



# MEMO

**To:** Stephanie Reyes, Interim City Manager  
**FROM:** Jamie Lee Case, Director of Parks and Recreation  
**DATE:** June 21, 2023  
**RE:** **Parks & Recreation Board Recommendation Resolution 2023-01RR**

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## **SUMMARY:**

The attached Recommendation Resolution was passed by the Parks & Recreation Board on May 18, 2023. The purpose of this Recommendation is to request the City Council with a amend the Land Development Code related to the Parkland Dedication Fee-in-Lieu process and requiring wayfinding signage of all HOA owned/maintained and publicly accessible parkland.

## **BACKGROUND:**

**December 19, 2019** - Following the Cost of Recovery study in December 2019 the Parks and Recreation Board began discussing and exploring ways in which to generate revenue for the Parks & Recreation Department.

**November 19, 2020** – The Parks & Recreation Board adopted Recommendation 2020-05RR requesting that the City Council provide direction to the city manager to evaluate the parkland fee Calculation methodology within the San Marcos Land Development Code which was subsequently approved and sent to City Council in early December 2020.

**June 1, 2021** - City Council held discussion regarding Recommendation Resolution 2021-05RR and provided consensus to move forward with the recommendation submitted by the Parks and Recreation Board, requesting that the City Council evaluate the parkland fee calculation methodology within the San Marcos Land Development Code as part of the development code fee review.

**December 14, 2022** – City Council received a staff update during the Work Session regarding the results of the development fee cost of service study. They were notified that Staff was still evaluating the results of the parkland fee calculation methodology study and would bring it back in a few months as a recommendation.

**May 18, 2023** – The Parks and Recreation Board approved the attached Recommendation Resolution which includes their requested amendments to the Land Development Code.

END



## RECOMMENDATION RESOLUTION

### PARKS AND RECREATION BOARD

Recommendation Number: 2023-01RR – PRB

#### Land Development Code Amendments

WHEREAS, the City Council directed that a study be conducted regarding the current of the Parkland Fee-in-Lieu and Park Development Fee methodology; and

WHEREAS, the amount of fee-in-lieu of parkland dedication is based on the following formula as described in Section 3.10.1.3 – Fee in Lieu of Dedication of the Land Development Code: Parkland Cost Factor x Number of Parkland Acres. The Parkland Cost Factor is based on the average purchase price to the city for acquiring an acre of parkland, and

WHEREAS, when staff reviewed the average cost of parkland over the last five years and generated an updated parkland cost factor it was determined that we would not be capturing the true cost of an acre of land compared to what an independent appraisal would provide, and

WHEREAS, the recommendation of the study and of Parks and Recreation staff is to utilize an independently determined appraisal method when determining land valuations for parkland fee-in-lieu calculations; and

WHEREAS, there have been a number of parkland dedication requests that are owned and maintained by the developer that the developers have committed to making publicly accessible, and

WHEREAS, having city approved wayfinding signage to provide notice that such parks are available to the public would ensure that public is aware of their existence and may use them as promised by the developers, and

NOW, THEREFORE, BE IT RESOLVED that the Parks and Recreation Board encourages the San Marcos City Council to amend the Land Development Code to remove the Parkland Cost Factor and replace it with the fee-in-lieu being based on an independently determined appraisal method, as well as, to insert language to require a developer to install city approved wayfinding signage when a park is to be HOA owned and maintained and a commitment is made to allow public access.

Date of Approval: 5/18/23

Record of the vote:

Attest:   
(Staff or board/commission chair can sign)