



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 21-2490, Version: 2

Consent Agenda - *Jerome Krieger, Senior Parks and Recreation Manager*

Second Reading

Amending Section 74-81(g) (4) g of the Municipal Code of the City of Blaine Establishing 2022 Park Dedication Fees

Each year staff reviews fair market value of property throughout the City to determine whether or not park dedication fees should increase or stay the same. After review and recommendation, the Park Board recommended no increase in park dedication fees for 2022, which also occurred in 2021. First reading was held December 20 and no changes or comments were made.

Park Board (Recommendation)	November 23, 2021
City Council (First Reading)	December 20, 2021
City Council (Second Reading)	January 19, 2022

In 2000 the City passed a bond referendum in the amount of \$3.5 million for the purchase of open space property. As part of the process the City Council created the Natural Resources Conservation Board (NRCB) to make recommendations on which property to purchase and how to manage the open space property. To provide an ongoing funding source for the NRCB's management of the open space property the park dedication fee ordinance was changed to split the park dedication fees collected with development to have 35% of fees collected from residential development go to the Open Space Fund. The remaining 65% of residential development and 100% of industrial and commercial development would go to the existing Park Fund.

Park dedication fees can be adjusted annually to reflect any increase in fair market value of undeveloped land within the City, with an annual increase not to exceed 10%. The Park Board reviewed park dedication fees at their regular November meeting and recommended no increase to residential, commercial, or industrial development based on the City's middle rankings in the 2021 comparative cities chart for both residential and commercial park dedication fees.

2022 Recommended Fees (No Changes)

\$4,449/per residential unit
\$8,704/per acre of commercial
\$6,702/per acre of industrial

Because fees have not changed for the last three years, staff will be recommending an amendment to this ordinance to remove the reference to years and include park dedication fees in the annual fee schedule ordinance instead as part of an overall subdivision ordinance review that will be occurring next year.

This item meets the Well-Maintained Infrastructure strategic plan priority.

The Park Board reviewed the item at their regular meeting in November and recommended that residential, commercial and industrial park dedication fees increase 0% for 2022.

Staff and the Park Board are recommending no increase in park dedication fees, therefore there is no financial impact from this item.

By motion, hold second reading and adopt the proposed ordinance.

2021 Comparative Park Dedication Fees

THE CITY OF BLAINE DOES ORDAIN: (added portions are underscored and deleted portions are shown with overstrike.)

Blaine Resolution No. 03-249 provides that park dedication fees can be adjusted beginning January 1 of each year by the percent of increase in the fair market value of undeveloped land within the city, with an annual increase not to exceed ten percent. The fair market value average of unimproved land has increased in 2020 2021 and park dedication fees for 2021 2022 shall remain the same as 2020 2021 park dedication fees.

1. 2021 2022 park dedication fees. The following fees are hereby adopted for 2021 2022, and shall be effective for final plats, plat waivers and building permits approved or issued after January 1, 2021 2022, except for those final plats that are part of previously approved developments, which have specific language limiting park dedication rate increases approved by City Council in previous development agreements.

<u>FEE</u>	<u>TYPE OF DEVELOPMENT</u>
\$4,449/unit of	Single-Family
\$4,449/unit of	Duplex
\$4,449/unit of	Townhouse and Quad
\$4,449/unit of	Multiple Family
\$4,449/unit of	Mobile Home
\$8,704/acre of	Commercial
\$6,702/acre of	Industrial

2. Use of Fees. The fees collected for residential development shall be distributed 65 percent to park development and 35 percent to open space development. One hundred percent of commercial and industrial fees shall be used for park development. The cost for land acquisition and construction of trails outside of parks shall be funded from the open space portion of the park dedication fee.

INTRODUCED AND READ in full the 20th day of December, 2021.

PASSED by the City Council of the City of Blaine this 19th day of January, 2022.