

item #2
04-09-2019

It's All About Time

Parks Impact Fee Ordinance Comments

Date: April 9, 2019

From: Clysta Seney

To: City of Santa Clara City Council

POST MEETING MATERIAL

Diminishing Public Open Space Growing Population

- Citizens want quality public park and recreation services in our All American City
- This ordinance was put in place to assure that in an era of increasing densification that our city will continue to fill the same level of public space needs it has traditionally provided its citizens

I have submitted a letter supporting the fee table presented by the Parks and Recreation Director on 1/22/19 at the Senior Center to continue a vibrant level of parks and recreation service in our City.

2019 fee-setting Questions

- The current proposed fees presented to the public in 2019 are based on 2017 land valuation instead of 2018 land valuation.
 - Has the City ordered a 2018 land valuation report?
- How soon after the Council approves a proposed fee schedule can the fee schedule be applied?

Current fee table is not based on current land valuation

- Fees have not been adjusted in a boom period where both land values and residential construction have increased dramatically
- The ordinance states *“The City Council shall review the fair market values not less than annually and set the values in a Council Resolution”*
- What fair market value year is the basis for the fee schedule currently being used? (it looks like 2015?) Can a schedule of current fees by zip code be posted on the Park Impact Fee website as a stand-alone one click?
- While annual fee increase resolutions have been prepared they have not been presented to or approved by the City Council — time is passing and again today this 2019 (based on 2017 land valuation) item is being pushed out
- WHY?

What does project application complete mean?

“The date of valuation of the property for in-lieu fee purposes shall be the date that the City determines that the developer’s application ... is complete”

- How many residential projects expecting to use in-lieu fees are in the City’s pipeline?
- How many have achieved project complete?
- When must the developer pay the in-lieu fee upon reaching project complete status? Need policy?

Policy Suggestions

- Set a policy regarding use of in-lieu fees on land not owned by the City.
- Add a quarterly public report on the Park Impact Fee Fund, showing fee sources and completed, in-progress and planned expenditures by project and location in the City on the park impact fees website page
 - consider doing it quarterly by district
- Set a policy and process around committing future or forecasted park impact fees. (I believe this fund should be strategically evaluated against the citizens' needs versus being done piecemeal.)

- Council members could reconsider the allowance of reducing up to 50% of development fees by providing private on-site amenities. (The original ordinance put a 25% cap for private amenities.)
- Council members should put parks back in strategic objectives. Eliminating parks for a sports and recreation focus disrespects seniors, walkers, toddlers and people with special needs.

The City should be getting more public parks from developers lucky enough to be building in Santa Clara. Other cities are.