

**ALPINE PARKS, RECREATION AND OPEN SPACE (PRO) COMMITTEE MINUTES –****January 17, 2008**

Minutes of the Alpine City Parks, Recreation and Open Space (PRO) Committee meeting held January 17, 2008 at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

The following committee members were present and constituted a quorum: April Cooper, Evertt Williams, Larry Brown and Dave Fotheringham

Staff: April Riley and Ted Stillman

Others: Jannicke Brewer, Jim Tracy (City Council representative to the PRO Committee)

Approve Minutes from October 18, 2007

Ted Stillman introduced the minutes from the meeting of October 18, 2007. Jim Tracy asked if someone wanted to make a motion because he couldn't make a motion

**MOTION:** Evertt Williams moved to approve the minutes from the PRO Committee meeting of October 18, 2007. Larry Brown seconded. Ayes: Evertt Williams, Larry Brown and April Cooper Nays: 0. Motion passed.

Jim Tracy said that while they were waiting, he mentioned the Mayor mentioned the new park on 100 South in the recent newsletter and encouraged residents to look at the website, but this meeting tonight was not noticed on the website. Jim Tracy said he thought we need to let people know when we're having PRO Committee meetings especially in regards to the new park so we can get their input through the process. Ted Stillman said it should be on the website, but Jim Tracy said it wasn't. Mr. Tracy indicated that under Agendas and Minutes there is no section for the PRO Committee and asked that we put that on there as well as for other committees.

Ted Stillman informed the PRO Committee that the City Council appointed new members to the Rodeo Grounds Committee. They are Dana Beck, Robert Chatfield and Taylor Richards. April Cooper and Evertt Williams are the PRO Committee members on the Rodeo Grounds Committee. Jim Tracy asked if they will have regular meetings or on an as needed basis. Ted Stillman said it is up to the Rodeo Grounds Committee. Ted Stillman stated that April Riley is preparing a binder of information for the Rodeo Grounds Committee and that will be given to them and then they can decide how often they want to meet and get started.

Jim Tracy asked Ted Stillman if he wanted to let the PRO Committee know about the park adjacent to Burgess Park. Ted Stillman asked April Riley to pull up the aerial photograph of the area. Ted Stillman explained that Dan Mortensen owned several acres next to where Hata Puriri lives. Hata Puriri had suggested the City purchase an acre or  $\frac{3}{4}$  acres of the property. Dan Mortensen has some old buildings that could be left there. The proposal is to buy about  $\frac{3}{4}$  acres that could be accessed from Burgess Park and to create an historical type of park. Ted Stillman indicated the City had the property appraised for around \$145,000 and the property owner originally wanted \$275,000 but came down to \$225,000. The City Council discussed the proposal at its last meeting and the discussion was where would the money come from? Ted Stillman said that to buy it we would have to rearrange projects and the potential projects were the property on 300 North, 600 East road and cemetery improvements. We wouldn't do these projects to come up with the money. The City Council moved to spend \$75,000 from the 300 North project now and find the rest of the money in the next fiscal year. This proposal was to be negotiated with the property owner. The contract will have to come back to the City Council for final approval.

Evertt Williams asked if this was something we really needed and April Cooper said land that is

landlocked isn't worth very much. Mrs. Cooper said she just bought ¼ acre of landlocked land behind her house for \$5,000 and said the value of this proposed land sounds really high to her. April Cooper asked how this land got proposed to the City Council to be a park before it ever came to the PRO Committee. Jannicke Brewer stated that the ordinance does not specifically state that the proposal has to go to the PRO Committee first. Jim Tracy said that if the City purchases it, there is nothing in the purchase agreement that requires the City to only use it as an historical park. If the City decided a better use was batting cages or something else that fit along with that park or wanted to put a shed and put lawn equipment in it, we had other options. But to say it's only an historical park, we're limited.

Larry Brown asked what type of history was supposed to be portrayed in the park. Ted Stillman said that Dan Mortensen had some old buildings he was going to donate

Dave Fotheringham joined the meeting.

