Spokane Park Board
Special Meeting Agenda
3 p.m. Wednesday, Aug. 31, 2016
City Council Chambers – lower level City Hall
Spokane, Washington

Park Board Members:
__ Wright, Chris – President
__ Traver, Susan – Vice President
__ Eadie, Leroy
__ Kelley, Ross
__ Van Voorhis, Ken
__ Selinger, Sam
__ Pendergraft, Lauren
__ Sumner, Nick
__ McGregor, Ted
__ Greta Gilman
__ Mumm, Candace – Council Liaison

Agenda

Roll Call: Pamela Clarke

1. Action items:
   A. Introduction of new Park Board member Greta Gilman – Chris Wright
   B. Committee assignments – Chris Wright
   C. Conservation Futures Property Acquisition (Latah Creek 17-16) – Garrett Jones
   D. Conservation Futures Property Acquisition (Beacon Hill 04-16) – Al Vorderbrueggen

2. Discussion Items:
   A. Conservation Futures Property Acquisition (High Drive 15-16) – Garrett Jones
   B. Other Conservation Futures Projects – Garrett Jones
   C. 2017 Park Planning and Park Operations Budget – Garrett Jones and Al Vorderbrueggen

3. Adjournment

Agenda is subject to change.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Lisa Richards at (509) 625-6909, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or lrichards@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. Richards at (509) 625-6909 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.
<table>
<thead>
<tr>
<th>Name</th>
<th>Term Ends</th>
<th>Riverfront</th>
<th>Golf</th>
<th>Land</th>
<th>Recreation</th>
<th>Finance</th>
<th>Urban Forestry</th>
<th>Bylaws</th>
<th>Liaisons</th>
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<td>Kelley, Ross</td>
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<td>✓</td>
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<td>✓</td>
<td>✓</td>
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</table>

