

Parks and Recreation Advisory Board Minutes

Regular Meeting – April 4, 2024

Meeting Location: Hospitality Suite – Lincoln Park Stadium

Roll Call

Board Members Present: Cindy Enos-Martinez
William Findlay
Kyle Gardner
Lilly Grisafi
Abe Herman
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalin
Byron Wiehe

Board Members Absent:

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Tamra Allen , Director of Community Development
Emily Krause, Recreation Superintendent
Allison Little, Administrative Specialist

Meeting called to order by Lisa Whalin at 12:00 p.m.

Cindy made a motion to approve the minutes of the March 7, 2024 meeting of the Parks and Recreation Advisory Board. The motion was seconded by Lilly and approved unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Land Dedication Update

Ken Sherbenou thanked the board for their time and attendance at the meetings and dedication to the Board's full agendas. Ken Sherbenou introduced Tamra Allen, Director of Community Development.

Tamra Allen talked with the board about Open Space land dedication, how it works in the community, and the code changes that were adopted a few months ago.

If a development comes in that has ten or more units they must make an Open Space dedication. In the past it has be a dedication or a fee-in-lieu. Historically the Director (of the Community Development Department) has accepted the fee-in-lieu which is 10% of the appraised value of the land.

There have been a few projects where the Director (in conversation with the Director of Parks and Recreation) has accepted land. Typically land dedications are accepted in larger developments where the 10% dedication would be more significant, or in areas that are underserved.

There was a proposal to let the developer determine whether to dedicate land or pay the fee. Ultimately, Council modified the code to maintain the Director deciding whether to accept land or fees, and now the code includes criteria that the Director must consider in making the determination. Those criteria are:

- 1) The proposed land can implement the design criteria of the PROS plan and can be maintained by the City;
- 2) Availability of sufficient flat surface to provide usable park or open space, or suitable open space is provided to preserve one of the following, if located on site:
 - a. Unique landforms or natural areas;
 - b. Fish or wildlife habitat;
 - c. Cultural, historic, or archeological areas;
 - d. Outdoor recreation areas; or
 - e. Unique vegetative areas and significant trees;
- 3) The area proposed for dedication is not inhibited by any easements or natural hazards that would compromise its intended purpose; and
- 4) The location of the dedication on the site is proximate to public access.

Board members wondered if developers might still come “plead their case” at a PRAB meeting. Tamra Allen shared that only Council can determine whether or not to accept the land. The staff team, Community Development and sometimes Parks and Recreation or even the engineering division weighs in as experts considering the community benefit of new open space or drainage corridors or other benefits the land might provide. In the past staff have leaned on PRAB, as a representation of the community, for support of the dedication.

Board members wondered about receiving land that would be maintained by the HOA. Director Allen shared that a major consideration of accepting the dedication is that it be maintained for public benefit rather than privately for the residents. There are certainly exceptions, such as Redlands 360, which is a metro district. Metro districts are governmental entities, responsible to the state, which must execute a binding agreement with the City.

Tamra Allen advised the board that staff are focused on looking for open space land dedications in underserved areas. Board members shared concerns that developments seem to have less and less front/back yards for individual lots and that refusing land less than 4 acres for a neighborhood park seems to be a missed opportunity where a 1 acre park could really make a difference when lots have no yard at all.

Board members wondered if the system needed to be so binary (we do nothing or we accept large tracts of land). In 100 years would the community regret not having smaller less fancy pockets in every neighborhood?

Ken Sherbenou reminded the board that there still are gaps in funding to keep up with maintenance (short and long term) of all the parks we have. So it is an ongoing balance between providing green space and being able to maintain all the green space the City is responsible for. Cottage core requirements do include a stipulation that open space will be provided for residents and that space does not count towards a public open space dedication.

Adjourn

The meeting adjourned by acclamation at 1:05 p.m.

Next Meeting

The meetings of the Parks and Recreation Advisory board are as follows:

- 4/30 - 100% CRC design – CRC Special Committee meeting
- 5/2 – Regular May PRAB Meeting
- 5/14 – Special Whitman Park Meeting

Respectfully submitted,
Allison Little
Administrative Specialist