

**PLANNING COMMISSION MINUTES OF OCTOBER 12, 2009**

**Amendment of Ordinances 18.10 and 19.74 Relating to Park Dedication:**  
Raising the Facility Standard from 1.25 Acres per 1,000 Population to 3.0 Acres over Three Years – JS, SB

**Jenny Shain**, Department of Community Services, Part-time Manager, Special Projects, presented the staff report. She said staff recommends Alternative 1 and Alternative 2.

**Comm. Sulser** asked about the phase in of the increase in the park standards. Ms. Shain said Council said to phase the increases in over three years, specified 1.75 acres right now, and also specified what date and what amount for the second and final phase.

**Comm. Klein** referred to the table on page 4 of the report and asked staff to clarify the existing ordinance and what staff is recommending regarding different densities of population. **Trudi Ryan**, Planning Officer, said that park dedication requirement is based on population. She said there would be another census taken in April of 2010. She discussed densities and dwelling units. Ms. Shain provided background on this issue. Comm. Klein asked about rapidly increasing densities and said there is no difference on the table on page 4 between medium and high density residential requirements. Ms. Ryan said information on households would be looked at after the City receives the census information and said that the density ranges on the table match the ranges in the zoning code. Comm. Klein discussed with staff how fees would be collected. Ms. Ryan discussed what the developers would be most interested in. Ms. Ryan said the acreage requirement is locked in when the application is complete and the dollar value would flex based on when a developer pays the fee.

**Chair Chang opened the public hearing.**

**Chair Chang closed the public hearing.**

**Comm. Klein made a motion to recommend to City Council: to adopt the attached amendments to City Municipal Code Title 18 (Subdivisions) Chapter 18.10, Parks and Open Space Dedication and Title 19 (Zoning) Chapter 19.74, Park Dedication Fees for Rental Housing Projects; raising the facility standard from the existing standard of 1.25 acres per 1,000 additional residents to 3.0 acres per 1,000 over three years; to adopt amendments to City Municipal Code and, to direct staff to reevaluate the acreage requirements for housing densities as soon as possible when there is more current information on persons per dwelling unit. Comm. Sulser seconded.**

**Comm. Klein** said these changes are implementing Council's wishes regarding the donation of land versus in-lieu fees. He said higher density developments have more requirements than are listed in this document and the increases being applied over the next few years help defray some of the costs as far as parks are concerned. He said he hopes that the code would be reevaluated after the next census to reflect a better contribution from developers to support the parks in the community.

**Comm. Sulser** said he supports upgrading the Park Dedication standard and the sooner we can upgrade the code to make these changes, the better.

**ACTION:** Comm. Klein made a motion to recommend to City Council: to adopt the attached amendments to City Municipal Code Title 18 (Subdivisions) Chapter 18.10, Parks and Open Space Dedication and Title 19 (Zoning) Chapter 19.74, Park Dedication Fees for Rental Housing Projects; raising the facility standard from the existing standard of 1.25 acres per 1,000 additional residents to 3.0 acres per 1,000 over three years; to adopt amendments to City Municipal Code and, to direct staff to reevaluate the acreage requirements for housing densities as soon as possible when there is more current information on persons per dwelling unit. Comm. Sulser seconded. Motion carried, 5-0, with Comm. McKenna and Comm. Rowe absent.

**APPEAL OPTIONS:** This recommendation will be forwarded to City Council and is scheduled to be considered at the October 27, 2009 Council meeting.