

**CITY OF FOLSOM  
PARKS AND RECREATION COMMISSION  
WEDNESDAY, JULY 13, 2011  
REGULAR MEETING MINUTES**

1. **CALL TO ORDER:** The Parks and Recreation Commission meeting was called to order at 6:36p.m. with Chair Grossfeld presiding.
2. **ROLL CALL:** Commission Members Present: Romero, Walker, Ross, Grossfeld  
Commission Members Absent: Jackson, Lott, Safford
3. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
4. **BUSINESS FROM THE FLOOR:**

Vice Mayor Ernie Sheldon, former Parks & Recreation Commissioner addressed the Commission regarding his disappointment that for the last two and a half years (since he's been off the Commission) eight meetings have been cancelled. When he was elected to the City Council in 2009, there was discussion about the eliminating the commissions due to budget cuts that would affect staff's workload and the ability to continue meetings. He explained that the commissioner's work for the City Council and staff works for the City Manager. Commissioners do not work for the City Manager nor do they work for staff; however, the Commission has to work with staff to be effective. He is concerned that commissioners become disinterested because they can't engage if meetings are being cancelled. He believes that the commissions have to be functional to be effective.

5. **APPROVAL OF MINUTES:**  
A. May 3, 2011 Regular Meeting Minutes

Motion by Commissioner Romero, second by Commissioner Ross to approve the May 3, 2011 Regular Meeting minutes.

<b>AYES:</b>	Commission Members:	Romero, Walker, Ross, Grossfeld
<b>NOES:</b>	Commission Members:	None
<b>ABSENT:</b>	Commission Members:	Jackson, Lott, Safford
<b>ABSTAIN:</b>	Commission Members:	None

6. **ACTION ITEMS:**  
A. The Islands Subdivision Project – Parkshore Drive

Director Goss presented the staff report. He explained that before the Commission is a parkland dedication recommendation and associated improvements and Conditions of Approval for the proposed Islands Subdivision project by the Lewis Operating Corporation. He reviewed the history of the project, the Memorandum of Understanding (MOU) between the developer and the City, and the recommended Conditions of Approval.

The request by Lewis Operating Corporation is a rezone and general plan amendment for the Islands property from industrial office park to residential as it is currently an employment generating land use and there is no planned park area. In accordance with the Folsom Municipal Code (FMC), if there is going to be residential development a parkland component has to be associated with the development. The action for the Commission is the approval of the 15 recommended Conditions of Approval. The key one is related to the parkland dedication requirement. The developer has proposed a Ring Park, which is a landscape area set back that is ringing most of the island and abuts the Humbug-Willow Creek

Parkway. Lewis has proposed that the Ring Park and its improvements satisfy the parkland dedication requirement contained in the FMC. The concept has been outlined in the MOU between Lewis and the City. He read into the record the following paragraph from the MOU related to parkland dedication:

Lewis proposes park dedication and improvements adjacent to the Humbug-Willow Creek around the perimeter of the project as satisfaction for park and recreation land dedication requirements. The City agrees to consider and evaluate this land dedication and proposed improvements as credit toward City required park and recreation land dedication and improvement requirements. At this time the extent of the land dedication and description of the improvements have not been presented to the City for evaluation. The project will be evaluated in accordance with FMC Sections 4.050.040 and 16.32.040. The Parks and Recreation Commission will make recommendations to the City Council regarding parkland dedication (and/or in lieu fees), and proposed improvements (if any). Subject to any improvement credits allowed by the City, the project will be subject to Park Development Improvement Fees and Humbug-Willow Creek Development Fees in effect at the time of building permit issuance.

Director Goss explained that the proposal by Lewis is that the Ring Park improvements meet parkland dedication requirements. Staff has concerns about meeting the requirements of the Humbug-Willow Creek Guidelines and FMC Section 16.32. The Humbug-Willow Creek Guidelines require two setbacks from the property line of the open space corridor. First is a 20-foot buffer and the second is a 20-foot transition zone. The request is that the sum total 40-foot required setback and what Lewis defined on the plan credit towards parkland. Staff's recommendation is to not allow credit for the Ring Park and that the developer pay fees in lieu of land dedication. Staff is also recommending that the developer construct a bridge connection to the existing Humbug-Willow Creek Parkway. He concluded that staff does not recommend park land dedication credit.

