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Parks and Recreation Advisory Board Agenda

VIRTUAL MEETING ~ Call Allison Little – 970-254-3861 for details

March 4, 2021
12:00 PM

Call to Order

Approval of Minutes

Approve Minutes February 4 Regular Meeting

Approve Minutes February 25 Special Meeting

Regular Agenda Topics

12:05pm Matchett Park Development Presentation

12:10pm Matchett Park Questions

12:15pm April Ballot Proposal: Legalization of Marijuana

12:30pm Supervisor Presentation, Emily Krause

12:40pm Questions for Emily Krause

For the Good of the Community

Future Agenda Topics

Lowell Village requested to be on May Meeting Agenda

Adjournment

Next Meeting Date

April 1, 2021

Parks and Recreation Advisory Board Minutes
Regular Meeting – February 4, 2021

Meeting Location:	Virtual – Via Go To Meeting
Roll Call	
Board Members Present:	William Findlay Beau Flores Phil Pe'a Gary Schroen Austin Solko Nancy Strippel Lisa Whalen Byron Wiehe
Board Members Absent:	Marc Litzen
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Emily Krause, Recreation Supervisor Dave Thornton, Principal Planner, Community Development Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:02 p.m.

Approve Minutes from the January 7, 2021 Parks and Recreation Advisory Board Meeting
Gary Schroen motion to approve the minutes from the January 7 meeting, noting that his name appears on both the list of present and absent members and should be removed from the absent list. The motion was seconded by Austin Solko and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Parks and Recreation Advisory Board Role with Community Development
Ken Sherbenou introduced Dave Thornton, Principal Planner with Community Development, to the Board. Dave Thornton talked with the Board about their role which in an advisory capacity to Council and explained that he hoped to provide tools to help the board be consistent when considering fees or land in lieu of requests from developers. Mr. Thornton reminded the Board that recently a change in development fees was approved and they are in the process of increasing over the next four years. Previously the fee had not been adjusted for thirty years. In most cases Community Development is collecting the fee. The Board will be brought in to advise in cases of land dedication, though the decision rests with City Council. The fee and/or land dedication requirements are set up in section 21 of the Zoning and Development Code. This section of the code also addresses public trails, rights of way, and greenbelts. When the Code refers to "the Director" it is referencing the Community Development Director who works hand in hand with the other City department Directors.

There are 4 documents that should guide board recommendations; 2020 One Grand Junction Comprehensive Plan, 2020 Parks, Recreation, and Open Space (PROS) Master Plan, Grand Junction Circulation Plan (Active Transportation Map) and other community and neighborhood plans. The

PROS plan was designed to dove tail with the Comprehensive Plan so those two plans will be the most important to consider. The Comprehensive Plan includes two goals which pertain to Parks and Recreation. Under Principle 7: Great Places and Recreation, Goal 1 is to provide a safe, well-maintained, and accessible network of parks, open space and trails and recreation services. (This is also the first goal of the PROS Plan.) Goal 2 is to ensure parks, recreational and open space facilities and programs meet community needs and equity of location. Another useful tool may be the maps from the PROS plan which identify gaps in neighborhood and walkable access to outdoor recreation.

Supervisor Presentation – Emily Krause, Recreation
In the interest of time, this item was tabled to a future meeting.

For the Good of the Community
Board members asked questions about the proposed ballot initiatives around marijuana and requested Ballot Measure 2A be put on the next meeting agenda for discussion.

Future Agenda Topics
Supervisor Presentation – Emily Krause
Marijuana ballot initiative

Item 7: Adjourn
The meeting adjourned by acclamation at 1:08 p.m.

The next regularly scheduled meeting will be March 4, 2021.

Respectfully Submitted,

Allison Little
Administrative Specialist

Parks and Recreation Advisory Board Minutes
Regular Meeting – February 25, 2021

Meeting Location:	Virtual – Via Go To Meeting
Roll Call	
Board Members Present:	William Findlay Marc Litzen Gary Schroen Austin Solko Nancy Strippel Lisa Whalen
Board Members Absent:	Beau Flores Phil Pe'a Byron Wiehe
Guests Present:	Ted Ciavonne, Ciavonne,Roberts & Associates, Inc. Don Gravette, La Plata Communities, Inc. Cody Humphrey, La Plata Communities, Inc. Doug Quimby, La Plata Communities, Inc. Jane Quimby, La Plata Communities, Inc. Mike Ruebenson, La Plata Communities, Inc.
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Kirsten Ashbeck, Principal Planner, Community Development Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:02 p.m.

