Section 32 - Park and School Requirements

(orig. 7-24-78; am. 9-14-99;am. 7-12-05; am.4-20-10)

A. Intent and Purpose

The purpose of this section is to set forth the park and school requirements for residential developments. This section establishes the method for calculating park and school fees, which is the typical way of satisfying the requirements. It also provides the method and restrictions associated with land dedication that may occur to offset the required fees. Finally, this section puts in place a procedure by which the collected fees will be distributed to the appropriate park and recreation district, Open Space, or the school district. (reloc. 7-12-05; am. 4-20-10; am. xx-xx-xx)

B. ~~Land Dedication Requirement~~Fees~~s~~

~~1.~~ Park and school requirements shall be satisfied by the payment of fees. The park and school fees shall be calculated using the formula provided below, and in accordance with the applicable "unit fee" indicated on the fee schedule of the County Policies and Procedures. The "unit fee" is a combined fee for a residential unit, with 60% of the fee being applicable to the park requirement and 40% of the fee being applicable to the school requirement. (orig. xx-xx-xx)

total fee = number of units x unit fee. (orig. xx-xx-xx)

1. Provisions applicable to the fee calculation are:

   a. An applicant may propose to have the "total fee" for a particular development reduced through the dedication of land area for park and/or school sites. Land areas proposed for dedication must be in accordance with criteria of this section. (orig. xx-xx-xx)

   b. The number of units may be reduced by the number of properly permitted dwelling units that are currently in existence within the development. (orig. 4-20-10; am. xx-xx-xx)

   c. The requirements will not apply if a previous proposal dedicated land or paid fees-in-lieu of dedication, unless the new proposal is increasing the number of units. (orig. 4-20-10; am. xx-xx-xx)

   d. The requirements for schools shall not apply when the residential uses are for nursing homes, retirement facilities, or similar uses. (reloc. 7-12-05, am. 4-20-10; am. xx-xx-xx)

2. Calculation of Land Value:

   In order to translate the "total fee" for a development into a dollar per acre figure, it is necessary to establish a way of calculating the dedication requirement in terms of land area. The land area requirements and associated per acre valuation ~~dedication requirements for park and school sites~~ shall be determined based on the following: (reloc. 7-12-05, am. 4-20-10; am. xx-xx-xx)

   a. Population ~~S~~standards (reloc. 7-12-05; am. 4-20-10; am. xx-xx-xx)

Type of Dwelling Unit	~~Estimated p~~Population per ~~dwelling unit~~
Single-family detached	3.~~13~~00
Single-family attached	2.50
Mult-ifamily	2.00

   b. Land ~~A~~area ~~S~~standard~~s~~ (reloc. 7-12-05; am. 4-20-10; am. xx-xx-xx)

   There shall be 16 acres of combined park and school land to serve every 1000 people. The breakout of the 16 acres will be 9.6 acres for parks and 6.4 acres for schools.

~~Dedication Standard~~	~~Service Area~~
~~14.5 acres per 1,000 people (4 acres for school and 10.5 acres for parks)~~	~~School Sites: Senior High School Attendance Area.~~
	~~Park District: Within the boundaries of the park and recreation district, and within a 2.5 mile buffer area outside of the district's boundary.*~~
	~~Private parks; Within the boundaries of the development or in close proximity to the development.~~

~~* The establishment of 2.5 mile service area for park and recreation districts is done within this Regulation in order to establish a base formula for the distribution of fees-in-lieu of land dedication. This Regulation does not preclude the ability for park and recreation districts to establish different service area boundaries between districts through private agreements. (orig. 4-20-10)~~

c. Land ~~D~~dedication ~~Requirement F~~formula~~s~~ (am. 4-20-10; am.xx-xx-xx)

~~(1) Park Requirement (orig. 4-20-10)~~

$$\text{land dedication requirement} = \frac{\text{~~N~~number of units} \; \text{~~–~~x} \; \text{population per unit}}{\text{1000 people}} \; \text{~~X~~x} \; \text{~~10.5~~16 acres}$$

~~(2) School Requirement (orig. 4-20-10)~~

$$\frac{\text{Number of units} \quad \text{x} \quad \text{population per unit}}{\text{1000 people}} \; \text{X 4 acres}$$

d. Per-acre valuation (orig. xx-xx-xx)

$$\text{per acre valuation} = \frac{\text{total fee}}{\text{land dedication requirement}}$$

