

**MINUTES OF THE PROCEEDINGS
OF THE PARK AND RECREATION ADVISORY COMMISSION
OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
NOVEMBER 23, 2020**

Present: Donna Breeggemann, Nathan Warden, Grant Tilus, Becky Brewster, Bill Heimkes

Also Present: Nathan Fuerst, Planner/Economic Development Specialist; Ben Schneider, Planner; Reeve Needham, Planning Intern; Jane Kansier, Bolton & Menk Planning Consultant; Terry Hartman, Hartman Communities; Gerald & Jane Jablonski, 20476 Aberdeen Ave.

Absent: Terry Stier

1.0 CALL TO ORDER

Meeting called to order by Chair Breeggemann via Zoom at 6:31 PM.

2.0 ADOPT AGENDA

3.0 APPROVAL OF MINUTES

A. September 28, 2020

Breeggemann requests to change “park” under her commissioner’s report to “Timberline Park.”

Motion by Warden, second Tilus to adopt minutes as amended. Vote all ayes, Brewster abstains. Motion carried 3-0-1.

Heimkes joins the meeting at 6:33pm.

4.0 NEW BUSINESS

A. Concept Plan Review for Dakota Development

Jane Kansier presents the concept plan for the single family development with 389 homes in a variety of styles and sizes. The required parkland dedication is 20.5 acres based on the anticipated update. The developer is proposing 12 acres of land including a 5 acre park, ponding and trails, and sidewalks.

Breeggemann asks if the retention pond acreage was included in the parkland acreage. Kansier replies yes. Breeggemann notes that the City ordinance will not allow land that is unbuildable. Kansier replies that it could be accepted but the actual pond acreage would be excluded and only the surrounding land could be included. Breeggemann asks about the phasing of the development, and suggests building the park in the earlier phases to draw in buyers. Terry Hartman explains the plan is to phase in the improvements, by first dedicating the land, and then as the development takes shape, to use the cash generated to build the park. This is based on the assumption that the City will accept less than the full acreage and that the cash in lieu can be used on the park improvements. Brewster asks if cash in lieu can be used for the park under City Code. Fuerst replies that this is allowed and other developments have done this, such as Pineview. Tilus asks if the overlook park is outside of the dedicated parkland. Hartman replies that the overlook park and wetlands don’t count as dedicated parkland but are part of the overall open space. Tilus thinks this is worth noting, that while the overlook area might not have swing set, it is good for outdoor recreation and includes good views. Warden likes the trails within and outside the development as it improves the walkability, sense of community, and health and likes the multiple aspects of the park. Tilus asks if the main park includes on-street parking. Hartman says it would only be on-

street parking, the goal is a neighborhood park with neighborhood-scale amenities that likely wouldn't draw in that much traffic from outside the neighborhood. The amenities shown are not likely to all be included, such as the splash pad. Tilus agrees that it wouldn't make sense to have a competing splash pad. Breeggemann agrees and wouldn't want to draw in other visitors that the park isn't targeting. Hartman says he doesn't want to create a parking issue. Brewster points to the park in Bridle Creek neighborhood, with only on-street parking, and doesn't like the idea of a parking lot in the middle of a neighborhood. Breeggemann thinks it would be good to include multiple age groups with the park, from 2 up to senior citizens, like the outdoor exercise stations at Grassmann Park. Hartman adds that there will be trail connectivity to surrounding amenities so residents could use the school and CERC facilities. Warden asks if the added housing will be an issue to traffic. Kansier replies that there have been some traffic studies and that as part of the EAW, further discussion of traffic impacts would occur. Tilus asks if the trails connect, there appears to be a gap on the southern portion and northern corner. Kansier points out that the southern parcel is not owned by the developer and has a home on it, but long-term, the City could look at purchasing an easement to connect the trail and that there is full connectivity on the north. Hartman notes that County and City Engineer commented on the desire of trail connectivity and that the owners of the southern parcel are in the audience, and he understands they don't want to be forced into an agreement that will have a negative impact on their property. It is outside of his ability to connect the trail, but they can work together to acquire land for an easement in the future. He agrees that trails are the best dollars to spend and can be appreciated by all ages.