Redlands 360

Dr. Bill Findlay invited the Developers of the Redlands 360 project to share with the Board about the project. Cody Humphrey talked with the Board about the area and the proposed development. The property is 624 acres and plans to include between 1300 and 1850 residential dwelling units. There is also about 5.5 acres set aside for commercial development. The developers have created design drivers to guide their decision making as they proceed throughout the project process. Drivers include promoting pedestrian-oriented atmosphere, creating connectivity throughout the community, celebrating vistas, landforms ("Four Brothers") and preservation of the existing social trail network, promoting outdoor activity through amenities, provide housing product that are varied in styles and price point, and providing community landscaping that is xeric/water-conserving in nature.

The Developer is thinking about this project in terms of four elements; the land, the modern (or recent) history, the views, and the amenities. The location of the Four Brothers and other land elements have naturally created four quadrants which lend themselves to neighborhoods and significant area for parks and open space. The recent history has included a lot of social usage and stewardship of the area. There are many social trails and interesting artistic elements that the developers would hope to preserve. The property has great views of the Colorado National Monument, the Grand Mesa, the Bookcliffs and the Uncompahgre Plateau. The 360 degree nature of these viewsheds are important to preserve in the

design process. Finally, the landscape offers opportunities for unique amenities such as an incline, multi-use trail systems, areas for more passive recreation and other outdoor recreation.

The developer plans to dedicate around 198 acres of parks and open space to the City which would be maintained by a Metro District created within the development. There would be other private parks and facilities that would be maintained by neighborhood HOA groups. The Metro District would be allowed to charge a minimal fee for using areas they maintain. The Developer would like to consider using the amount that would normally be charged in Development Fees to fund the development of the public parks and open spaces. Ken Sherbenou reminded the Board that the Development Fees are not only used for parks, but also to address impacts on transportation and other City services as well. Board members commented on the need for more public spaces in this area of town and their appreciation for a development willing to include those amenities in their plan. Chairman Findlay will collect specific feedback from Board members via email.

Adjourn
The meeting adjourned by acclamation at 1:25 p.m.

The next regularly scheduled meeting will be March 4, 2021.

Respectfully Submitted,

Allison Little
Administrative Specialist

RESOLUTION NO. 01-21

A RESOLUTION SUPPORTING THE BALLOT PROPAL FOR LEGALIZATION OF MARIJUANA, TO FUND ENFORCEMENT ACTIVITIES AND THE PRIORITIES IN THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Recitals:

In 2001, the City created a Parks, Recreation and Open Space (PROS) Master Plan. With many projects being completed such as Canyon View Park and many segments of the Riverfront trail, and with 19 years since its drafting and fueled by a Great Outdoors Colorado grant, 2020 was the appropriate time for updating the PROS Master Plan. The plan has been carefully and diligently formulated, driven by community input and need. The resultant plan provides clear direction for the community's parks and recreation system to best serve the public. Included in the 2021 PROS Plan is over $157,000,000 worth of priorities and projects to sustain, expand and improve the Parks, Recreation, Open Space and Trail system in the City of Grand Junction. With City of Grand Junction City Council Resolution 06-21, the City Council unanimously adopted, approved and endorsed the 2021 PROS Plan on January 6, 2021.

The executive summary of the PROS Plan is as follows:

EXECUTIVE SUMMARY
Process highlights:
• Over 3,000 people engaged
 997 statistically valid invite community needs survey responses. These respondents were selected at random, thereby achieving statistical validity and confirmation that the results are representative of the opinion of all voters.
 1,481 Open Link community needs survey responses
 350 participants in focus groups and community meetings
 339 preliminary survey responses
 4 sets of process update meetings with City Council, Boards, and Committees

Top Preferences for New Funding for the over $157,000,000 in Priority Projects According to the Community Survey
• Revenue from medical and recreational marijuana: 80% of statistically valid survey respondents
• Grants and fundraising: 79% of statistically valid survey respondents
• Tax on tobacco and vaping: 71% of statistically valid survey respondent

During the development of the PROS Master Plan in 2020, a marijuana working group also formed at the direction of City Council to examine the possibility of legalizing marijuana in the City of Grand Junction. This work has culminated in ballot measures 2A and 2B, which will appear on the April 6, 2021 City of Grand Junction ballot. The City Council referred these two ballot measures to voters by way of resolution on January 20, 2021.