C. Land Dedication

1. Parks: The intention of this regulation is to allow the dedication of public parks in order to offset fee requirements. Land areas that may be considered for fulfilling the dedication requirement for public parks are listed below. The Case Manger will evaluate the applicant's proposal related to qualifying park land and will decide upon the dedication credit to be applied for the application. If the applicant disagrees with the Case Manager's determination, then they may appeal that decision to the Director of Planning and Zoning who will make the final determination related to the park land dedication credit. (am. 7-12-05, am. 4-20-10; am. 12-21-10; am. xx-xx-xx)

   a. Park areas that include play fields, picnic areas, play structures, or other similar recreational facilities. (reloc. 7-12-05)

   b. Pedestrian transportation corridors such as walkways, bikeways and trails. (reloc. 7-12-05)

   c. Lakes, ponds, reservoirs, swamps and boggy lands, if such bodies of water are contiguous to other acceptable park land. The credit for the use of these areas shall not exceed 50% of the developer's park land dedication requirement. (reloc. 7-12-05)

   d. Recreation facilities that require mechanical equipment such as, but not limited to, swimming pools, batting cages and ice skating rinks. (reloc. 7-12-05)

2. Schools: The school district may choose to accept the dedication of land for public school sites, which will offset the the fee requirements. (orig. xx-xx-xx)

3. The following provisions apply to the dedication of land areas as applicable. (orig. xx-xx-xx)~~2. The number of units used for the dedication calculation may be reduced by the number of~~

~~properly permitted dwelling units that are currently in existence within the development. (orig. 4-20-10)~~

~~3. The dedication requirements shall not be applicable to a development proposal if a previous proposal dedicated land or paid fees-in-lieu of dedication, unless the new proposal is increasing the number of dwelling units. (orig. 4-20-10)~~

~~4. Land dedication requirements for schools shall not apply when the residential uses are for nursing homes, retirement facilities, or similar uses. (reloc. 7-12-05, am. 4-20-10)~~

~~5.~~ a. ~~A reduction in the overall dedication requirements may be achieved through the dedication of c~~Land areas that support multi-use functions for both park and school uses are encouraged. These types of land areas shall be~~ombined park and school sites as~~ approved by the appropriate park and recreation district and/or Open Space and the school district. A master agreement~~ between the appropriate districts~~ to share and manage such combined sites shall be required. Land areas that qualify under this provision shall receive a dedication credit for both both the park and the school portions of the fee calculation. (orig. 4-20-10; am. xx-xx-xx)

~~6~~b. All park and school sites shall have sufficient buildable areas to contain the planned structures. All buildable areas shall be excluded from easements, unless otherwise approved by by Planning and Zoning and/or the applicable easement authority, and shall not encroach into hazardous areas unless the hazards are abated. Buildable areas shall include provisions for ingress and egress as determined appropriate by Planning and Zoning. ~~The park and school dedication sites shall be in compliance with the Lot and Tract Standards section of this Regulation.~~ (orig. 4-20-10; am. xx-xx-xx)

~~7~~c. The dedication of park sites to offset the fee requirements shall be considered separate from other development requirements identified in the Landscaping Section of the Zoning Resolution. (orig. xx-xx-xx)~~The appropriate park and recreation district shall approve any sites that are to be dedicated as public park sites. (orig. 4-20-10)~~

d. The appropriate park and recreation district shall approve any sites that are to be dedicated to the district as public park sites. In addition, the park and recreation district may provide an opinion related to a park dedication proposal that will not result in the site being dedicated to the district. (orig. 4-20-10; am. xx-xx-xx)

~~8~~e. Open Space shall approve any sites that are to be dedicated to Open Space as public park sites. In addition, the Open Space may provide an opinion related to a park dedication proposal that will not result in the site being dedicated to Open Space. (orig. 4-20-10; am. xx-xx-xx)

~~9~~f. The school district shall approve any sites that are to be dedicated as public school sites. (orig. 4-20-10)

~~10. The following land areas may be considered for fulfilling a portion of the total land dedication requirement for parks. The Case Manger will evaluate the applicant's proposal related to qualifying park land and will decide upon the dedication credit to be applied for the application. If the applicant disagrees with the Case Manager's determination, then they may appeal that decision to the Director of Planning and Zoning who will make the final determination related to the park land dedication credit. (am. 7-12-05, am. 4-20-10; am. 12-21-10)~~

~~a. Greenbelts, walkways, bikeways and trails. (reloc. 7-12-05)~~

~~b. Lakes, ponds, reservoirs, swamps and boggy lands, if such bodies of water are contiguous to other acceptable park land. The credit for the use of these areas shall not exceed 50% of the developer's park land dedication requirement. (reloc. 7-12-05)~~

~~c. Private park areas that include play fields, picnic areas, play structures, or other similar recreational facilities. (reloc. 7-12-05)~~

