

Parks and Recreation Advisory Board Minutes

Regular Meeting – May 6, 2021

Meeting Location: Lincoln Park Hospitality Suite and Via Go To Meeting

Roll Call

Board Members Present: William Findlay
Marc Litzen
Phil Pe'a
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalen
Byron Wiehe

Board Members Absent: Beau Flores

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Tamra Allen, Director of Community Development
Kristen Ashbeck, Principal Planner
Jace Hochwalt, Senior Planner
Allison Little, Administrative Specialist

Guests Present: Steve Swindell, Vortex Engineering
Jeremy Nelson, REGeneration LLC

Meeting called to order by William Findlay at 12:01 p.m.

Approve Minutes from the April 1, 2021 Parks and Recreation Advisory Board Meeting

Gary Schroen made a motion to approve the minutes from the April 1 meeting. The motion was seconded by Marc Litzen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Burkey Park

Ken Sherbenou advised the board that the land previously known as Burkey Park North has been purchased. Jace Hochwalt, Senior Planner, advised the Board that the proposed dedication of land meets the requirements in the City Code. Steve Swindell from Vortex Engineering, Inc. advised the board that they purchased 18.4 acres, and are dedicating 1.83 acres as a neighborhood park with an additional 1.1 acres that will have easements on them. The park will be situated in the northwest corner of the development with 3.93 acres at the southern end of the development, adjacent to Patterson Avenue being left for commercial development. Currently there are no amenities, or parking planned to be built out, but the development is in early stages of engineering and design. Marc Litzen made a motion to recommend acceptance of the dedication amount and location for a future neighborhood park. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Lowell Village

Kristen Ashbeck reminded the Board about the Lowell Village proposal which first came before the Board in November of 2020. Phase one consisted of four units which have been built. Phase two will include an additional 32 residential units. Per City Zoning and Development Code the developer is required to dedicate 10% of the gross acreage of the property or pay an equivalent of 10% of the value of the property. Community Development staff have declined to accept a proposal by the developer to accept land areas within the development in lieu of payment of the Open Space Fee. The Developer is appealing this decision and has requested the Parks and Recreation Advisory Board make a recommendation on the matter. Jeremy Nelson with REGeneration LLC, talked with the board about the Lowell Village project. The Developer maintains this is a unique development project and that urban open space should be considered differently than other open space dedications. There is an open plaza area behind the existing school that should be counted towards the land dedication. Though it will serve as a required fire truck turn around that should not prevent it from being considered open space. Mr. Nelson reminded the board that because a metro district is being created there will be no cost to the taxpayer for these open spaces. Board members requested Director Sherbenou share his perspective. Mr. Sherbenou advised the Board that this appears to be a question of whether, per Development Code, the dedication meets the 10% requirement. He shares Director Allen's perspective that the dedication proposed by REGeneration LLC does not meet the requirement. Marc Litzen made a motion that the Parks and Recreation Advisory Board recommend that the land dedication in lieu of fee proposal by REGeneration LLC not be accepted. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

2A/2B Debrief

Ken Sherbenou talked with the board about the April ballot measures. Measure 2A which designated additional funding (the first \$100,000) to enforcement and (the remaining) to execution of the Parks, Recreation, and Open Space Master plan passed with 55% of the vote. Measure 2B which lifted the moratorium on marijuana businesses passed with 58% of the vote. Community Development has been working on preparing an ordinance proposal that City Council can adopt, specific to the regulation of these businesses. Councilor Pe'a updated the Board on the most recent Council workshop where this topic was addressed. Council prefers to gather more input from the community so no ordinance has been officially presented or adopted yet.

Ribbon Cuttings

Ken Sherbenou informed the Board that since Covid restrictions are lifting and the community is able to begin gathering together Parks and Recreation is planning some ribbon cuttings to celebrate projects that were completed during the last year. The completion of the River Park at Las Colonias will be celebrated on May 27 at 4:00pm. Invitations should go out early next week. On June 3 (also at 4:00pm) there will be a ribbon cutting to celebrate the destination playground installed at Sherwood Park as well as the outdoor fitness equipment stations that were installed around the perimeter.

Orchard Mesa Pool

Ken Sherbenou advised the board that the City is working with the partners who help fund the Orchard Mesa Pool and he is hopeful that the entities are nearing an agreement to fund the operation of the pool through 2022.

For the Good of the Community

Board members asked for an update on Westlake Park. Ken Sherbenou shared with the board that the Department had received a CDBG grant of \$25,000 to refurbish this park. Areas of turf are being re-seeded, 20 new trees have been planted, some of the landscape in less utilized areas is being redesigned to be more water wise, and staff is working to address the art and graffiti in and around the skate park. The park will still include a disc golf course, though it is being converted to a putting course to keep discs within the confines of the park and hopefully reduce damage that is being done to some of the trees by the discs.

Councilor Pe'a shared with the board that eight people including Gary Schroen interviewed for the three spaces available on the board. Gary has been reappointed to another three year term, Michelle Vion has been appointed to a three year term, and Cindy Enos-Martinez has been appointed to fill Nick Allen's vacated term which ends in June of 2022.

Marc Litzen shared with the Board that he hosted a softball tournament at Canyon View Park in conjunction with the Greater Grand Junction Sports Commission (GGJSC) and it was a big success. He complimented the park staff on how the fields were prepared, and how helpful staff were throughout the whole event. Marc highly recommends utilizing the GGJSC as an excellent resource for executing sporting events in the valley.

Future Agenda Topics

Jen Taylor/Dos Rios in June meeting outside at Riverside Park
Future meeting at Westlake to see the changes and updates

Item 7: Adjourn

The meeting adjourned by acclamation at 1:02 p.m.

The next regularly scheduled meeting will be June 3, 2021.

Respectfully Submitted,

Allison Little
Administrative Specialist