The text of these ballot questions is as follows:

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

Shall City of Grand Junction taxes be increased by two million nine hundred thousand dollars ($2,900,000) in the first full fiscal year and by such amounts as are raised annually thereafter by increasing the City sales and use tax on the retail sale of regulated marijuana and marijuana products from 3.25% to 8.25% (with authorization that the special sales and use tax of 5% could be increased in the future above 5% without further voter approval so long as the rate of the special sales and use taxation does not exceed 15%) and the imposition of an excise tax of 3% (with authorization that the excise tax of 3% could be increased in the future above 3% without further voter approval so long as the rate of the excise tax does not exceed 10%) when unprocessed regulated marijuana is first sold or transferred by a regulated marijuana cultivation facility and if the transfer or sale is between affiliated regulated marijuana business licensees the tax shall be based on the average market rate of unprocessed marijuana, and if the transfer or sale is between unaffiliated regulated marijuana business licensees the tax shall be based on the contract price, with the revenues from excise and the special sales and use taxes being used for the improvement and protection of the community and health and welfare of its citizens as follows:

- The enforcement of regulations on the regulated marijuana industry and other costs related to the implementation of the use and regulation of regulated marijuana and lawful utilization of marijuana; and
- Building, operating and maintaining the highest priority(ies) of the adopted parks and recreation open space (pros) plan which include indoor and outdoor recreation and park facilities, capital improvements and enhancements to the city's parks, trails and open space system;

with all expenditures subject to annual financial audit, and may the city collect, retain and expend all of the revenues of all of such taxes and the earnings thereon as a voter-approved revenue change without limitation or condition under article x, section 20 of the Colorado constitution or any other law?

_____ Yes

_____ No

CITY OF GRAND JUNCTION REFERRED MEASURE 2B

Shall the City of Grand Junction, Colorado allow the operation of marijuana businesses in the City and amend the Grand Junction municipal code by the addition of new sections permitting, subject to regulations to be adopted by ordinances of the City, certain activities relating to marijuana, and by so doing repeal the 2011 voter Approved Measure A, with the approval of this question and the repeal of the 2011 Measure A being subject to and expressly contingent upon Voter Approval of Measure 2A on the April 6, 2021 City of Grand Junction ballot authorizing taxation of marijuana businesses in Grand Junction, all as a Voter Approved Measure under Article XVI, Paragraph 137, of the City Charter?

_____ Yes

_____ No

The Parks and Recreation Advisory Board acknowledges there is some negative effect with legalization of marijuana, but legal marijuana sales are already present in Mesa County as well as other nearby communities. These communities reap the financial benefit of these sales from City of Grand Junction residents. Furthermore, directing revenues from legalization towards a need that serves and benefits the Grand Junction community broadly, parks and recreation, would provide some counter-balance to negative effects. There is similarity to dedicated funding for Parks and Recreation in Grand Junction from marijuana revenue to Colorado Lottery proceeds being devoted to

parks and recreation in the State of Colorado. Gambling also has some negative effects, but devoting revenues towards a service with broad community benefit, parks and recreation, counter-balances those negative effects. Colorado voters had tremendous foresight in passing the GOCO amendment in 1992. Colorado is the only state that directs the proceeds from the state lottery towards parks and recreation. This funding, along with Colorado's broader recreation appeal and amenities (natural and built), is one huge reason why Colorado is the healthiest state in the Country as shown definitively by a variety of health indicators.

Furthermore, current funding is a challenge for the Parks and Recreation in Grand Junction. There are 285 acres of undeveloped parkland in the community and the PROS Master Plan illuminates significant funding need to the tune of over $157,000,000. One example of this struggle was the proposal to sell Burkey Park, an 18-acre park site that voters approved the sale of in the April 2, 2019 City of Grand Junction election. The proceeds of this sale will be used to help build Matchett Park, a 207-acre park site that the City acquired in 1996 and has tried to develop with at least two previous failed ballot proposals. 2001 saw a sales tax increase proposal to develop part of Matchett Park, which only garnered 25% support. The next effort came in 2019, where a proposal for a sales tax increase to build out part of Matchett Park fell short with 45% support. As reflected in the 2021 PROS Master Plan process, the community would like to see major progress with parks and recreation and revenue from marijuana was vastly preferred to any other funding mechanism.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL APPOINTED PARKS AND RECREATION ADVISORY BOARD OF THE CITY OF GRAND JUNCTION THAT:

The Parks and Recreation Advisory Board strongly supports ballot measures 2A and 2B on the April 6, 2021 City of Grand Junction ballot to enable funding to pursue the priorities 2020-2021 Parks, Recreation and Open Space Master Plan and therefore hereby approves and adopts this resolution generally and specifically provided herein.

PASSED AND APPROVED this 4th day of March 2021.

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Bill Findlay
Chair of the Parks and Recreation
Advisory Board