~~d. Recreation facilities that require mechanical equipment such as, but not limited to, swimming pools, batting cages and ice skating rinks. (reloc. 7-12-05)~~

~~11~~g. A park dedication may include a tract that represents a larger acreage than the qualifying park land acreage; however, the developer will only get dedication credit for those areas within the tract that are deemed to be qualified park land. (orig. 4-20-10)

~~12~~h. ~~The land area conveyance for specific sites may vary based on identified needs expressed by the appropriate park and recreation district, Open Space, and/or the school district.~~ Any ~~qualifying~~ park or school land dedication~~ed~~ ~~or conveyed~~ that exceeds the minimum required ~~for a specific development~~ may be banked for use in ~~for use by the applicant to~~ satisfying the land dedication needs for a future development. Banked credits ~~are for~~may only be used ~~by the original applicant, and cannot be used~~ to satisfy the dedication requirements ~~of other applicants~~of a development that is considered to be a part of the overall original development. The determination of whether a subsequent development is is considered a part of overall original development shall be made by Planning and Zoning. This requirement shall not serve to supercede or eliminate any dedication credits that may have been accumulated under previous versions of this Regulation, and such accumulated credits shall be allowed to be used in accordance with the regulation that was in effect at the time of the original dedication. ~~Banked credits can only be used to satisfy dedication requirements for developments located within a 2.5 mile radius of the original development.~~ (orig. 4-20-10; am. xx-xx-xx)

i. Sites that receive park dedication credit shall include provisions that allow for public use. (orig. xx-xx-xx)

D. Unit Fee Reduction

A reduction in the park and school fees required for a development may be achieved through the dedication of park and/or school sites that qualify under the provisions above. If a proposed land area meets the dedication criteria, then the applicable "unit fee" indicated on the fee schedule of the County Policies and Procedures will be reduced in accordance with the following: (orig. xx-xx-xx)

1. unit fee = base unit fee - fee reduction (orig. xx-xx-xx)

2. Fee reduction Formula (orig. xx-xx-xx)

$$\text{fee reduction} = \frac{\dfrac{\text{dedication credit (acres) x per acre valuation}}{\text{total number of units}}}{\cancel{\dfrac{\text{Number of units x population per unit}}{\text{1000 people}}}}$$

3. The type of land dedidication credit received by an applicant will cause the percentage distribution of the fee between parks and schools to be revised as applicable. (orig. xx-xx-xx)

~~C~~E. Procedures

~~1. During the referral process, the affected park and recreation district and the school district shall review the proposal and either request land dedication or fees-in-lieu of land dedication. (orig. 4-20-10)~~

~~2. During the referral process, the proposal shall also be reviewed by Open Space, who may request land dedication based on their determination of the value of the land to the overall Open Space system. (orig. 4-20-10)~~

~~3. Planning and Zoning shall review the documents submitted by the applicant and the responses from the affected districts and Open Space, and shall determine if land dedication, the payment of fees or some combination of land dedication and fees is appropriate for the proposed development. (orig. 4-20-10)~~

~~D~~1. Conveyance

~~1~~a. All park and school areas shall be conveyed in accordance with the following: (reloc. 7-12-05; am. 4-20-10)

~~a~~(1)~~.~~ Dedication Certificate: A development proposal that qualifies to use a dedication certificate on the development mylar shall convey the park and/or school land to the County, in fee simple, by dedication certificate. (reloc. 7-12-05; am. 4-20-10)

~~b.~~(2) Dedication by Deed: The park and/or school land shall be deeded to the County, in fee simple, by a warranty deed approved as to form by the County Attorney's Office. (reloc. 7-12-05; am. 4-20-10)

~~E~~2. Reconveyance

~~1~~a. Any park and school land dedicated or conveyed to the County pursuant to the provisions of this section may be reconveyed by the Board of County Commissioners in accordance with the following. The reconveyance will be conditioned upon a reversion clause providing that said property will revert to the County in the event that the property is not used for park or school purposes. (am. 7-12-05; 4-20-10)

(1)~~a.~~ School land will be reconveyed to the school district. (am. 7-12-05; am.4-20-10)

(2)~~b.~~ Public park land established at the request of a park and recreation district will be reconveyed to the appropriate park and recreation district. (am. 7-12-05; am.4-20-10)

~~c. Private park land will be reconveyed to an owner's association or other similar entity. The owners association or other entity shall be required to manage or control said lands for the benefit of the public or for the future owners of the proposed development. (am. 7-12-05; am. 4-20-10)~~