April Cooper asked if it had been considered any possible damage being so near the baseball fields. Jannicke Brewer said it's not good to put anything like batting cages or tennis courts so close to homes. Jim Tracy stated we keep getting requests for batting cages, but no one wants it in the park and maybe this property might be a good spot for batting cages, although the neighbors directly adjacent might not like the noise.

Evertt Williams asked when this was on the City Council agenda and Ted Stillman said in two weeks. The PRO Committee is welcome to send comments to the City Council on this. Ted Stillman recapped for Dave Fotheringham the discussion on the Mortensen property proposal.

Jim Tracy stated he brought up in City Council Meeting that the PRO Committee has never approached the City Council stating there is a need for this type of a park. Councilman Tracy said we also have the park on 100 South where this money would be better spent and would pay for a lot more in that area.

Ted Stillman said to e-mail any comments to him and we can put those comments in the City Council packets. Jim Tracy encouraged the PRO Committee members to come to the meeting, also.

## **PARKS MASTER PLAN**

Ted Stillman asked that we look at the maps first and then the text of the document. April Riley has updated the parks map and has included what we already own, but potential parks/open space, for example areas that have preliminary approval. Evertt Williams asked if the designations on the map were clear. April Riley said if it is not designated as private then it is public. Evertt Williams asked if there was no envisioned open space in the Pack property. Ted Stillman said there is and we can add what has preliminary approval to the map. Jannicke Brewer said the trails in the Fort Canyon area are not quite correct.

Ted Stillman said the primary purpose of the plan is twofold – 1. to determine direction and priorities and overall plan and 2. to come up with impact fees. State law is very clear that impact fees can only be used for the impact of new developments and not for existing deficiencies. That's when you get into level of service of how many acres you need. The plan discusses two new parks - development of the park on 100 South and a new park on the west side where we really don't have any parks.

Ted Stillman said the last appraisal of raw land we've done came back at \$400,000 an acre. April Cooper asked when that was because values have changes dramatically over the last six months. Ted Stillman said this was from Fall 2007. Ted Stillman said one possibility on the west side is if the property owner developed it as a PRD we could pick up some acreage that way, the developer gets extra lots for

giving the City ground.

Larry Brown said it would be helpful to know which of the parks were neighborhood parks and proposed neighborhood parks. Mr. Brown asked if that could be shown on the map. April Riley stated that she followed the designations of open space as found in the Open Space Ordinance.

Jim Tracy asked if we can designate property that is not in the City. Ted Stillman said we can. Ted Stillman talked about the Fitzgerald property on the east side and said if we stayed at our 4.5 acres per 1,000 people we have enough; however, if we go to about 7 acres per 1,000 people we would need 27 more acres. To do that, we could buy the Fitzgerald area for \$11,000,000 at \$400,000 an acre. An idea is developing small portions of Lambert Park that we already own, like around the cell tower or just north of the Stake Center. April Cooper said spending \$11,000,000 for a City our size is not viable.

Evertt Williams asked how schools were balanced into the open space. Mr. Williams said we're taking a national average and not using it consistently. Evertt Williams said when he was in planning before they would include the schools, but now we're not. Ted Stillman said each City will do it differently – some will include it and some will not. Including it will boost your numbers. Evertt Williams said what he wants to assess is what is a clean number. He does not want to get to the point that we would change designations such as Lambert Park at build out if we found we didn't need it.

Jannicke Brewer said we've used the 4.5 LOS because we have large lots with a lot of play space and open space. Mrs. Brewer further stated, we don't live in a stone haven where you have to get out and find a park. In the past we felt that the 4.5 LOS was sufficient because we have a lot of open space around us.

Dave Fotheringham said his concern is in sports-type parks and how we compare to other cities. Ted Stillman said we have more than Highland and American Fork.

Jim Tracy asked if it required a super majority vote of the City Council to develop a portion of Lambert Park. Ted Stillman said it would require a change of designation so it would require a super majority vote.

