

MINUTES
JOINT MEETING OF THE CITY OF PLACERVILLE
PLANNING COMMISSION AND RECREATION AND PARKS COMMISSION
TUESDAY, NOVEMBER 7, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA

CALL TO ORDER AND PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL:

Planning Members Present:	Saragosa, Kiehne, List
Planning Members Absent:	Wolfe, Frenn,
Rec Commission Members Present:	Barton, Mathews, Neau, Nolan, Zito
Rec Commission Members Absent:	None

Staff Present:	Executive Secretary Painter, Director of Development Services Rivas, Community Services Director Youel, Recreation Superintendent Lishman
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ADOPTION OF AGENDA

Commissioner Kiehne made the motion to approve the agenda. Commissioner Neau seconded the motion. Motion approved unanimously.

1. DISCUSSION ITEM:

1.1. Presentation by SCI Consulting Group Regarding City of Placerville Park Impact Fee Nexus Study

Mr. Youel shared with the Commissions that in conjunction with the proposed and revised Parks and Recreation Facilities Master Plan, Blair Aas with SCI consulting groups prepared two studies to establish the legal and policy basis for imposing new parkland dedication requirements and fees. The intent of tonight's meeting is to bring both studies and the updated master plan before City Council at their regularly scheduled meeting on December 12.

Blair Aas provided a PowerPoint presentation. Mr. Aas shared that the City is currently at 5.12 acres per 1000 resident. The standard is 5.00 acres per 1000 so currently the City is meeting the requirement. The current Park Impact Fees is \$1,320 per dwelling unit. The results and recommendation of the park impact fees are split into five fees as follows: Single-family detached housing - \$8,562, Single-family attached housing - \$7,348, Multi-family housing - \$8,326, Mobile homes - \$8,225, and Accessory dwelling units (ADU) \$3,371. A survey of neighboring comparable agencies park impact fees was shared. Each community will have different demographics; different levels of service, different cost components so it doesn't compare apples to apples but give a general sense as to where the City's proposed fees may fall. Mr. Rivas shared that the City's new ADU can be up to 1,200 square feet and suggested the ADU fees may need to have multiple rates. Mr. Aas stated the fees could be set at different rates. Planning Commissioner List stated page six on the report needs clarification in regards to trails and the intent to maintain the existing level of trails. Language may need to be revised to make it more obvious that our intent is to maintain the same level of trail capacity as the community grows.

Mr. Aas stated there are several ways to bring in the fee increases in regards to existing developments. He stated that fees could be phased in over several years or all at once. Mr. Aas explained the Quimby Act and stated the Quimby standard is 5 acres per 1,000 residents. The Quimby land value is \$100,000 per acre.

Mr. Aas stated that once park impact fees are approved they must wait 60 days before they can go into effect but Quimby fees can go into effect once approved. Mr. Barton stated he would like to find the information as to how the current fees were established. Mr. Youel reported that this is the first nexus study the City has ever had. Mrs. Neau stated we have not had an increase because of the recession so we are way below what they should be. The Commissions would like to have more detail as to how the existing

development fee was established and the lack of a previous nexus study. Commissioner List stated it doesn't seem fair that a 10,000 square foot home pays the same fee as a smaller home. Mr. Aas said there are jurisdictions that opt to have different fees even though it is not legal. Commissioner List stated he is bothered by a flat fee. Mr. Aas stated there still are jurisdictions that do charge by square footage fees. Commissioner Kiehne stated that even though a house may be much bigger the park impact may not be any greater as there may only be a couple that lives in the house.

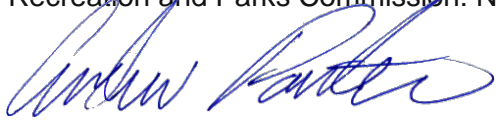
No comments from the audience. No action was taken.

ADJOURNMENT:

Meeting adjourned at 7:05 to:

Planning Commission Regular Meeting: November 7, 2017, 7:00 P.M. Council Chambers.

Recreation and Parks Commission: November 7, 2017, 7:00 P.M. Town Hall Up-Stairs.



Andrew Painter, Executive Secretary
Placerville Planning Commission