PF = Spokane Parks Foundation  
CF = Conservation Futures
<table>
<thead>
<tr>
<th>Rank</th>
<th>Location / #</th>
<th>Parcel #'s</th>
<th>Address (if any)</th>
<th>Future Probable Ownership</th>
<th>Contact Info</th>
<th>Property Size (Acres)</th>
<th>Estimated Cost - Provided in the nomination form</th>
<th>Inside the UGA</th>
<th>Access</th>
<th>Future Public Access</th>
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<tr>
<td>1</td>
<td>Mica Peak - 24-16</td>
<td>54110.9001, 54142.9003, 54142.9002, 54142.9006, 54143.9016</td>
<td>Vacant</td>
<td>Spokane County</td>
<td>Paul Buckland 509-924-1911 <a href="mailto:paulbuckland@iespco.com">paulbuckland@iespco.com</a></td>
<td>901</td>
<td>$4,000,000</td>
<td>No</td>
<td>Private vehicle access via Radar Site Road (Gated at Starr Road) and foot access via Mica Peak CA or Liberty Lake RP. Access would occur via Mica Peak TH or Liberty Lake TH.</td>
<td></td>
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<tr>
<td>2</td>
<td>Antoine Peak - 01-16</td>
<td>Portions of 56315.9024, 46361.9104</td>
<td>17500 E. Wellesley Ave</td>
<td>Spokane County</td>
<td>Jim Etter 509-990-6325 or <a href="mailto:txrothrock@gmail.com">txrothrock@gmail.com</a></td>
<td>221</td>
<td>$2,100,000</td>
<td>No</td>
<td>Paved - Wellesley and Flora - Paved road frontage</td>
<td>Existing Antoine Peak Trailheads &amp; potential new parking area off of Wellesley / Flora.</td>
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<td>3</td>
<td>Dishman Hills - 08-16</td>
<td>Portions of 45315.9019, 45315.9020, 45323.9100, 45323.9124, 45322.9134, 45322.9094</td>
<td>4126 S Sunderland Drive</td>
<td>Spokane County</td>
<td>Flying L Limited Partnership, Andrew Phillips, 509-263-6547 <a href="mailto:aphilips9715@gmail.com">aphilips9715@gmail.com</a></td>
<td>182</td>
<td>$1,092,000</td>
<td>No</td>
<td>Paved - Sunderland Drive</td>
<td>Property provides relatively flat land with public paved road frontage for a feasible trailhead.</td>
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<td>4</td>
<td>Beacon Hill - 04-16</td>
<td>Portions of 36364.9052, .9065, .9066</td>
<td>6702 E. Valley Springs Rd</td>
<td>City of Spokane</td>
<td>George Paras 509-535-8377 or <a href="mailto:george@parashomes.com">george@parashomes.com</a></td>
<td>19.7</td>
<td>$1,750,000</td>
<td>Yes</td>
<td>As proposed, no vehicle access - foot access through Camp Sekani Park</td>
<td>Existing Camp Sekani Park trailhead</td>
</tr>
<tr>
<td>5</td>
<td>Dishman Hills - 12-16 B</td>
<td>44182.9007, 44181.9038, 44181.9041</td>
<td>8800 S. Stevens Creek Rd &amp; 10900 E Hallett Rd</td>
<td>Spokane County</td>
<td>Spokane Investors, Bob Himmacher 509-532-9005 or <a href="mailto:bob@rosesandmoreinc.com">bob@rosesandmoreinc.com</a></td>
<td>210</td>
<td>$1,050,000</td>
<td>No</td>
<td>Unmaintained public ROW - Stevens Creek Road Gravel - Hallett Road</td>
<td>Property would be served by Stevens Creek TH</td>
</tr>
<tr>
<td>6</td>
<td>Little Spokane River - 23-16</td>
<td>26014.7007, 36063.9123</td>
<td>Vacant</td>
<td>Spokane County</td>
<td>Camela Lathrop (Agent) 509-939-5851 or <a href="mailto:camela@camelacares.com">camela@camelacares.com</a></td>
<td>95</td>
<td>$2,500,000</td>
<td>No</td>
<td>Private vehicular access via Vistawood Ct and foot access via Fairwood Drive &amp; WDFW property. Walk up access could occur off of Fairwood Drive, but possibilities for developing public parking could be limited.</td>
<td>Property could be served by an existing access point. Developing an official parking area may be a challenge due to busy road and slopes.</td>
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<tr>
<td>7</td>
<td>High Drive - 15-16</td>
<td>34051.0902</td>
<td>5600 S. Hatch Rd</td>
<td>City of Spokane</td>
<td>Greg Darbeim (Agent), 509-747-1031</td>
<td>22.7</td>
<td>$2,880,000</td>
<td>Yes</td>
<td>Paved - High Drive / 57th Ave</td>
<td>Pedestrian access could occur from the Bluffs or from off of Inland Empire Way. Could develop trailhead parking on property near the current home site.</td>
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<td>8</td>
<td>Latah Creek - 17-16</td>
<td>25361.0006, 25361.0007, 35312.0002</td>
<td>3515 S. Inland Empire Way</td>
<td>City of Spokane</td>
<td>Taudd Hime, 509-981-8848 or <a href="mailto:thume@pblaw.biz">thume@pblaw.biz</a></td>
<td>47</td>
<td>$2,400,000</td>
<td>Yes</td>
<td>Paved - Inland Empire Way</td>
<td></td>
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<td>9</td>
<td>Beacon Hill - 02-16</td>
<td>35024.9027, 35024.9028</td>
<td>Vacant</td>
<td>Spokane County</td>
<td>Robert Barba 509-255-9117 (no email)</td>
<td>70</td>
<td>$480,000</td>
<td>No</td>
<td>No direct vehicle access - foot access from Upriver Drive / Shields Park</td>
<td>Existing Shields Park trailhead.</td>
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</table>

