

Development Impact Fee Advisory Committee

Statement of Collective Thought

Action Item 1: Review and Recommendation to Amend the Impact Fee Study and Capital Improvement Plan

The Development Impact Fee Advisory Committee has reviewed Action Item 1 concerning proposed amendments to the City of Mountain Home's existing Impact Fee Study and Capital Improvement Plan (CIP). After careful consideration, the Commission offers the following collective comments and recommendations.

The Development Impact Fee Advisory Committee supports amending the existing Impact Fee Study and Capital Improvement Plan to incorporate the updated land use assumptions. Aligning the impact fee framework and CIP with current and projected land use ensures accuracy, transparency, and long-term planning consistency as the city continues to grow.

In the interest of supporting continued and affordable growth within Mountain Home, the Development Impact Fee Advisory Committee recommends **maintaining the current impact fee levels**, consistent with staff's assessment that the existing fees remain appropriate and sustainable. Keeping the current fee structure balances the need for infrastructure funding while avoiding unnecessary barriers to development.

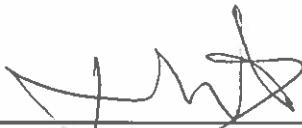
As members of the Development Impact Fee Advisory Committee (DIFAC), we reaffirm our support for the foundational principle of impact fees: **new development should pay its proportionate share of the infrastructure required to support that growth**. When properly structured, impact fees are a necessary and appropriate tool to ensure that growth pays for growth, rather than shifting infrastructure costs onto existing residents and taxpayers.

With respect to specific components of the Impact Fee Study, the Development Impact Fee Advisory Committee recommends **retaining the higher parks impact fee figure**, as it reflects a conservative and defensible benchmark consistent with similarly situated cities. Maintaining this figure supports adequate park and recreation infrastructure while helping reduce future pressure to raise taxes within the community.

Overall, aside from the incorporation of updated land use assumptions and the considerations noted above, the Development Impact Fee Advisory Committee finds the remaining elements of the amended Impact Fee Study and Capital Improvement Plan to be appropriate and well-prepared.

In conclusion, the Development Impact Fee Advisory Committee supports moving forward with the proposed amendments to the Impact Fee Study and CIP, **recommending that we accept the amended document in the amount of \$1549 for single family and keeping the \$830 for**

multi-family, as a responsible approach to managing growth, maintaining fiscal stewardship, and protecting the quality of life for the residents of Mountain Home.



Chairman Kristopher Wallaert