

**MINUTES**  
**Approved by the Committee**  
**Land Use and Housing Study Committee**  
**Friday, October 24, 2025**  
**9:00 A.M.**  
**Room EW41**  
**Boise, Idaho**

Legislative members in attendance: Cochairs Senator Jim Woodward and Representative Jordan Redman; Senators Ben Toews and Ali Rabe; Representative Megan Egbert. Nonlegislative members in attendance: Matthew Adams (American Society of Landscape Architects), Jason Blais (Assoc. of Building Officials - Boise), Ken Burgess (HomeBuilders Assoc.), Trevor Chadwick (Assoc. Idaho Cities), Andy Erstad (American Inst. of Architects), Jerri Henry (Dept. of Envir. Quality), Sherry Maupin (Assoc. of Counties), Bobbi-Jo Meuleman (Boise Chamber), Brett Myron (Assoc. of Gen. Contractors), Max Pond (Assoc. REALTORS), Caleb Roope (Pacific Companies), Jonathon Spendlove (American Planning Assoc.). Legislative Services Office (LSO) staff: Monica Harrington and Jennifer Kish. Absent: Representative Kyle Harris, Jeremy Grimm (City of Sandpoint), and Tyler Wolters (Apt. Assoc.).

Others in attendance (signed in): John Nielsen - City of Nampa; Jason Kriezenbeck and Austin VanDerHeyden - Dominion.

NOTE: Presentations and handouts provided by the presenters/speakers are posted to the Idaho Legislature's website <https://legislature.idaho.gov/sessioninfo/2025/interim/> and copies of those items are on file at the Legislative Services Office in the State Capitol. Recordings of the meeting may be available under the committee's listing on the website.

### **Opening Comments / Approval of Minutes**

Cochair Woodward called the meeting to order at 9:01 a.m.; a silent roll call was taken. Cochair Woodward asked for action on the minutes of the September 26, 2025 meeting. **Sen. Rabe moved to approve the minutes as presented; Rep. Egbert seconded the motion. Motion was approved by a voice vote.**

### **Committee Discussion**

Cochair Woodward thanked the members for their time and contributions in serving on the study committee and invited members to identify their most important items for consideration in future legislation.

**Trevor Chadwick**, Mayor of Star Idaho / Association of Idaho Cities (AIC), cautioned not to create more problems when trying to create solutions. He identified the need for funding improvements to infrastructure.

**Andy Erstad**, American Institute of Architects (AIA), identified the need to balance building code requirements with affordable energy-efficiency improvements and to leverage rezoning when able.

**Jason Spendlove**, Idaho Chapter of the American Planning Association (APA), identified the need for funding sewer and water projects (especially for smaller communities) to create a resource entity at the state level for counties and smaller communities to consult when experiencing development issues, and to allow two units on every land parcel or lot that is connected to centralized sewer or water with the state's Land Use and Planning Act (LUPA) [Title 67, Chapter 65, Idaho Code].

**Ken Burgess**, Idaho HomeBuilders Association (IHBA), identified the issues of extenuating costs associated with permit delays for both single-family and multi-family projects and proposed a reduction in the number of hearings required for permits; the option for counties to provide tax exemptions for multi-family projects; to allow for additional dwelling units (ADUs) in certain situations; and the need to fund infrastructure improvements.

**Matthew Adams**, American Society of Landscape Architects (ASLA), felt strongly about all of the ideas identified by the [zoning and LUPA small group](#) and the last two bullets of the [permitting and LUPA small group](#).

**Jason Blais**, City of Boise and Idaho Association of Building Officials (IDABO), noted that the City of Boise's zoning changes have been very successful: changes to ADU regulations, implementing tiered impact and sewage connection fees that are based on square footage of the unit, and expediting review of permits and allowing fee deferments and waivers for affordable housing projects. He encouraged the adoption of tiny home and ADU appendices to the building code and the need for gap funding for those trying to be homeowners.