Please Note: This is a preliminary ranking only and is subject to change.
<table>
<thead>
<tr>
<th></th>
<th>Property Name</th>
<th>Parcel Numbers</th>
<th>Property Type</th>
<th>County</th>
<th>Contact Information</th>
<th>Acres</th>
<th>Price</th>
<th>Access</th>
<th>Description</th>
<th>Notes</th>
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<tbody>
<tr>
<td>10</td>
<td>Newman Lake - 25-16</td>
<td>57361.9006</td>
<td>Vacant</td>
<td>Spokane</td>
<td>Tom Groesbeck 509-868-8145 or <a href="mailto:tomsgroesbeck@yahoo.com">tomsgroesbeck@yahoo.com</a></td>
<td>20.76</td>
<td>$240,000</td>
<td>No</td>
<td>Paved - Hauser Lake Branch Rd</td>
<td>Property is flat and could serve as the trailhead for Hauser Conservation Area</td>
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<td>11</td>
<td>Liberty Lake - 20-16</td>
<td>55355.9030, 54022.9041</td>
<td>Vacant</td>
<td>Spokane</td>
<td>Stephen Ford (Legal Rep) 509-863-2675 or <a href="mailto:fordlaw@aol.com">fordlaw@aol.com</a></td>
<td>268</td>
<td>$4,020,000</td>
<td>Yes</td>
<td>Unmaintained direct road off of Broken Lance Drive or foot access from Liberty Lake RP</td>
<td>Trailhead at Liberty Lake Regional Park. Not likely to have feasible public access off of Broken Lance.</td>
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<td>12</td>
<td>Little Spokane River - 22-16</td>
<td>27285.9033, portions of 27275.9048 &amp; 27345.9069</td>
<td>Vacant</td>
<td>Spokane</td>
<td>Chris Hefel 509-995-2899 or <a href="mailto:chrisheftel@aol.com">chrisheftel@aol.com</a></td>
<td>230</td>
<td>$600,000</td>
<td>No</td>
<td>Vehicle access via private Hayden Lane or foot access via Rutter Parkway</td>
<td>Access would occur through the Edburg Bass Conservation Area, which is being served by two existing trailhead parking areas.</td>
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<td>13</td>
<td>Liberty Lake - 19-16</td>
<td>55226.9035</td>
<td>Vacant</td>
<td>Liberty Lake</td>
<td>Sean Kelley 425-577-4413 or <a href="mailto:pxkelley@hotmail.com">pxkelley@hotmail.com</a>, Pam Frederick (Agent) 509-370-5944</td>
<td>23.1</td>
<td>$330,000</td>
<td>Yes</td>
<td>Paved - Liberty Lake Road</td>
<td>Limited parking could be developed off of Liberty Lake Drive.</td>
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<td>Beacon Hill - 03-16</td>
<td>35032.9071, 35032.9038</td>
<td>Vacant</td>
<td>Spokane</td>
<td>Trudy Weston (Trustee, Combs Living Trust) 509-768-3264 or <a href="mailto:rtstarlynn@aol.com">rtstarlynn@aol.com</a></td>
<td>20</td>
<td>$405,000</td>
<td>Yes</td>
<td>Paved - Frederick Avenue</td>
<td>Property has 3 acres of flat land on Frederick Ave that could be feasibly developed into a trailhead.</td>
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<td>15</td>
<td>Dishman Hills - 07-16</td>
<td>45314.9039</td>
<td>Vacant</td>
<td>Spokane</td>
<td>Dishman Hills Conservancy (Jeff Lambert) 509-991-5100 or <a href="mailto:es@dishmanhills.org">es@dishmanhills.org</a></td>
<td>34.55</td>
<td>$204,000</td>
<td>No</td>
<td>Paved - 44th Ave</td>
<td>A connector piece in the Dishman Hills. Would be served by either Thierman TH or Iller Creek TH</td>
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</table>
38 Nominations

Municipal Boundaries

Parkland

Nomination
Beacon Hill 04-16 – Ranked #4

- 20 acres

Beacon 04-16

Camp Sekani Park (City of Spokane)

Valley Springs Road

Upriver Drive
High Drive 15-16 – Ranked #7

High Drive 15-16
• 22.7 acres

City of Spokane
57th Avenue
Hangman Park
Hatch Road
High Drive Park
US-195
Latah Creek 17-16 – Ranked #8

Latah Creek 17-16
• 47 acres
1. Beacon Hill 04-16 - Paras
   a. Parcel 36364.9064 is Designated Forestland (88)
   b. No issues with creating the parcels through a boundary line adjustment with Camp Sekani Park. It might be a little more challenging if we need to create separate parcels because they will need legal access.

