

Legislation Details (With Text)

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Title: Public Hearing: Amendment to City Code Chapter 19, Article 3 - Parks and Recreation Impact Fees

Sponsors:

Indexes:

Code sections:

Attachments: 1. Presentation for 3-5-24, 2. Park Impact Fees - New Article 3 in City Code Chapter 19, 3. Prior Presentation to Parks Board: Analysis of Park Impact Fees and Dedication Ordinances 1-25-23, 4. Memorandum to Parks Board: Park Land Dedication Ordinance and Park Impact Fees 3-22-23, 5. Prior Presentation to Parks Board: Park Land Dedication Ordinance and Park Impact Fees 3-22-23, 6. Memorandum to Parks Board: Land Dedication Ordinance/Park Impact Fees 8-2-23, 7. Attachment to Memorandum to Parks Board 8-2-23, 8. Legal Issues Checklist for Parks Impact Fees 8-2-23, 9. Prior Presentation to City Council: Park Impact Fees 10-24-23, 10. Prior Presentation to Parks Board: Park Impact Fees 12-6-23, 11. Memorandum to Parks Board: Park Impact Fee Ordinance Amendment 1-24-24

Date	Ver.	Action By	Action	Result
3/5/2024	1	City Council - Regular Session	presented	

Public Hearing: Amendment to City Code Chapter 19, Article 3 - Parks and Recreation Impact Fees

Issue/Request:

This is a public hearing to consider a proposed amendment to Chapter 19, Parks and Recreation, to add a new Article 3 for Parks and Recreation Impact Fees. The proposed amendment has been approved by the Parks and Recreation Board, for City Council consideration to implement Parks and Recreation Impact Fees on future development to assist with park land acquisition and development.

Key Issues:

Diversify funding sources and secure future park funding to meet the needs created by future development. Current unfunded park projects and needs - \$54,700,000.

Background:

In August 2022 the Parks and Recreation Board (Board) approved an update to its existing master plan. The year long, community driven process which started in October 2021 identified the need to secure future park land to meet the anticipated growth in Lee's Summit over the next 20 years. Master Plan Update - Priority 8.2 "Implement an impact fee or land dedication ordinance to ensure open space with increased development."

In February 2023 the Planning Commission approved the master plan update and it was adopted into the IGNITE! Comprehensive Plan.

From October 2022 - September 2023 the Board and staff researched, reviewed, and discussed two options

for exactions; land dedication ordinance and park impact fees. Over several months and meetings the Board determined a park impact fee would be the best option to pursue.

In October 2022 at the Board and City Council joint session, staff identified the need to consider a proposed exaction to support future park development and in October 2023, LSPR staff presented a conceptual presentation to the City Council for a proposed Park Impact Fee. Comments and questions from that presentation were used to prepare the current proposed Park Impact Fee Ordinance.

The Board approved the draft ordinance at the December 6, 2023 Board meeting.

CEDC reviewed the proposed ordinance at the January 10, 2024 meeting and requested the Board consider a demand based approach and/or lower fees for residential development to help address attainable/affordable housing. The CEDC also suggested the non-residential fee could be increased to help off-set lower residential fees.

The Board approved a revised draft ordinance to modify the proposed fees for residential development from a single unit fee to a demand based fee based on number of bedrooms per living unit as well as an increased fee for non-residential development.

Impact/Analysis:

Projected annual revenue generated from the Park Impact Fees - \$866,000

The amount of the fees will be established in the Schedule of Fees & Charges that is separately approved by the City Council. The amount of the fees are not established in the enacting ordinance.

Timeline:

Start: October 1, 2024

Finish: NA

Joe Snook, Parks and Recreation Administrator

Committee Recommendation: On December 6, 2023 the Parks and Recreation Board approved (6-Yes, 2-Absent, 1-Abstention) a proposed ordinance implementing a Parks and Recreation Impact Fees to be considered by the City Council for funding to support the acquisition and development of future parks to meet the needs created by development. On January 24, 2024 the Parks and Recreation Board approved modifications to the proposed fees to include a demand based approach for residential development and an increase to the non-residential development fee (6-yes, 1-no, 2- absent).