

## Legislation Details (With Text)

**File #:** BILL NO. 24-041      **Name:**

**Type:** Ordinance - Committee      **Status:** Passed

**File created:** 1/2/2024      **In control:** City Council - Regular Session

**On agenda:** 2/27/2024      **Final action:** 4/9/2024

**Title:** An Ordinance adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances.  
(Note: First read by Council on March 5, 2024.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A: Amendment to City Code, Chapter 19, Article 3 - Parks and Recreation Impact Fees, 3. Supporting Documents: Park Impact Facts Sheet, 4. Supporting Document: PIF Fee Projections 4.4.24, 5. Supporting Documents: Comps Staff Research 4.4.24

Date	Ver.	Action By	Action	Result
4/9/2024	1	City Council - Regular Session	adopted	
4/9/2024	1	City Council - Regular Session	tabled	Fail
4/9/2024	1	City Council - Regular Session	amended	Pass
4/9/2024	1	City Council - Regular Session	adopted and numbered	Pass
3/19/2024	1	City Council - Regular Session	adopted	
3/19/2024	1	City Council - Regular Session	continued	Pass
3/5/2024	1	City Council - Regular Session	advanced to second reading as amended	Pass
2/14/2024	1	Community and Economic Development Committee	referred	Pass

An Ordinance adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances.  
(Note: First read by Council on March 5, 2024.)

Issue/Request:

This ordinance would amend Chapter 19, Parks and Recreation, to add a new Article 3 for Parks and Recreation Impact Fees.

Key Issues:

Diversify funding sources and secure future park funding to meet the needs created by future development. Projected additional park land needs over the next 5 years to accommodate growth is 160 acres. The projected cost to purchase and develop future park land is \$17,600,000.

Proposed Council Motion:

I move for second reading of an Ordinance Adding Article 3, Parks and Recreation Impact Fees, to Chapter 19, Parks and Recreation, of the Lee's Summit Code of Ordinances.

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.

A follow up presentation was made at the February 14 CEDC meeting. The CEDC recommend moving the proposed ordinance to the City Council for review and discussion.

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: January 1, 2025

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).