~~F~~3. Fees~~s-In-Lieu~~

a. ~~1. When fees-in-lieu of land dedication is to occur, it shall be the applicant's responsibility to provide information indicating the market value of the property. The valuation shall indicate the actual market value of the buildable land area based on the proposed development. The valuation shall be provided as a dollar per acre figure. The valuation shall be reviewed by Planning and Zoning and accepted by the Director of Planning and Zoning. In the event that the parties cannot agree on the actual value, an independent qualified appraiser shall be selected by mutual agreement of the disagreeing parties. Said appraiser's findings on the actual value of the total site shall be final and binding on all parties. The developer shall pay the full cost of said appraiser. The following rules apply to the valuation document: (am. 7-12-05; 4-20-10; am. 12-21-10)~~

~~a. The valuation shall be an appraisal or comparison pricing analysis. Only developments that have ten units or fewer may provide a comparative pricing analysis in lieu of an appraisal. (am. 7-12-05; am. 4-20-10)~~

~~b. The valuation must indicate the value of the property within one year of the anticipated hearing or determination date. If an application process extends more than one year past the original anticipated hearing or determination date, then Planning and Zoning may require that an updated valuation be submitted prior to the hearing or determination. (am. 7-12-05, am. 4-20-10)~~

~~c. A qualified appraiser shall be a member of the Appraiser Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). (am. 7-12-05; am. 4-20-10)~~

~~2.~~ Fees paid pursuant to this Section shall be made payable to the Jefferson County Treasurer. The fees shall be paid prior to recordation of the development mylar or in

accordance with Development Agreements, Warranties and Guarantees Section of this Regulation. Such funds paid prior to recordation of the development mylar shall be deposited in interest bearing escrow accounts with accounting books maintained to identify the amount held in the name of the subdivision for which the payment was made. The funds that are paid in accordance with the Development Agreements, Warranties and Guarantees Section of this Regulation shall include the payment of the lump sum fee as indicated in the Improvements List and the accrued interest, as if deposited in interest bearing escrow accounts; the accrued interest shall be calculated from the date of the development mylar recordation to the date of payment. The current value of the accounts shall be made available upon request to the park and recreation districts, Open Space, the school district, and general public. (am. 7-12-05; am. 4-20-10; am. xx-xx-xx)

~~a~~b. Funds shall be categorized by Planning and Zoning as either "committed funds" or "uncommitted funds". (orig. 4-20-10)

(1) "committed funds": Funds that are collected for development proposals that are located within park district boundaries and all funds collected to meet school requirements. (orig. 4-20-10)

(2) "uncommitted funds": Park funds that are collected for developments that are located outside of district boundaries shall be considered "uncommitted funds". (orig. 4-20-10)

c. Appeal of Fees

(1) In the event the applicant disagrees with the established park and school fees and is of the opinion that said fees do not represent the fair market value of land area dedication requirement, then they may appeal the fee to the Director of Planning and Zoning. The appeal must be made at least 30 calendar days prior to a Board of County Commisssioners' public hearing for the applicaction, as applicable. The required documents for the appeal are (orig. xx-xx-xx):

(a) Land Valuation: The valuation shall indicate the actual market value of the buildable land area based on the proposed development. The valuation shall be provided as a dollar per acre figure. The valuation shall be reviewed by Planning and Zoning and accepted by the Director of Planning and Zoning. In the event that the parties cannot agree on the actual value, an independent qualified appraiser shall be selected by mutual agreement of the disagreeing parties. Said appraiser's findings on the actual value of the total site shall be final and binding on all parties. The developer shall pay full cost of said appraiser. The following rules shall apply to to the valuation document. (orig. xx-xx-xx)

(a-1) The valuation shall be an appraisal. (orig. xx-xx-xx)

(a-2) The valuation must indicate the value of the property within one year of the anticipated hearing or determination date. If an application process extends more than one year past the original anticipated hearing or determination date, then Planning and Zoning may require that an updated valuation be submitted prior to the hearing or determination. (orig. xx-xx-xx)

(a-3) A qualified appraiser shall be a member of the Appraiser Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). (orig. xx-xx-xx)

(2) If the applicant successfully demonstrates to the Direcrtor of Planning and Zoning that the per acre value based on the fee schedule exceeds the dollar per acre value in the submitted appraisal, then the applicant shall be deemed successful in the appeal process. Under this scenario the dollar per acre value of the appraisal shall be used to calculate the new fees required for the development. (orig. xx-xx-xx)

~~G~~F. Post Development

1. Dedicated Land

   a. Land dedicated for park and school sites shall be used for the intended purpose identified during the development process. (orig. 4-20-10)

   b. Any park or school land dedicated for use by a park and recreation district, Open Space, or the school district, may be sold in accordance with the following provisions. (orig. 4-20-10)