Phil Rodriguez, Vice President of Community Development with Lewis Homes provided a powerpoint on the proposed Islands Project. He explained that the dedication requirement is 4.6 acres and Lewis is proposing to satisfy that dedication requirement with the 5.38 Ring Park. The City-wide Park Improvement Fees for the project is \$2,833 per unit for a total of \$892,935. In addition to that is the Humbug-Willow Creek Impact Fee that is \$217 per unit for a total of \$68,355. The proposal is to deliver to the City a turn-key park and the estimated cost for that is \$2,955 per unit for a total \$930,825. He stated that the average annual maintenance cost for a traditional park range from \$2.00 - \$4.00 per square foot with a total cost ranging from \$400,000 - \$800,000 for a 4.6 acre park. Lewis is proposing that the maintenance costs of the Ring Park be funded by either The Islands Homeowner's Association or an assessment district paid solely by the property owners of the development. He concluded that the benefits the project would bring to the City are a new trail system, an extension of the Humbug-Willow Creek corridor, and delivery of a turn-key park.

Staff and the Commission discussed several items of concern related to the proposed Conditions of Approval, the MOU between Lewis and the City, the Ring Park concept, access to the trail, parking, and additional recreation areas for the residents of The Islands development.

Director Goss read the following Conditions of Approval that staff is recommending for the commission's consideration:

1. The requirements of the adopted 1997 Humbug-Willow Creek (HBWC) Parkway Design Guidelines for a combined 40-foot setback comprised of a 20-foot buffer and a 20-foot transitional landscape shall be provided.

2. The developer may construct a 10' wide paved trail with shoulders developed entirely within the buffer landscape (Ring Trail). If constructed to City standards, the developer may receive credit towards its Quimby parkland dedication in-lieu fee as approved by the Parks and Recreation Director.
3. The transitional landscape shall be irrigated with a permanent irrigation system and the buffer landscape with a temporary irrigation system (5-year minimum).
4. The developer shall establish funding for the maintenance of the trail and site furnishings through a Homeowner's Association (HOA) or supplemental funding to the existing Landscape and Lighting District.
5. The developer shall incorporate the Ring Trail design and provide a bridge connection to the existing the HBWC Parkway Trail (Sun Country Section) to Glenn Drive for construction cost credit against the in-lieu fee as approved by the Parks and Recreation Director.

Commissioner Walker inquired about the bridge and what is stated in the MOU between the developer and the City.

Director Goss read into the record Section 6a of the MOU related to other development issues:

If desired by the City, Lewis will provide an adequate right-of-way between the development and the Humbug-Willow Creek Parkway without cost to the City or the Redevelopment Agency for a pedestrian bridge crossing at the north end of the Lewis project and cooperate with securing grant or other outside funding. Lewis will not otherwise have any obligation to permit, fund, or construct such bridge.

Director Goss explained that it is staff's recommendation to construct the bridge at the time development occurs. It's ultimately the City Council's decision.

6. The developer shall provide additional interior connections to the Ring Trail for residents of the proposed development.
7. The Ring Trail to Parkshore Drive at the southeastern corner of the southerly parcel shall be redesigned to incorporate a connection with the future City bike trail at the creek.
8. The developer shall design the Ring Trail ramps to Parkshore Drive in order to facilitate future undercrossing ramps as a City-initiated project.
9. The developer-proposed site furnishings within the "transition" area landscape shall consist only of trash receptacles, benches, and dog waste stations and must be approved by the City.
10. The developer-proposed site furnishings within the "buffer" area landscape should meet City standards and consist only of trash receptacles, benches, and dog waste stations.
11. The developer shall pay the Quimby Parkland Dedication In-lieu Fee per the Folsom Municipal Code. No credit for parkland shall be granted for the proposed Ring Park.
12. The developer may construct the Ring Trail and limited site furniture improvements, and the HBWC Parkway bridge connection for a proportional credit against the in-lieu fee subject to the approval of the Parks and Recreation Director.
13. The developer shall pay HBWC Impact Fees.
14. The developer shall pay Park Improvement Impact Fees.
15. The developer shall provide a public access and maintenance easement to the City for the area identified as the Ring Park to allow for public use and maintenance activities.

