

PARKS & RECREATION COMMISSION

July 25, 2016

Regular Meeting

APPROVED

Members Present: Maureen Bartz, Bryan Feldhaus, Barb Farrell, Lincoln Tilson, Jim Young, Dave Speich
Members Absent: Mike Eliason
Staff Present: Dan Schultz, Director of Parks and Recreation and Sonja Honl, Recording Secretary
Others Present: None

1. **CALL TO ORDER:** Eliason called the meeting to order at 7:01 p.m.
2. **ADDITIONS TO THE AGENDA:** None
3. **APPROVAL OF THE JUNE 27, 2016 MEETING MINUTES: MOTION** by Speich to approve the minutes of the June 27, 2016 meeting. **SECOND** by Speich. Ayes: 6 Nays: 0 Motion passed.
4. **AUDIENCE INPUT:** None
5. **DISCUSSION (Response to Audience Input):** None
6. **OLD BUSINESS:**
 - a. **Prestwick Place 13th Addition Sidewalk Plan** – This item did not go to the Planning Commission yet because of issues with the plat. It will be going to them on July 26, 2016. Staff is recommending approval of the plan with the addition of a sidewalk on one side of 141st Court and with the continuing of the sidewalk along Lots 10 and 11 of Block 3, along one side of 140th Court. (Young arrived at 7:04 p.m.) Per Schultz, with these additions, the sidewalk plan is consistent with the requirements for sidewalks in a development. The Commission asked if the sidewalk could go on the other side of Ashford Path so kids using the sidewalk would not have to be crossing the street so many times. There was discussion about the sidewalks in the neighborhood and the consensus was that there is a legitimate case for having the sidewalk on the north side of Ashford Path for the safety of kids in the neighborhood. **MOTION** by Young to ask the developer to extend the sidewalk on the north side/loop around Ashfield Path in addition to the other changes in the Recommended Action. **SECOND** by Farrell. Ayes: 7 Nays: 0 Motion passed. Per Schultz, this will go to the developer as recommended and Schultz will let the Planning Commission know for the meeting tomorrow.
7. **NEW BUSINESS:**
 - a. **Greystone III 5th Addition Preliminary Plat, Final Plat & PUD Master Development Plan** – Schultz explained that this part of the development includes 169 single family lots on 72.26 acres located east of the existing Greystone Development and south of Bonaire Path. No public park is needed for this subdivision because they have already dedicated land where a public park will be built. Staff is recommending accepting cash in lieu of land for this part of the development. This would be 169 units x \$3,400 per unit for a total of \$574,600 in parks dedication. Per Schultz, no changes were recommended as far as the sidewalks and trails in the plan. **MOTION** by Farrell to recommend approval of the preliminary plat and final plat with the City collecting cash in lieu of land to satisfy the parks dedication requirement for 169 units, which is \$574,600 (169 units x \$3,400 per unit) as detailed in the City's subdivision ordinance. **SECOND** by Young. Ayes: 7 Nays: 0 Motion passed.

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- b. **Harmony 7th and 8th Addition Major Amendment to PUD – 7 Single Family Homes and an 80 Unit Apartment Building** – Per Schultz, no action is needed by the Parks and Recreation Commission on this item, this is just an update. The developer is now planning to build seven single family homes on the west side of the development in an area that was originally to be a storm water pond. The storm water pond will be moved across Hwy 3 to the Dunmore Development. The developer is also proposing an 80 unit apartment building at the corner of Bronze Pky. and Brockway Ave. instead of townhomes. Per Schultz, one issue regarding the apartment complex is access from the complex to Brockway Park. He was proposing a link from the complex's parking lot to the park, possibly removing a parking stall on the west side to create this access. Per Schultz, Brockway Park is the correct size for the number of residents in the area and there is sufficient street parking available, though the apartment complex may want to post signs in their lot restricting parking. Schultz will report back to the Commission regarding where the developer will put the sidewalk.
- c. **Parks Dedication Requirements** – This month's Executive Summary included the state statute and subdivision nexus language with regard to collection of parks dedication, and this month's packet included a Parks Dedication Requirements table for several cities. Schultz explained that we have used the current parks dedication collection formula for as far back as he could find in the City's files. He reviewed the table and the different ways each city collects parks dedication. He noted that the National Park Service has a baseline national standard of 10 acres of parks and open spaces per 1,000 people. Per Schultz, the City's current parks dedication collection method is being questioned by a developer who is building a complex of apartments and believes he is paying too much in parks dedication fees. Schultz handed out the City of Rosemount's 2016 Park Dedication Fees ordinance, a Parks Dedication Requirements Comparison table (with several options for collecting parks dedication), and a City of Lakeville 2016 park dedication fees collection table. Per Schultz, when the Commission reviews parks dedication fee collection this fall, we may want to consider having a per-acre fee for each density: low, med and high. In reviewing the "Proposed – Rosemount" option for Low, Med, and High density collection of parks dedication fees in the Parks Dedication Requirements table, the Commission suggested increasing the Med density on this chart from .03 acres per unit to .035 acres per unit and the High density from .02 acres per unit to .03 acres per unit. In reviewing the Parks Dedication Requirements Comparison table, Young thought we should make sure we compare the old method of collection with the new method. In that table, for example, parks dedication for 232 units using the current method of collection resulted in collection of cash in lieu of land for \$788,000, and the proposed collection method for cash in lieu of land was \$394,400, which is much less than we have been collecting. The Commission thought we should study the proposed fee collection methods in this table further to make sure we are collecting sufficient parks dedication, and that we might want to look at treating multi-unit buildings separately. Farrell mentioned that she liked being in line with the National Parks recommendations for collection. Schultz will bring back more information on housing based on information from the Met Council.
- d. **Director's Report** - The park improvement fund balance as of June 30, 2016 was \$328,139.40. Dedication fees of \$3,400 were received. There were no grants or donations. Interest was \$39.75. There were expenditures of \$120,649.38 for tax payments for greenway, Ailesbury Park improvements, and the Flint Hills Athletic Complex sign installation.

Summer Programs – All of our summer programs including Kids' Corner, Puppets in the Parks, camps, etc., are in full swing.

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Skate Park – We're seeking input from skateboarders regarding what they'd like to see as far as a skate park. Signs have been posted at the skate park, business cards with information on how to go on-line and comment on the skate park are being handed out, and we'll also be putting a press release in the paper asking for input. We may need a new surface for the skate park; based on some comments we've heard, a smooth surface is preferred over what we currently have. Bartz volunteered to hand out business cards too.

8. **ADJOURNMENT - MOTION** by Young to adjourn the meeting. **SECOND** by Farrell.
Ayes: 7 Nays: 0 Motion passed. The meeting was adjourned at 9:00 p.m.

Respectfully submitted by
Sonja Honl, Parks and Recreation Secretary