**Sen. Rabe** identified the need to address the challenges that [H 389 \(2021\)](#) created for cities' infrastructure funding, to amend LUPA to allow cities and counties to create more density in a gentler manner (in-fill projects, starter homes, etc.), and to address the financing issues.

**Sen. Toews** supported ideas that created home ownership opportunities, the allowance of ADUs "by right" for multi-generational residences, the idea of capping minimum lot sizes and reducing setbacks, and horizontal density with smaller homes and smaller lots.

**Cochair Woodward** desired the City of Boise's zoning code be included in the final report as an addendum along with a one-page summary of its highlights. He encouraged the application of tourism-use fees to assist with the community's use of resources, and a better understanding and application of the use-capacity determinations made by the Department of Environmental Quality.

**Cochair Redman** supported the allowance of ADUs and density options, the deregulation of the permit process, and the incorporation of public-private partnerships.

**Rep. Egbert** supported options for financing, incentives for deed-restricted housing, and the need to educate communities about the improvements made to and quality of manufactured homes.

**Brett Myron**, Idaho Association of General Contractors, identified land cost issues (national builders controlling rather than local community), regulations (allow small communities to decide what is best), and interest rates (moral obligation bond).

**Jerri Henry**, Idaho Department of Environmental Quality, identified the importance of drinking water and wastewater infrastructure, the zoning and land use model code, and issues with H 389 (2021) restricting local community control.

**Sherry Maupin**, Valley County Commissioner / Idaho Association of Counties (IAC), noted that IAC offers training on planning and zoning processes. She proposed that short-term rental control be returned to local communities. Ms. Maupin supported funding ideas for cities and counties to mitigate impact use, creating a "land-bank" idea along with the state housing trust fund, loosening current restrictions to qualify for tax incentives when providing workforce housing, and providing funds for those who fall into the gap to access housing.

**Max Pond**, Idaho Association of REALTORS®, supported increasing density and permitting options and decreasing timelines, as well as modernizing the land use and planning act.

**Bobbi-Jo Meuleman**, Boise Chamber of Commerce, supported credits and exemptions for workforce housing options, funding for infrastructure, and improvements on permit timelines.

**Caleb Roope**, The Pacific Companies, noted that Idaho was one of the few states that did not support the building of workforce housing for a lack of incentives, that urban renewal could be tapped to address infrastructure and housing issues, and that codes should be amended to support manufactured housing in rural areas.

**Trevor Chadwick**, Mayor of Star Idaho / Association of Idaho Cities (AIC), noted that he worked with many of the entities represented on the committee as a mayor and observed how they were all intertwined. He noted how density affects infrastructure in different ways: sprawl increases the

need to add infrastructure while upward density or added structures on lots increases the load on current infrastructure.

Cochair Woodward proposed revisiting the homeowners exemption; Sen. Toews supported that idea.

Cochair Woodward invited audience members to provide comments to the committee.

**Kelly Packer**, Division Administrator for the Idaho Association of Cities, provided comments to the committee concerning H 389 (2021), private property rights without infringing on others', infrastructure issues, and better incentives for housing needs. Ms. Packer noted that three cities had "unincorporated" themselves as a result of requirements of H 389: Atomic City, Hamer, and Oxford.

At 10:30 a.m., the committee took a break until 10:45.

Upon reconvening, **Ken Burgess** proposed that the committee recommend that the provisions of H 389 be amended to allow taxing districts to take 100% of new construction property tax growth.

**Jason Kriezenbeck**, of Lobby Idaho, LLC, and representing Dominion, spoke to proposed legislation addressing workforce and affordable housing. He noted that similar language was introduced in 2025 as [H 406](#), but was not signed into law.

**Sherry Maupin** proposed that the Legislature consider changes to the super-majority requirement for levies related to infrastructure, roadway maintenance, or health and safety.

Cochair Woodward thanked committee members again for their service on the committee. He noted that the "next steps" would be to create a final report with LSO staff and to share that report with committee members before its final version was posted.

With no further business, the meeting was adjourned at 11:01 a.m.