It is staff's recommendation that the Parks and Recreation Commission forward to the City Council a recommendation to not accept the Ring Park dedication for the Quimby Parkland Dedication requirement and that the in-lieu fee be paid by the developer.

Motion by Commissioner Romero, second by Commissioner Ross to continue this item to the August meeting.

<b>AYES:</b>	Commission Members:	Romero, Walker, Ross, Grossfeld
<b>NOES:</b>	Commission Members:	None
<b>ABSENT:</b>	Commission Members:	Jackson, Lott, Safford
<b>ABSTAIN:</b>	Commission Members:	None

Chair Grossfeld appointed Commission Members Romero, Ross and Walker to a subcommittee to meet with staff regarding the issues related to the proposed development project and to bring a recommendation back to the full Commission at the August meeting.

#### B. Sphere of Influence Bikeway Master Plan

Park Planning Manager Jim Simpson presented the staff report. He explained that the item before the Commission is a draft Appendix to the City of Folsom Bikeway Master Plan to incorporate into the Folsom Plan Area Specific Plan document as it relates to the adopted Bikeway Master Plan, and existing trail and bikeway development. It is staff's recommendation that the Commission forward to the City Council comments for revision and or a recommendation to approve the Appendix to the City of Folsom Bikeway Master Plan to incorporate into the Folsom Plan Area Specific Plan.

Motion by Commissioner Romero, second by Commissioner Walker to approve staff's recommendation to recommend approval of the Appendix to the City of Folsom Bikeway Master Plan to incorporate into the Folsom Plan Area Specific Plan to the City Council.

<b>AYES:</b>	Commission Members:	Romero, Walker, Ross, Grossfeld
<b>NOES:</b>	Commission Members:	None
<b>ABSENT:</b>	Commission Members:	Jackson, Lott, Safford
<b>ABSTAIN:</b>	Commission Members:	None

#### C. Lions Club Lion Monument Relocation to City Park

Park Planning Manager Jim Simpson presented the staff report. He explained that the sale of the R.G. Smith Clubhouse, which was the meeting place for the Folsom Lions Club, necessitated the removal and relocation of the concrete lion sculpture that was located outside the entry. It is staff's recommendation that the lion be relocated to the left side of the entry walk to the main picnic area of the park adjacent to the existing sign. This location provides a highly visible location for the Lions Club and Folsom City Lions Park namesake.

Motion by Commissioner Ross, second by Commissioner Romero to approve staff's recommendation to relocate the lion sculpture to the left side of the entry to the main picnic area of the park adjacent to the existing sign.

<b>AYES:</b>	Commission Members:	Romero, Walker, Ross, Grossfeld
<b>NOES:</b>	Commission Members:	None
<b>ABSENT:</b>	Commission Members:	Jackson, Lott, Safford
<b>ABSTAIN:</b>	Commission Members:	None

7. **INFORMATIONAL ITEMS:**

- A. Park Impact Fees Collected for Fiscal Year 2010-11
- B. Monthly Reports
- C. Director's Report

8. **COMMISSIONER COMMENTS:**

Commissioner Romero inquired about the comments made by Council Member Sheldon under Business from the Floor related to Parks and Recreation Commission meetings.

Director Goss responded that Council Member Sheldon is correct when he says that the Commission is appointed by the City Council while he, the director works for the City Manager, and it is his job to administer the department's budget as efficiently as he can. Part of that includes the time it takes staff to analyze and prepare for Commission meetings. He explained that in terms of Parks and Recreation Commission meetings, there will be a meeting when there is a need to meet. Historically, the Commission and staff spent a lot of hours working on park development projects, preparing master plans, etc., however, that is not where the department is now. The focus is the budget, expense control, revenue enhancement and service to the community.

9. **ADJOURNMENT:**

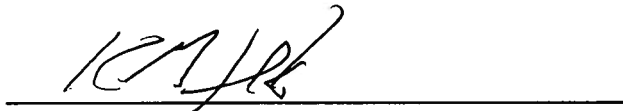
There being no further business before the Parks and Recreation Commission, the meeting was adjourned at 9:02 p.m.

**RESPECTFULLY SUBMITTED:**



Katie Parks, Administrative Assistant

**APPROVED:**



Ken Grossfeld, Chairperson