

MINUTES
PARK & RECREATION SUBCOMMITTEE
January 6, 2004

MEMBERS PRESENT: Ida Fast Wolf, Ray Hadley, Tim Henderson, Van Lindquist, Robert Schlotman, Bob Scull

STAFF PRESENT: Marcia Elkins, Patsy Horton, Kip Harrington, Keith Johnson, Rod Johnson, Sharlene Mitchell, Lon VanDeusen

OTHERS PRESENT: Scott Caesar, Ray Godfrey, Bill Dambowy

Call to Order

Lindquist called the meeting to order at 4:40 p.m.

Parkland Acquisition Guidelines

R. Johnson presented the Enchanted Hills Commons Area acquisition proposal noting that the site has been evaluated by staff utilizing the guideline criteria. R. Johnson provided a map identifying the boundaries of the area being offered to the City by the Enchanted Hills Homeowners Association.

R. Johnson indicated that staff has recommended that the northern portion of the commons area not be included in the proposed transfer. He suggested that this area could be incorporated into the adjoining lots through replatting at the property owners expense. R. Johnson recommended that access to the site be secured from Catron Boulevard noting that the access and parking from within the subdivision were considered substandard for the use. He indicated that staff had identified wildfire, the existing pond, and topography as potential liability issues with the proposed site.

At the request of the Chairperson, R. Johnson provided an individual review of staff's recommendation on each of the twenty-five evaluation criteria items.

Godfrey indicated that the Homeowners Association would need to address the proposed replatting of the northern portion of the commons area with the affected property owners.

In response to a question from Hadley, Elkins indicated that the City would sponsor the public hearing on the proposed acceptance of the Enchanted Hills Commons Area.

R. Johnson recommended that the property boundaries would need to be identified and any encroachments would need to be removed. He indicated that the concerns with criteria #3 pertain to Lots 12, 13 and 16.

In response to a question from R. Johnson, Godfrey indicated that the only development on the property that the Homeowners Association would support would be development public park uses.

Discussion followed regarding acquisition of the Department of Transportation property for access and parking and the cost of providing minimum development (parking/restroom) of the area. In response to a question from Lindquist, Elkins indicated that the Department of Transportation has been approached regarding the City obtaining the State Department of Transportation property. She indicated that the Department of Transportation is unwilling to

proceed further with the transfer issue until they have removed all the necessary dirt material. She stated that the Department of Transportation would have the property appraised to determine the "fair market value" for sale purposes.

R. Johnson indicated that the identified liability issues include dense timber, the existing pond and the area topography. In response to a question from Lindquist, Elkins indicated that the only thinning project conducted by the City has been on Skyline Drive.

VanDeusen indicated that his staff can assess the property for noxious weeds. Godfrey indicated that the Homeowners Association has sprayed the area for Canadian thistle and that the trees to appear to be in good health.

R. Johnson addressed the drainage requirements identified on the Department of Transportation property noting that the Enchanted Hills Commons Area pond may provide some assistance with the detention requirements.

Elkins recommended that Items 22-25 be consolidated into one item. In response to a question from Lindquist, Elkins recommended that the Fire Department Assessment (Items 22-25) be completed prior to the Public Hearing.

Scull moved, Schlotman seconded and carried unanimously to schedule a neighborhood public hearing for January 27, 2004 from 6:30 p.m. to 8:30 p.m. with the location to be arranged by staff for the purpose of receiving public comment on the proposed acceptance of the Enchanted Hills Commons Area for City Park Land purposes with the neighborhood notification to all property owners in the Enchanted Hills Subdivisions to be sent by first class mail.

Elkins indicated that the Growth Management Department would also place a display ad in the Rapid City Journal advising of the public hearing.