



Staff Report – Consent Agenda

November 16, 2020 Council Regular Meeting

Grass Valley Regional Trail Park Impact Fee Credits (Submitted by James Carothers, Engineering Manager)

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PURPOSE: This agenda item is to approve the assignment of park impact fee credits, in the amount of \$219,695.88, to Keller Holland Grass Valley MF Investors, LLC. The developer has constructed the regional trail improvements per the attached recorded "Amended and Restated Development Agreement" (DA) as described therein in Section 8, page 5 and on Exhibit D-1 on page 53.



Figure 1: Trailhead sign at NW 38th Avenue.



Figure 2: Regional Trail overlook with park bench.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Formal approval of assignment of the park impact fee credits.

What's the data? What does the data tell us?

The trail has been constructed and the park impact fee credits should be assigned per the DA.

How have communities been engaged? Are there opportunities to expand engagement?

The public was given the opportunity to participate at the time of the 2014 Parks, Recreation, and Open Space (PROS) adoption, as well as during the public hearing for the development.

Who will benefit from, or be burdened by this agenda item?

N/A

What are the strategies to mitigate any unintended consequences?

N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

No.

Will this agenda item improve ADA accessibilities for people with disabilities?

Yes, the trail, and its amenities, are ADA accessible.

What potential hurdles exists in implementing this proposal (include both operational and political)?

None

How will you ensure accountabilities, communicate, and evaluate results?

There will be a 2-year warranty period in the event of unforeseen site issues.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

By constructing trails that are universally accessible, per the 2035 Comprehensive Plan Park Impact Fee Policy-6 (PIF-6).

BUDGET IMPACT: This item is budget neutral.

RECOMMENDATION: Approve park impact fee credits in the amount of \$219,695.88 to Keller Holland Grass Valley MF Investors, LLC.