Crouch Comprehensive Plan and by adding the Garden Valley Fire District's Capital improvement plan as an appendix to the comprehensive plan. Mayor opened the hearing on this Agenda item. Instead of having the whole Com Plan in front of Council, Geoff handed out the statement page of the Public Services section of the Comprehensive Plan that would say consider getting into an agreement with the Fire Districts and adopting their CIP and adopting their Developmental Impact Fee Ordinance. Mayor asked about the other portion in section 5, yes. The second part of that, per Geoff, would be to adopt the CIP, Geoff chose appendix B because he thought there was an appendix A but just in case, it is fine, we will have an A if we need it later on. Council looked at the Comp Plan and section #5, the added portion that now incorporates the Fire Chief's CIP into our City Comp Plan. The cover page will be the new one. If someone wants a copy of our Comp Plan that will be the new cover page, and the text will not be underlined. The Comp Plan should be updated periodically but they are usually behind. Crouch needs updating but we are lucky we have it, and it is well written, and it encompasses a lot of things and it's the backbone for our zoning Ordinance. Mayor closed this section of our Agenda.
- (*) Public Hearing- (New Fee Hearing) To receive comments regarding the City Council's intent to impose new Development Impact Fees. Mayor opened this section of the Agenda which is the new fees hearing. This shows the \$1672 for residential and .84 per square foot for businesses. Again, for the record, there are no outside people from the community here for this hearing except for the Fire Chief and the Commissioner. Council had no questions. Closed this section.
- (*) To receive comments regarding the City Council's intent to adopt of the City of Crouch's Development Impact Fee Ordinance for the purpose of imposing development impact fees for the Garden Valley Fire Protection District's systems improvements as identified in its Capital Improvements Plan. Mayor opened this section of the hearing. Council has a copy of the Impact Fee Ordinance which is the final version. This identifies the City of Crouch and all the steps, limitations, restrictions on how fees can be assessed. There is an important thing to note that is the protection to fee payers that if there is a unique instance in a thing they are

building, there is provision in here that they can get an individualized assessment of their project and the impact it has. There is a provision for that to be heard by the City and the Fire District as to whether that assessment is appropriate or not, for that development. Member MH had asked about a pole barn's fee. Geoff said yes it may need protection, but it will not be the same degree of fire protection. A fee payer has a right under Section 678204 subsection 5. That is required by statute to be in that Development Fee Impact Ordinance and that mechanism exists for the fee payer to have what could be a unique circumstance. The Commissioner said it is also a two street. If they had extraordinary circumstances, say a three-story building, and they do not have a ladder truck. Paying a standard Impact Fee is probably not going to be adequate for that so they will negotiate with the person requesting that and get the proper amount so they can adequately service them. Geoff added a fireworks factory too,(Laughter)! Member SM asked if that works the other way, say a developer wants to put in a 15 unit something somewhere, can he ask for a break on that? Per Geoff, breaks are not a thing. He can ask if they can provide something. Let's say he has a corner by that subdivision that needs a new station, he could dedicate a portion of his land for a credit toward the fee. That would have to be a negotiated issue and agreed upon and does not mean they would pay no fee. Member MH stated the County had adopted this already, how about P&Z? P&Z gave their recommendation to adopt and that is what the County Commissioners used as their guide and principle to adopt. They have executed all their Resolutions to bring it all in. Geoff said this portion of the meeting is for all the people to come and testify about whether we should adopt or not. The Ordinance cannot be adopted tonight. It has to wait 30 days, and it cannot be done on the two-rule reading, waiving thing. It is in the statute, so we have to give it some time. Bill Gigray, by phone, said if they waive the three readings, they can move to adopt the Ordinance, but it would not go into effect until 30 days. Geoff said he had read, did not know if it was a new amendment or not, but it said something about the three-reading rule in the Developmental Impact Fee Code. Geoff would caution adopting it tonight. Mayor asked if we could consider this the first reading, Geoff said we will. Geoff said Council can take it up and vote on it as an action item. Council can adopt it, but it still has to be read three times.

Close public hearings

Action Item: Discussion/decision on adopting capital improvements plan and amending Chapter 7- Public Services and Utilities of The City of Crouch Comprehensive Plan. Mayor asked for a Motion. **Member CS** made the Motion to adopt the Capital Improvements Plan and to amend Chapter 7- Public Services and Utilities of The City of Crouch Comprehensive Plan. **Member SM** Second the Motion. **Roll call Vote:** All Yes. Motion Passed.

Action Item: Discussion/decision on new development impact fees. Mayor asked for a Motion. **Member SWM** Made the Motion to adopt the Developmental Impact Fees. **Member CS** Second the Motion. **Roll call vote:** All Yes Motion Passed.

Action Item: Discussion/decision on resolution amending Comprehensive plan. Mayor asked for a Motion. **Member CS** made the Motion to approve the resolution amending the Comprehensive Plan. **Member SM** second the Motion. **Roll call Vote:** All Yes

***Action Item:** Discussion/decision on resolution adopting Capital Improvements Plan. Mayor asked for a Motion. **Member SWM** made the Motion to adopt the resolution for the Capital Improvements Plan. **Member MH** second the Motion. **Roll call Vote:** All Yes. Motion Passed.

***Action Item:** Discussion/decision on approval of Findings of Fact on amending Comprehensive Plan. Mayor asked for a Motion. **Member CS** made the Motion to approve the Finding of Facts amending the Comprehensive Plan. **Member SWM** second the Motion. **Roll call Vote:** All Yes. Motion Passed.

Action Item: Discussion/decision on adopting development impact fee ordinance. Mayor asked for a Motion. **Member CS** made the Motion to adopt the Impact Fee Ordinance.

Member SWM second the Motion. **Roll call Vote:** All Yes. Motion Passed.

Action Item: Discussion/decision on *resolution approving intergovernmental agreement with Garden Valley Fire Protection District and authorize mayor to sign. Mayor asked for a Motion. Geoff interjected that there are key points in there that the city will be receiving a fee from the Fire District for the clerks time for collecting funds and helping with paperwork. Member MH asked which part has that stipulation in it, the first or second part? The Resolution allows the Mayor to sign and have the City to enter into that Governmental Agreement. Council has a copy of that. They will pay \$15 per permit for our clerks to do the back-end work. Per Bill Gigray, that matches what the County is charging so we are matching that too. Mayor asked for a Motion again. **Member CS** made the Motion approving the Resolution on the Intergovernmental Agreement with the Garden Valley Fire Protection District and authorize the Mayor to sign it. **Member SWM** second the Motion. **Roll call Vote:** All Yes. Motion Passed.

- **(*) Unscheduled Delegation- Property Line Adjustment-** This was canceled due to not having all the information needed.

Next Council meeting is 8/14/2024 at **6:00PM** not 6:30 for our Budget Hearing.

Adjournment 7:01PM

Next regular Council Meeting is August 14th 2024 at 6:00 PM

ASTERISK (*) ITEMS ARE ALL SUBJECT TO POSSIBLE ACTION BY THE CROUCH CITY COUNCIL MEMBERS.

Trevor Schiefelbein- Mayor

Bonnie M. Horsewood- City Clerk