Evertt Williams said from the survey people wanted to preserve the aesthetic in Alpine and we need to be careful not to encroach on the reason why people moved here. Jannicke Brewer stated we have an additional six or so acres in Smooth Canyon that will come to us that will be a playing field.

Dave Fotheringham said he thinks we have two issues here: 1. do we have enough acreage for when we reach build out and 2. do we have it property located. Mr. Fotheringham said these are two separate questions.

Ted Stillman said we did our first plan back in 1997. Larry Brown said we weren't starting with a blank slate and Ted Stillman said no, we used the same rationale when we did the first plan.

Evertt Williams asked to go to page 26. Ted Stillman asked to move to page 27 and that led to page 26. Ted Stillman said the list of projects works back into the impact fee on page 27.

There was a lengthy discussion on the numbers involved in the plan. Ted Stillman showed the PRO Committee revenues from the Park Impact Fees over the last few years. Evertt Williams asked when those are collected and Ted Stillman said before a plat is recorded. Evertt Williams asked how our impact fees compare with our neighbors and Ted Stillman said Highland just raised their Park Impact Fee to about \$6,000. Evertt Williams said he thinks it's good math and it makes sense, but one thing we may want to confirm is that our estimates seem reasonable. Mr. Williams suggested maybe we need to review other cities on some key factors so that we don't get our resources out of kilter. Ted Stillman said

Highland is using the same level of service we are.

Larry Brown said the first think is the LOS, the second is the mix, and a third is where that mix will occur. He asked if the required on page 26 was at buildout and Ted Stillman said yes, it was at buildout. Larry Brown said if the PRO Committee agreed with the standard, we have too many neighborhood parks per acre per people today and need to invest more in community parks. Mr. Brown said this could affect our planning as we move forward and asked if that needs to be reflected in the master plan. Evertt Williams said he thinks it is reflected in the 21-acre park proposed.

Evertt Williams said he thought the Pack property had some envisioned open space and wondered if that should be added to the plan. April Cooper asked if we wanted to add a park on the east side. Dave Fotheringham said as long as we own the property we can change the designation.

**MOTION:** Evertt Williams moved that the Parks Master Plan presented tonight be approved contingent upon amendments that would include updating the map and the numbers to include the Pack property annexation and any other envisioned development or annexation that is not in the plan that was discussed tonight. Larry Brown seconded. Ayes: Evertt Williams, Larry Brown, April Cooper and Dave Fotheringham Nays: 0. Motion passed.

## **ARBORETUM**

Ted Stillman asked April Riley to pull up pictures of vandalism that has occurred in the Arboretum. Ted stated we spent a couple thousand dollars and Harvey Hutchinson had put new windows in the old milk house and those windows have been broken in. Ted Stillman said that the improvements to the arboretum would cost about \$1.3 million and it really comes down to priorities. We are currently doing maintenance. The problems we have are weeds, trees in the wrong places, it's bumpy and it really needs a total renovation. It was given to the City as open space as part of the Silverleaf development. Harvey Hutchinson started maintaining it himself and we eventually took it over. We tried applying to Energy Solutions for a grant to start improving it, but we were turned down for funding.

Evertt Williams asked why this was not included in the Parks plan. Ted Stillman said the acreage is there, but it's not in the capital improvements. Ted Stillman said if we go back to the previous arboretum plan it's much simpler and we have that alternative. Evertt Williams said we need to consider oversight, maintenance and governance in our park planning. If we're making improvements that we can't sustain or protect maybe we need to rethink where we're putting them. Evertt Williams asked if we have an operational plan to support the parks master plan so when we design improvements, we design to minimize ongoing maintenance cost. Jim Tracy said the Public Works department is now involved in the design.

April Cooper asked what we can do this year to improve parks and if we have a budget for that. Ted Stillman said we're just starting the 2008-2009 Budget. Dave Fotheringham said there's a chance for outside funds for the arboretum.

