

## MEETING MINUTES

**RECORDED BY:** Melonie Trang

**MEETING PURPOSE:** PRC Board Meeting

**MEETING DATE AND LOCATION:** July 13, 2011  
Community Center



**ATTENDEES:** PRC Board Members:  
Tom Iverson, Rick DeVore, Catherine Grott, Margy Bonner,  
Todd Royal, Mark Wahl

PRPL Staff Members:  
Mike Whitaker, PRPL Director  
Jon Thompson, Park Superintendent  
Lee Stadtmiller, Cemetery Manager  
Mark Jarvis, Park Planner  
Darian Westrick, Park Intern

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### I. MEETING CALLED TO ORDER

Chairman Tom Iverson called the meeting to order at 11:30 am.

#### A. INTRODUCTIONS

Juliet Spalding; City's Planning Department, Karen Stainton; TAP 365, Laura Boyer; Boyer Properties LLC, and Jolene Rieck; Peak to Plains Design

#### B. APPROVAL OF THE MINUTES

No minutes were available to approve.

#### C. ADDITIONS TO THE AGENDA

None

### II. DIRECTORS REPORT – Mike Whitaker

Mr. Whitaker said the irrigation pump at Rose Park is down. He said it could be 1-2 weeks before repairs are finished on the pump and we start watering again. He also said the irrigation system is down at Castlerock.

Mr. Whitaker said City Council approved the FY12 budget. He said Council member Jim Ronquillo added an amendment to our budget to include \$180,000 to build a gazebo at South Park. Funding for the gazebo will come out of the general fund reserves.

Mr. Whitaker said Exxon has begun doing clean up from the oil spill out at Norm Island/Riverfront Park. Due to the clean up and the flooding both Norm's Island and various paths/trails at Riverfront have been closed off.

Mr. Whitaker said the Swords Park Trail bids have come in lower than projected.

He said the Recreation Division has recently repaired a four-inch water line at the Rose Park Waterslide.

Mr. Whitaker said Chuck Barthuly of the Better Billings Foundation would be at the next park board meeting to give an update on the Heights pool project at Sahara Park.

### **III. PUBLIC COMMENT**

None

### **IV. NEW BUSINESS**

#### **A. TAP 365 Partnership Proposal:**

Karen Stainton representing TAP 365 spoke to the board on a partnership between TAP 365 and the park foundation in promoting the Stride for Pride 5k walk/run being held at Rose Park on August 20. The run is to bring the community together in support of diversity. Ms. Stainton said proceeds from the run would be going to the Pride Foundation out of Seattle and the local community, Parks and Recreation. She asked the board to help by volunteering, participating, and donating information sheets on Parks and Recreation in the race packets.

#### **B. River Rock Estates Park Master Plan:**

The Park Board received the River Rock Estates Park Master Plan in the mail prior to the meeting for review. Park Planner Mark Jarvis said this project has been in the works since 2005. He said staff is asking the board for its approval or disapproval of the master plan for this project. He said Juliet Spalding from the City's Planning Department was invited to today's meeting to give the process this subdivision has gone through and where we are at currently with the project.

Ms. Spalding gave a presentation on the review process with the following information regarding River Rock Estates.

- River Rock Estates was initiated back in June of 2006
- It was annexed into the City in August of 2006
- City Council conditionally approved the preliminary plat of River Rock Estates in September 2007. One of the conditions was to have a detailed park master plan reviewed and approved by the Parks, Recreation and Public Lands Department and City Council prior to final plat approval.
- Parkland dedication requirements are 11% of the net lot area of the subdivision. Developers can give dedication of land, cash-in-lieu payment or a combination of both. In the case of River Rock Estates, it was decided to dedicate the land. Required amount of dedication land for River Rock is 2.59 acres. The developer dedicated 6 acres; 5.48 acres (currently what the master plan is covering) is in the area adjacent to Rimrock West Park.

Ms. Spalding gave an overview of adjacent subdivision called the Silver Creek Subdivision and how it is involved with the River Rock Estates.

- Silver Creek Subdivision is adjacent to the north of River Rock Estates. It was initiated around the same time as River Rock Estates back in March 2006. It was withdrawn in September 2006 by the developers.
- Based on the original proposal there was a parkland requirement for Silver Creek. It was during the River Rock Estates discussion that there was an agreement made that River Rock Park would eventually be servicing the property to the north and so the excess parkland dedication that was given for River Rock Park be applied for future dedication requirements for Silver Creek Subdivision if it ever came in. (Parkland dedication requirement 5.46 acres (.08 proposed on site) remainder met through the River Rock Park excess (3.11) and cash in lieu for the value of 2.27 acres. These are approximate numbers due to unknown eventual configuration of Silver Creek Subdivision)

Ms. Spalding gave the board a chance to ask questions.