2. High Drive 15-16 – Yong Lewis (“Tuscan Ridge”)
   a. The Tuscan Ridge PUD has been approved by the City of Spokane and is now vested.
   b. An Easement Agreement (2013) executed between the Owner and the City of Spokane requires the Owner, at their own expense to provide and develop a trailhead to accommodate four cars and to construct a 6’ wide trail, including necessary retaining walls and safety fencing to connect the trailhead to Hangman Park. Owner is required to provide trash service and a trail map kiosk at the trailhead. The trail is also required to be “accessible sloped” with no stairs.
   c. The $100K donation towards a maintenance endowment is still on the table (Confirmed with Friends of the Bluffs President Jim Wilson 8/22/16).

3. Latah Creek 17-16 – JRP Land Co.
   a. The City of Spokane Parks and Recreation Department acquired a First Right of Refusal on the property as of May 9th, 2016. That FROR is good for three years from that date.
   b. Bridge – Avista built the bridge and is obligated to maintain the bridge as well as rebuild / strengthen the bridge if necessary. The property owner has the right to use the bridge for any reason so long as it doesn’t interfere with Avista’s use. Avista’s easement runs through the property to their substation, but it’s not anticipated that this use will affect the property’s use by the public (if acquired).
   c. Water Right Certificate – Granted in 1983 to pump 125 gallons per minute or 39.2 acre feet per year for irrigation of 10 acres. (There are several claims – not certified)
   d. House, structures, fencing, and garbage / vehicles will be removed by the Owner at their expense.
**Property Acquisition Questionnaire**

**Latah Creek 17-16**

47 acres
Parcels: 25361.0006, 25361.0007, and 35312.0002

1. Does acquisition have support of neighborhood organizations and citizens?  Yes

Comments: Individuals testified in favor of acquiring this property through Conservation Futures. Organizations expressing support for this acquisition include Latah-Hangman Neighborhood Council, Spokane Conservation District, Spokane Riverkeeper, Spokane Canoe and Kayak Club, and Department of Ecology.

2. Does acquisition serve unmet needs?  Yes

Comments: The property would provide good access to Latah Creek and potential new trailhead for the existing trail system. Preserving this property would help protect wildlife and aquatic habitat and shoreline and wetland ecosystems.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required: $0.00)  No

Comments: Acquisition would be funded by Conservation Futures.

4. Does acquisition incur new maintenance responsibilities or other ongoing costs or require development or improvements? (Estimated cost: $7,100.00)  Yes

Comments: Maintenance costs estimated at $200 per acre per year. Maintenance costs would be offset by Conservation Futures maintenance funds of approximately $2,300 per year. Other potential maintenance offsets would include volunteer groups including donated labor, supplies and equipment.
5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? Property would appeal to variety of users.

Comments: Property has appeal for trail use (hikers and bikers), water access (Latah Creek), and wildlife habitat.

6. Is acquisition accessible to public? Yes

Comments: Property has vehicle access from Highway 195 (bridge and road maintained by Avista). Property can also be accessed from High Drive trail system, bike trails at Hwy 195 interchange, and by non-motorized boats along Latah Creek.

7. Does acquisition enhance or benefit existing park land? Yes

Comments: Property is adjacent to High Drive Conservation Land and would provide potential for a new trailhead and access to existing park property.

