

# COMMITTEE OF THE WHOLE RECAP

SEPTEMBER 9, 2025

## 1. CALL TO ORDER – 4:00 pm (Council Member Bloom excused)

## 2. DISCUSSION TOPICS

- a. Presentation of the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for the proposed updates to road impact fees  
City Administrator Korban Lee provided a brief history noting that costs of construction had grown dramatically since the last impact fee study in 2013. He reported the fees being proposed were the maximum rate allowed. He asked the Council to decide where to set the rate and consider all perspectives from traffic engineering to developers and cost of land.

Fred Philpot with LRB Public Finance Officers provided a presentation outlining the Six Step Methodology used to create the proposed Impact Fees. A table outlining the proposed fee for each Land Use category was shared and Mr. Philpot highlighted the Single-Family fee describing how they came to the proposed rate of \$5,264.

Council Members discussed processes and procedures for determining rates, combining rates, procedures for challenging a rate, and whether they could combine some rates but not all.

Council Members asked to be provided with current impact fees, the difference with the proposed rate, a recommended maximum, and how the proposed rate could affect projects. Chair Whitelock asked for additional discussion time at a future Committee of the Whole meeting.

- b. Discussion on Adding Housing as a Limited Use in Commercial Zones  
City Planner Larry Gardner asked the Council if they wanted to pursue adding Housing as a Limited Use in Commercial Zones. He asked if Council thought Housing should be allowed as a limited option over retail, an unrestrained use in a commercial zone, or what commercial zones should Housing be allowed?

Council Members discussed where housing was already allowed in commercial zones and that it had not been successful. Ultimately the majority of Council had no desire to add housing as a limited use in commercial zones.

- c. Discussion on Possible Regulations for Exterior Lighting in Residential Zones  
Council Member Bedore asked Council Member if there was a desire to pursue regulations for exterior lighting in residential zones. He shared the difficult situation of a resident dealing with a neighbor's exterior lighting that he considered a nuisance. Bedore suggested regulating lumens, limiting hours, or allowing exterior lighting only on certain holidays.

Council Members discussed first amendment rights, defining nuisances, code

enforcement, education, business regulations, and health code. It was noted that current restrictions for lumens were already in code. Ultimately the majority of did not desire further regulations on exterior lighting.

- d. Discussion on Permitting and Regulating the Use of Golf Carts on City Streets  
Council Office Director Alan Anderson noted that during the previous discussion held on July 8, 2025, four Council Members asked for a draft ordinance which was provided by Senior Assistant City Attorney Patrick Boice. He outlined the proposed code: operation by drivers 16 or older, limiting use to sunrise-sunset hours, helmet requirements for passengers under 16, passengers limited to golf cart seats installed as manufactured, and golf carts are prohibited in city parks, trails, and sidewalks.

Council Member Green requested that the code be adjusted to simply state that golf carts may be operated in this way and may not be operated in this way. Mayor Burton disclosed opposition to the code proposed. Ultimately, Council Members Bloom, Green, Jacob, and Shelton requested the code be brought to Council meeting for action.

### **3. ADMINISTRATIVE ITEMS**

Council Member Jacob expressed the desire to require e-bike shops or manufacturers to provide a handout with city code requirements and asked for further information to be brought as part of the upcoming discussion.

Fire Chief Derek Maxfield provided an update regarding calls for service where the only reason they're being called out is because they are that person's only avenue for help. The fire department sat down with a Home Health and Hospice company asking to partner with them. When these situations arise, staff would be able to refer them for an assessment within 24 to 48 hours. The Home Health and Hospice company will then assess the situation to see if they can provide services or give them contact information for other service providers.

He shared a success story of a couple who, because of this partnership, has been able to receive in-home health visits, hospice, and a 24-hour hotline for meals to be delivered to them. Within the first two weeks of this partnership, they now have a process for reporting that can be sent to the company to coordinate assessments. They have provided 14 referrals, eight of whom are now receiving some kind of care which they didn't have access to before. They have been averaging referrals of two to three per 24-hour shift.

In response to questions from Council Member Whitelock Chief noted that the partnership and process they're going through has been thoroughly reviewed by Legal and Risk as well as Purchasing to set up the contract. Charges will be needed for any supplies provided but other than that it's free of charge to get them assessed. Council requested more information and the ability to provide advertisement when Chief Maxfield feels the program is ready to be promoted and share with other cities.

### **4. ADJOURN – 5:59 pm**