- A question was asked as to when the cash-in-lieu for Silver Creek would be received. Ms. Spalding said it would be received prior to the final plat of the Silver Creek Subdivision.
- A question was asked if there was ever another agreement in the past similar to this one. (Regarding Silver Creek and River Rock Estates parkland dedication agreement) Ms. Spalding said there has been a master plan agreement where parkland has been set aside for future filing. She was not sure of an exact situation but did state that this kind of agreement is not illegal and can be done.
- A question was asked as to how much of the 6.0 acres of dedication parkland (River Rock Park) is buildable. Ms. Spalding said the entire parkland is supposed to usable parkland.

Jolene Rieck of Peak to Plains Design presented the River Rock Park Master Plan following Juliet Spalding's presentation. Board discussed the master plan.

A concern was brought up about a subdivision (Silver Creek) contributing to this park (River Rock) that has not been platted yet.

Another concern was brought up about the storm retention pond located in River Rock Park taking up to 2/3's of the water from the un-platted subdivision, Silver Creek. It was expressed that since this un-platted subdivision is contributing to this park that we as the board make sure that something happens at the time Silver Creek Estates is filed that there would be something to do with either a SID or PMD to help pay for the park. It was expressed to have a contingency to the River Rock Park Master Plan that when Silver Creek came in there would be other requirements that need to be made by the developer to account for this new subdivision.

Park Planner Mark Jarvis commented that the City/PRPL could not obligate anything (Silver Creek Subdivision) before it has been platted so the concern for the subdivision to pay into park would have to be looked at throughout the

planning process.

A comment was made to give one name to the two parks/subdivision, River Rock (park/subdivision) and Rimrock West (park/subdivision) giving it a single park maintenance district instead of two separate. Mr. Jarvis said that would be something looked at. He said if there is an efficiency to be gained by combining the two parks/subdivisions so that the property owners are paying less in the PMD but still covering park maintenance costs then it is a win win situation.

A comment was made that the best thing to do is to make River Rock Estates, Rimrock West and when Silver Creek Subdivision is platted, that all three come under one PMD.

A concern was made regarding two parks within a half mile from each (Rimrock West and River Rock Parks) having nothing in them except open space. It was expressed to have both master plans for these parks re-evaluated since both are side by side. It was noted that River Rock Park would be used for the Silver Creek Subdivision once it was platted.

Following further discussion Chairman Iverson asked for action to be made on the master plan. ***Board member Rick DeVore made a motion to recommend the approval of the River Rock Park Master plan as presented to the board with an additional recommendation that it be stated in the Subdivision Improvement Agreement documents (SIA) for the Certificate of Survey 3295 (currently known as Silver Creek Subdivision), that upon 60% of the building permits pulled, a re-evaluation of the River Rock and Rimrock West Parks Master Plans will be triggered. Board member Darwin George and Todd Royal both seconded. All present were in favor, motion passed.***

## **C. UNFINISHED BUSINESS**

### **A. Parks and Recreation Funding:**

Mr. Whitaker said the Chamber of Commerce has reviewed our proposal for a citywide assessment district. John Brewer from the chamber said the chamber is comfortable with direction we are going in regarding the assessment district but did feel based on the Chambers executive committees opinion, that in a three year period we evaluate the PMD's and dissolve the ones that are just providing core services. Mr. Whitaker asked for the boards thoughts. Chairman Iverson suggested waiting until the next board meeting to discuss further the chambers thoughts.

Chairman Iverson commented that the Library Board sent a letter thanking Park and Rec. board for attending their board meeting and being willing to step aside with the Parks and Recreation Funding until after the November election. Mr. DeVore asked if we could go on the council's agenda immediately following the election. Mr. Whitaker said that is our goal. He is currently setting up a meeting with City Attorney Brent Brooks to set up a timeline and once he does that he will bring it before the board so it is aware of the process.

A question was asked as to when the board had made the decision to wait on the funding. Mr. Iverson said the decision was made at the special June 9<sup>th</sup> board meeting following the Libraries presentation to the board.

## **B. DIVISION UPDATES**

### **A. Recreation Division-Recreation Superintendent Joe Fedin:**

Recreation Superintendent Joe Fedin printed report was handed out at the meeting. Mr. Whitaker did add on behalf of Joe that we are scheduled to do the South Park Pool liner as soon as it closes this year.

### **B. Park Division-Park Superintendent Jon Thompson:**

Park Superintendent Jon Thompson reported several wells have failed at multiple park locations.

He said Exxon has found oil in the back areas of Riverfront Park/Norm's Island but it is not a substantial amount. There are also reports of oil in Lake Josephine. He said Norm's and portions of Riverfront are currently closed until cleanup is finished from the oil spill and flooding. Coulson is also closed due to Exxon setting up one of their staging areas there.

He said the curb stop at Founders Park is broke down to the ground.

### **C. Park Planning Division-Park Planner Mark Jarvis:**

Park Planner Mark Jarvis report was sent via email.

### **D. Cemetery Division-Cemetery Manager Lee Stadtmiller:**

Cemetery Manager Lee Stadtmiller reported they are keeping up with irrigation and very busy.

## **I. ADJOURNMENT**

1:20 pm