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? Yes

Comments: Latah Creek flows through property. Property received high scores from wildlife biologists for wildlife and aquatic habitat.
9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: old buildings, easements, shoreline restrictions) Yes

Comments: Property has several old farm buildings that would be removed before acquisition (at current owner’s expense). Avista has easement for a road to access substation.

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: $0.00) No

Comments: There are no identified opportunities for revenue at this time. Purchase through Conservation Futures would limit development and some uses.

11. Is the property within the City limits? Yes

Comments: There are not many 47 acre pieces of land available within the City limits.

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? Yes

Comments: Latah Creek flows through property and has been identified as an environmentally significant area in City Shorelines Master Plan. Wildlife habitat and aquatic habitat have been given highest scores by wildlife biologists.

13. Is there potential threat of non-compatible development and loss of public use? Yes

Comments: As privately owned land, public use is not permissible. The potential for some development exists but would be somewhat restricted due to proximity to Latah Creek.
14. Would acquiring property reduce tax revenues? (assessed value is: $92,610.00) Yes

Comments: Assessed value seems low. Owner estimates value at $2,400,000.00. Value is highly dependent on potential for development.

Other comments, special circumstances, or considerations:

Properties of this size within City limits are becoming increasingly rare. This property would complement existing park property (High Drive Conservation Area) and provide unique opportunities for access to Latah Creek and associated wetlands. There are water rights, irrigation equipment, and fertile soil present that could be favorable to some level of farming or perhaps community gardening. This property is located in an area that has been identified for preservation in the City’s Shoreline Master Plan.
Latah Creek 17-16 – Ranked #8

Latah Creek 17-16
• 47 acres

City of Spokane

29th Avenue

Comstock Park

High Drive Park

U.S. 195
Latah Creek Property

1. Existing trail system
2. Proposed connector trails
3. Property line
4. Maintain access road (secure for authorized personnel only)
5. Parking/trail head location
6. Alternate seasonal parking/trail head location
7. Urban farming location
8. Utility building (water)
9. Bridge location over Latah Creek
10. Planting locations

Parcels: 25361.0007, 35312.0002, 25361.0006
Chris Wright, President
Spokane City Park Board
808 W Spokane Falls Blvd
Spokane, WA 99201

August 22, 2016

Board President Wright,

Catholic Charities Spokane would like to voice its support for the proposed use of Conservation Futures funds in acquisition of the 48 acres along Latah Creek owned by JRP Land, LLC. Catholic Charities has operated an urban farm proximate to the JRP Land property since 2002, as part of its program Food For All. Catholic Charities believes Conservation Futures to be an excellent means by which to conserve this property, which possesses unique heritage and excellent prospects for future community benefit if maintained as agricultural land.

Not long ago, the farms of the Latah Valley served as the ‘veggie-basket’ of Spokane, supplying Spokanites with fresh produce. That this property is one of the last remaining intact historical farmsteads in the valley provides its conservation a singular opportunity to recognize this heritage of our community.

It is that the farm also exists as a unique opportunity to positively serve the Spokane community moving into the future, however, that which makes the property stand out as a prime candidate for use of Conservation Futures funding.

Our program, Food For All, concerns itself with ensuring our community possesses a healthy, equitable, and prosperous food system. Food For All works to ensure our community can feed itself well, and that local farmers and food entrepreneurs have the resources needed to play a leading role in that effort. To that end, we recognize that our community must have a tangible connection to the sources of our food, and that aspiring growers have the tools and training opportunities they need to build their enterprises.

Conservation Futures’ acquisition of this property would secure the land’s rich past in the name of a continued legacy – given its ideal size, excellent soils, ample water right, and proximity to Spokane, the property could readily serve a variety of purposes Catholic Charities and many of its partners have identified as needed for the community:

- A learning farm for our community’s children, including prospects for direct integration into school curriculum, as well as summer-season educational programs;
- An incubator farm for aspiring farmers, offering training, resources and land-access, with potential to provide targeted supports to demographics such as military veterans and refugees;
- A producer of nutritious foods to supply food pantries and senior meal programs;
- An interactive, recreation-friendly agricultural space promoting ‘ag literacy’ and affording innovative open-space activities.
Uses such as these have proven impacts on similar properties across the Northwest. They have been identified as needs in our community. Significantly, they possess excellent prospects for access to funding and resources needed to sustain such a property. Clear funding opportunities include several grant programs administered by the US Department of Agriculture, as well as several private foundation partners of Catholic Charities invested in agricultural conservation and community food systems.

