

Legislation Details (With Text)

File #:	18-238	Name:	
Type:	Ordinance	Status:	Individual Item Ready
File created:	4/17/2018	In control:	City Council
On agenda:	5/14/2018	Final action:	
Title:	Discuss and consider approval of the second and final reading of an ordinance amending the Code of Ordinances Chapter 118, Article V, Parkland.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Park Land Dedication Fee Worksheet, 2. Copy of Park Neighborhood and Community Estimates, 3. Park Acreage Comparisons, 4. park-land-ord-red-line 5 8 18, 5. 2018 Park Dedication Manual-CC-5 8 edits		

Date	Ver.	Action By	Action	Result
5/14/2018	1	City Council		

Presenter/Contact

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SUBJECT:

Discuss and consider approval of the second and final reading of an ordinance amending the Code of Ordinances Chapter 118, Article V, Parkland.

BACKGROUND / RATIONALE:

The first reading of this ordinance was approved on April 9, 2018. A subcommittee was appointed to meet and discuss private park standards as detailed in the Park Land Development Manual. This subcommittee met on April 20, 27, and May 4, 2018, and made the following recommendations for the second reading:

The table below summarizes the proposed recommendations from the first reading:

	Current	First Reading	Second Reading
Use of park funds	Previously 10 years	Funds must be spent within 7 years	Same
Review and update Park Development Fee	No review	Every 3 years	Same
Fee in-lieu-of Neighborhood/Community	\$100	\$208	Same
Park Development Fee Neighborhood/Community	\$500	\$2,038	Same
Fee in-lieu-of Regional Park	No regional park fee	Formula adopted, fees set at \$0	Same
Park Development Fee Regional Park	No regional park fee	Formula adopted, fees set at \$0	Same

Private Park Credit	Fee in-lieu-of and park development fee 100% eligible for credit for private parks; No manual or standards; 2-acre minimum	Private park credit = 75% of park development fee; New guidance manual provides park standards for private park credit process, 2-acre minimum	Revisions made to park standards within Ordinance and Park Land Development Manual for clarification and efficiency
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Fee implementation was approved as follows for Neighborhood/Community Parks:

	YEAR 1	YEAR 2	YEAR 3
Phase In %	65%	85%	100%
Neighborhood/community park			
Fee in-lieu-of	\$ 203	\$ 203	\$ 203
Fee for park development	\$ 1,325	\$ 1,733	\$ 2,030
Combined fee per dwelling unit	\$ 1,528	\$ 1,936	\$ 2,233

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

<input checked="" type="checkbox"/>	Yes	City Plan/Council Priority	Maintain fiscal stability of City operations, update user fees
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FISCAL IMPACT:

In recent history, 1,000 dwelling units per year have been assessed the park land dedication fee. Therefore, if this trend were to continue with half being of the dwelling units being from new master plans and the proposed fee *fully implemented*, total fee collection would increase from approximately \$600,000 to \$2,246,000. There are currently 9,315 lots that will not be impacted by the new ordinance and fees.

COMMITTEE RECOMMENDATION:

The subcommittee recommends approval of the second reading of the ordinance.

STAFF RECOMMENDATION:

Staff recommends approval of the ordinance.