      (1) The district or Open Space has declared that the dedicated property is surplus land. (orig. 4-20-10)

      (2) The district or Open Space agrees to sell the land through a process that legitimately establishes the fair market value of the land. If the dedicated land has not been held by the district or Open Space for more than 20 years, then the original developer has the right of first refusal to purchase the dedicated property in accordance with the statutory requirements. (orig. 4-20-10)

      (3) The district or Open Space declares that proceeds from the sale will be used to purchase new land or will be used to pay for improvements to existing facilities. (orig. 4-20-10)

      (4) The sale of the property must be approved by the Board of County Commissioners in a public hearing. Notification of the hearing shall include Community Mailing and Sign Posting in accordance with the Level I requirements of the Notification Section of this Regulation. (orig. 4-20-10)

2. Fees~~ in-lieu of Land Dedication~~

   a. Funds may be dispersed from the special escrow accounts upon request by the appropriate park and recreation district, Open Space, or the school district in accordance with the following: (orig. 4-20-10)

      (1) "Committed Funds"

         (a) Park funds shall be distributed to the park and recreation district within which the specific development is located. (orig. 4-20-10)

         (b) School funds shall be distributed to the school district for use within the senior high school attendance area within which the specific development is located. (orig. 4-20-10)

         (c) The park and recreation district or school district shall submit a resolution from their board requesting that the County disburse the park funds. (orig. 4-20-10)

         (d) The park and recreation district or school district shall provide a certification, on a form provided by Planning and Zoning, stating that the requested funds will be used within the park and recreation district service area or within the senior high school attendance area of the school district, for the following specific purposes: (orig. 4-20-10)

            (d-1) Acquiring reasonably necessary land areas for parks and/or schools. (orig. 4-20-10)

            (d-2) Capital improvement of park and/or school sites. (orig. 4-20-10)

(d-3) Growth related planning functions for educational purposes. This provision is only applicable to school funds. (orig. 4-20-10)

(2) "Uncommitted Funds"

(a) If the specific development is located outside of a park and recreation district boundary, but is located within the service area of one or more park and recreation districts, then the park funds shall be available for disbursement to those districts in accordance with the provisions listed below. If after 10 years, the funds have not been fully disbursed to the park and recreation districts, then Open Space may apply for and receive the remaining funds upon satisfying conditions (c) and (d) below. (orig. 4-20-10)

(a-1) The first 50% of the available funds shall be divided evenly amongst the applicable park and recreation districts. (orig. 4-20-10)

(a-2) The second 50% of the available funds shall be divided amongst the applicable park and recreation districts based on their percentage of district area within a 2.5 mile radius from the boundary of the specific development. (orig. 4-20-10)

(a-3) If Open Space and/or any of the applicable park and recreation districts have entered into an agreement identifying how fees should be disbursed, then the County upon review of the agreement may disburse the applicable funds in accordance with the terms of the agreement. (orig. 4-20-10)

(b) If the specific development is located outside of a park and recreation district boundary and outside of any park and recreation district service area, then the park funds shall be available for disbursement in accordance with the provisions listed below. If after 10 years, the funds have not been fully disbursed to the park and recreation districts or to Open Space, Open Space may apply for and receive the remaining funds upon satisfying conditions (c) and (d) below. (orig. 4-20-10)

(b-1) 100% of the available funds shall be divided amongst any applicable park and recreation district and Open Space based on the percentage of the district and Open Space area within a 5 mile radius from the boundary of the specific development. If Open Space chooses not to apply for the specific fees, then the evaluation will include only district area within the 5 mile radius. If Open Space chooses not to apply for the specific fees and there are not any park and recreation boundaries within the 5 mile radius area, then the radius area will be increased by 2.5 mile intervals until one or more district boundaries are within the radius area. (orig. 4-20-10)

(b-2) If Open Space and/or any of the applicable park and recreation districts have entered into an agreement identifying how fees should be disbursed, then the County upon review of the agreement may disburse the applicable funds in accordance with the terms of the agreement. (orig. 4-20-10)

(c) The park and recreation district and/or Open Space shall submit a resolution from their board requesting that the County disburse the park funds. (orig. 4-20-10)

(d) The park and recreation district and/or Open Space shall provide a certification, on a form provided by Planning and Zoning, stating that the requested funds will be used within the park and recreation district service area or within the radius established in (b) above for the following specific purposes: (orig. 4-20-10)

(d-1) Acquiring reasonably necessary land areas for parks or Open Space. (orig. 4-20-10)

(d-2) Capital improvement of parks or Open Space. (orig. 4-20-10)