In Catholic Charities’ introduction to this property this summer and in our broader work supporting a vital food and agricultural system, we could not overstate the value – in legacy and potential – this farmstead possesses.

Sincerely,

Rob McCann
Executive Director

Cc: Spokane Parks Board of Directors
Property Acquisition Questionnaire

Beacon Hill-04-16
19.7 acres
Portions of Parcels: 36364.9052, 36364.9065 & 36364.9066

1. Does acquisition have support of neighborhood organizations and citizens? Yes

Comments: Individuals testified in favor of acquiring this property through Conservation Futures. Organizations expressing support for this acquisition including Evergreen East Mountain Bike Alliance and other trail users. There was considerable public testimony, written comments, and letters to Conservation Futures program supporting this acquisition.

2. Does acquisition serve unmet needs? Yes

Comments: This is a key piece of property to what has become the premier and best utilized mountain biking trail system in the region, serving a growing population of mountain bikers and other trail users.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required: $0.00) No

Comments: Acquisition would be funded by Conservation Futures.

4. Does acquisition incur new maintenance responsibilities or other ongoing costs or require development or improvements? (Estimated cost: ($0.00) No

Comments: There is an existing maintenance agreement for this property with Evergreen East Mountain Bike Alliance that utilizes donated labor, equipment and supplies. This agreement will be supplemented with funds from the Spokane County Conservation Futures annual maintenance funds of $48.20 per acre per year ($950 per year for this property).
5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane?  Property would appeal to variety of users.

Comments:  Property has appeal for trail use such as walkers, hikers and mountain bikers.

6. Is acquisition accessible to public?  Yes

Comments:  Property has vehicle parking at Camp Sekani, off of Upriver Drive. Property can also be accessed from Beacon Hill trail system, the neighborhood just north of the property and is adjacent to the Centennial Trail.

7. Does acquisition enhance or benefit existing park land?  Yes

Comments:  Property is adjacent to Camp Sekani and would provide access to existing park property. The property is uphill from Camp Sekani and is the starting point for downhill mountain bike runs and provides views that are not available further downhill.

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable?  Yes

Comments:  The property has views of the Spokane River and river valley, unique rock outcroppings, and some features from old homestead site
9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: some structures and potential easement) Yes

Comments: There are some remnants of old structures and seller would likely request an easement for sewer line and possibly a fire road.

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: $500.00 annually) Yes

Comments: There is some revenue from mountain biking events and races. Spokatopia, an outdoor adventure festival featuring a large variety of activities, is also growing in popularity.

11. Is the property within the City limits? No

Comments: This property is adjacent to Camp Sekani, located 1 mile east of the city limits.

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? Yes

Comments: This property provides some wildlife habitat and would provide some buffer between existing park land and potential housing development.

13. Is there potential threat of non-compatible development and loss of public use? Yes

Comments: The potential for this property to be turned into a housing development is significant. The property has an approved residential subdivision plat and is currently owned by a development corporation.
14. Would acquiring property reduce tax revenues? (assessed value is: $0.00) No

Comments: Property is outside City limits so does not provide property tax revenue to City. Assessed value has not been determined as property is only a portion of existing parcels. Owner estimates value at $1,750,000. Value is highly dependent on potential for development.