B. Parkland Dedication Ordinance Update

Schneider presents as an update to past PRAC discussions, in January there was a report on how Jordan compared to other communities and discussion on completing a parks study. The study is on hold due to the pandemic but staff are looking to update the numbers used for the parkland dedication formula. These statistics are from 2014 when the ordinance was passed and are now out-of-date including the total population, total parkland, number of residents per household etc. The immediate impact, as shown by using the Dakota as an example, would increase the required parkland by about 2-3 acres, with 18.55 acres required with the current formula. The impact on commercial/industrial developments would be much smaller. Staff are proposing language to use dynamic numbers that don't need to be updated formally as often. A public hearing is scheduled for the Planning Commission next month and then it will be presented to City Council. Breeggemann asks how often staff propose updating the numbers. Schneider replies that staff will use the estimated numbers provided by the Metropolitan Council. Breeggemann questions the use of estimated numbers. Fuerst replies that the numbers are based on census data. Tilus asks if this will be cross-checked with census data and if numbers will be updated annually. Schneider replies that annually staff would update internally with new numbers provided from the Met. Council. Breeggemann notes that need to use numbers from a verifiable source so developers are not able to skirt around the requirements. Fuerst says the Met. Council corrections are fairly minor so the changes would have a negligible impact on the parkland dedicated and by having dynamic language, this would save staff time and money as text amendments are a lengthy process. Warden asked if the comparison to surrounding communities' parkland dedication requirements is related this update. Schneider clarifies that the PRAC discussed this in January and that other communities have different formulas for calculating parkland dedication. Jordan's formula that was updated in 2014 is based on nationally recognized data for parkland dedication and this update would not change the formula, but would simply update the numbers used. Warden thinks the formula is good and agrees on not using static numbers that require constant updates. Breeggemann thinks Jordan's parks are a selling point for the City in drawing in more people and is okay with having a higher required parkland dedication compared to other cities.

Motion by Tilus, Second Heimkes to approve staff updating the parkland dedication numbers. Vote: all ayes. Motion carried 5-0.

5.0 OLD BUSINESS

6.0 PLANNERS REPORT

A. Park Updates

Schneider presents that the Timberline Park was approved by City Council with the option 1 structure and option 2 accessory structure for a total estimated cost of about \$73,000. For Lagoon Park shelter, the City Council agreed to add more bathrooms and another design is coming. Tilus asked if there would be a shower outside. Fuerst replied that this cannot be done as it requires an open sewer connection. The City is holding an upcoming photo contest and one of the categories is parks. For next year, staff are looking at marketing and advertising for the parks. Fuerst announces the Takeout for Jordan challenge to eat at local restaurants.

B. Next Meeting- January 25, 2021

This meeting will likely be virtual but stay tuned.

7.0 CITY COUNCIL MEMBER UPDATE

8.0 COMMISSION MEMBER REPORT

Tilus: asked about the timeline for Timberline Park, if the pea rock would be removed, and an update on the organics drop-off site.

Schneider: the equipment has been ordered, will likely be installed in May-June with engineered wood fiber to replace the pebble.

Fuerst: the structure is complete, waiting on the key fob system, hope to go live next week

Warden: excited to see everything still happening in Jordan despite the pandemic, the Dakota development would be a great draw for families

Tilus: asked how the Turkey Trot sign ups were going

Warden: surprised on how well it's doing, on par with signups for last year, it's a virtual race with packet pickup on Thanksgiving.

Tilus: it would be great to have more turkey trots throughout the City, with more connected routes

Brewster: excited to see the Takeout for Jordan challenge

9.0 ADJOURNMENT

Motion by Brewster, Second Tilus to adjourn. Vote all ayes. Motion carried 5-0.

Meeting adjourned at 7:26pm.