April Cooper said Brent Israelson might know of one and Nature's Way or Sunshine, one of them, might have something for open space

## **100 SOUTH PARK MASTER PLAN**

Ted Stillman said in the packet there is a proposal from landscape architect Lars Anderson, who worked on the Arboretum Master Plan. We have an old design from an engineering firm showing a possible layout of the park done before we bought the property. We lost the 9 acres of the Taylor

Meadows subdivision right next to the property on 100 South. When we did the arboretum plan we went through the charettes process and involved people from the public. Ted Stillman said we have competing demand for uses of the ground. The Arts Council has sent out a questionnaire, we've had library discussion, all kinds of possible uses. Mr. Stillman said we would like to go through a very public process and get a lot of input and the PRO Committee is key because it will recommend it to the Planning Commission.

The meeting moved from the City Council room to the conference room at 8:00 pm.

Jim Tracy said the only thing that bothers him about having a charettes on this park is that if there's a group with a specific interest, such as a skateboard park and there's 30 in the group, if all of them show up and there is a total of 50 people at the meeting, then the top priority becomes the skateboard park. Ted Stillman said we can specifically invite people like we did with the arboretum. We developed a list of people in the community and included City Council and Planning Commission members as well.

Larry Brown said he doesn't think we can afford to start with a blank slate, but we already have some constraints that we should begin with. Jim Tracy said one thing that's come up over the years is that people would like to move Alpine Days to a larger location. If we were to do that with this area, it would need to happen early on to make sure it had sufficient facilities such as bathrooms.

Ted Stillman recommended we have Lars Anderson come to the next meeting as a starting point for the process to develop a plan for the park on 100 South. Evertt Williams asked if Lars Anderson would do a concept plan. Ted Stillman explained that Mr. Anderson would come to the next PRO Committee before we go through the charettes process to develop a starting point. Ted Stillman also asked the PRO Committee to think about whom to involve in the charettes process. Mr. Stillman also indicated we may want to have the Mayor come to the next meeting. Jim Tracy suggested that maybe we should go through the charettes process and then hold an open house for the general public and show them what we have come up with to that point and get their input and then go forward from there.

Jim Tracy said he envisioned putting diagonal parking along 100 South and 600 East to avoid using up park area for roads. April Cooper asked if 600 East would be open for both ways and Ted Stillman said it would.

Larry Brown asked that we zero in on phase one. Mr. Brown read the description of the phase from Lars Anderson's proposal. Mr. Anderson said the output of the first phase is a conceptual layout plan and a site master plan including three meetings with the PRO Committee.

April Cooper said we paid a good amount for the Arboretum Master Plan and now we're considering going back to the original plan. Mrs. Cooper asked if we have to commit to both phases. Ted Stillman said no. Jim Tracy said going through phase one will help us know what would be needed in phase two.

Ted Stillman said the PRO Committee can approve the \$9,000 for Lars Anderson's proposal and that will go to City Council. Then we can bring Lars Anderson to the next PRO Committee meeting.

Jannicke Brewer said the recent survey the Arts Council did asked about the need for some kind of all-purpose building and thought the park on 100 South might be a great place for that type of building. Ted Stillman said that Lars Anderson will be able to direct the charettes based on the input from the PRO Committee at its next meeting.

The next PRO Committee should be the 4<sup>th</sup> Thursday of February which is February 28 at 7:00 pm.

**MOTION:** April Cooper moved to approve phase one cost of Lars Anderson's proposal for \$9,000. Dave Fotheringham seconded. Ayes: April Cooper, Evertt Williams, Larry Brown and Dave Fotheringham. Nays: 0. Motion passed.

#### **TRAIL REPORT UPDATE**

There was no trail report

**MOTION:** Dave Fotheringham moved to adjourn. Larry Brown seconded. Ayes: Dave Fotheringham, Larry Brown, Evertt Williams and April Cooper. Nays: 0. Motion passed.

Meeting adjourned at 8:30 pm.