Other comments, special circumstances or considerations:

This is a key, strategic property acquisition identified in the Beacon Hill Trail Preservation Plan as presented to Park Board by Evergreen East Mountain Biking Alliance, a chapter of a highly successful statewide organization. Spokane Parks has had a valuable partnership with the Mountain Biking Alliance who has assumed responsibility for trail planning, development, and maintenance. The trail system not only serves citizens of Spokane but has become a regional destination for mountain biking, bringing a positive economic impact to the city. There is a significant threat of losing a very important part of this trail system to residential development if this property is not acquired for public purposes.
Beacon Hill 04-16 – Ranked #4

- Beacon 04-16
  - 20 acres

- Camp Sekani Park
  (City of Spokane)

- Valley Springs Road

- Upriver Drive
This sketch is furnished as a courtesy only by First American Title Insurance Company and is NOT a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.
Samuel Selinger attended telephonically. Randy Cameron arrived after the meeting convened.

Summary

- The Committee recommended Park Board support the Tuscan Ridge nomination as a Spokane County Conservation Futures acquisition in consideration of a $100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements. If Spokane County Commissioners approve the acquisition of the Tuscan Ridge property and the full amount of the provisional gift is realized, the Land Committee recommends that the Park Board accept ownership of the property. In no way does this motion commit the Park Board to acquire the property with any other funds other than Conservation Futures, or to commit to capital expenditures for improvements for parking and/or access from public roadways.
- The Committee recommended Park Board approval of Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts in the amount up to an estimated annual maximum expenditure of $65,000.
- The Committee recommended Park Board acceptance of the low bid submitted by Dardan Enterprises in the amount of $159,877.05 for Gaiser Conservatory renovation.
- The Committee recommended Park Board approval of the Resolution to sell surplus equipment (portable stage) to Spokane County for $12,500.
- Division Street Boat Launch – An update including project history, location, design concepts, and timeline was provided by Staff. Various project aspects were discussed.
- Ben Burr Trail Improvements - The recent walk-through with various parties attending, and Liberty Park crossing options were reviewed and discussed. Committee consensus preferred the ‘red’ trail crossing through Liberty Park, and agreed it enhances the use of the remaining property.
- Capital Projects – A written list was provided and briefly discussed. The memorial benches will be ready for the dedication.
- Park Operations Financial Report – The final 2013 Financial Statements were provided, with no significant changes from the preliminary 2013 yearend report. Board Members requested Staff to begin 2015 budget planning, and asked for a level of service evaluation plan update.
MINUTES

The meeting was called to order at 3:00 p.m. by Chairperson, Ken Van Voorhis. Introductions were made. Agenda order changes were made as the meeting progressed.

Action Items:

1. **Support for Tuscan Ridge nomination as Conservation Futures Unforeseen Opportunity acquisition** – Copies of the Property Acquisition Questionnaire, the 2010 Conservation Futures nomination form, and a Friends of the Bluff request for a new Land Committee motion were provided. Review and discussion included: topic history; Conservation Futures nomination ranking; property history, location, characteristics, access, development potential, and required improvements; safety; the request for a new motion; ‘unforeseen opportunity’ definition, implications, and conditional acceptance; provisional donation opportunity and options; clarifying Parks intentions if the property were acquired; maintenance and operation costs; funding sources and uses; Friends of the Bluff 501c3 status; the property acquisition questionnaire; and realistic expectations, and associated costs. Board Member concerns included: parking, right-of-way, and access issues; and feeling coerced to consider property outside of the strategic planning goal.

   **Motion #1:** Chris Wright moved to recommend that Park Board supports the Tuscan Ridge nomination as a Spokane County Conservation Futures acquisition in consideration of a $100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements. If Spokane County Commissioners approve the acquisition of the Tuscan Ridge property and the full amount of the provisional gift is realized, the Land Committee recommends that the Park Board accept ownership of the property. In no way does this motion commit the Park Board to acquire the property with any other funds other than Conservation Futures, or to commit to capital expenditures for improvements for parking and/or access from public roadways.

   Kristine Meyer seconded. Motion passed.

2. **Recommend approval of Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts** – Park Operations and Golf have a large fleet of Toro equipment, which Park Operations maintains. Western Equipment has previously been declared the sole source for factory repair parts for this equipment. This action item allows establishment of a Value Blanket Order through Purchasing with an estimated maximum annual expenditure of $65,000 so repair/replacement parts may be purchased as needed on an ongoing basis to keep equipment operating through the year. Equipment purchases would be limited to small accessories mountable on larger equipment.

   **Motion #2:** Ross Kelley moved to recommend approval of Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts in the amount up to an estimated annual maximum expenditure of $65,000. Susan Traver seconded. Motion passed.

3. **Recommend acceptance of low bid for Gaiser Conservatory renovation** – One bid was received. The amount, including tax, is $159,877.05. Previously donated funds, designated to benefit the Gaiser Conservatory, have been received. The Capital Budget will cover the difference between the donated funds and the bid amount. Review and discussion included: project and funding history; use restrictions of the donated funds; the scope of work; a recognition plaque; anticipated benefits; and production and display greenhouses.

   **Motion #3:** Ross Kelley moved to recommend acceptance of the low bid submitted by Dardan Enterprises in the amount of $159,877.05 for Gaiser Conservatory renovation.

   Susan Traver seconded. Motion passed.
Property Acquisition Questionnaire

Tuscan Ridge

1. Does acquisition have support of neighborhood organizations and citizens? yes

Comments: Over 100 individuals and organizations have provided written support for this acquisition. Organizations expressing support include Friends of the Bluff, Southgate Neighborhood Council, Spokane Audubon, Trout Unlimited, and Friends of the Falls.

2. Does acquisition serve unmet needs? Somewhat

Comments: Serves primarily natural area trail users. Adds to existing trails network and protects wildlife habitat. Provides “missing piece” link between existing land holdings.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required:_____0_____) yes

Comments: Acquisition would be funded by Conservation Futures

4. Does acquisition incur new maintenance responsibilities or other ongoing costs or require development or improvements? (Estimated cost:__$4,500/ yr__) yes

Comments: Maintenance costs offset by 1) CF maintenance funds @ $57.68/acre ($1,297/yr) 2) $100,000 maintenance endowment 3) significant volunteer support through FoB

Trailhead/parking improvements anticipated at some point.
5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane?  Fairly defined user groups

Comments: Serves primarily natural area trail users – hikers and bikers, and primarily south hill residents

6. Is acquisition accessible to public?  yes

Comments: This acquisition has strong potential to improve accessibility to existing conservation land and improve connectivity between existing land holdings

7. Does acquisition enhance or benefit existing park land?  yes

Comments: See previous comments

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable?  Some

Comments: Property has scenic views and has been identified as a wildlife corridor. The existence of a natural, undeveloped piece of property of this size within City Limits is becoming increasingly rare.

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities:_____________________________________)  None known

Comments: Property does have a power line easement but impact on recreational use is minimal.
10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue:__________)  No

Comments: No identified revenue opportunities at this time other than $100,000 maintenance endowment that would accompany acquisition

11. Is the property within the City limits? Yes

Comments:

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? Yes

Comments: Property provides wildlife habitat and corridor, native forest, and buffer to residential development and Latah Creek

13. Is there potential threat of non-compatible development and loss of public use? Yes

Comments: Property has gone through preliminary planning, platting, permitting, and easement acquisition for planned development

14. Would acquiring property reduce tax revenues? (assessed value is: _$50,000____) Yes

Comments: Current assessed value seems very low. Value as developed property would be far greater.

Other comments, special circumstances, or considerations:
Property would be nominated as an “Unforeseen Opportunity” under Conservation Futures and would have to be evaluated and prioritized by that program for potential acquisition. Value as park land is in enhancing existing trail network and linking existing park properties together. Existing park land in vicinity: Hangman Conservation Area and Campion (160 acres) to the south; Hangman and High Drive Conservation Areas (482 acres) to the west and northwest; Qualchan Golf Course (225 acres) to the west. Park Board previously granted a sewer line easement across park property for the potential development of Tuscan Ridge in exchange for providing a trailhead and parking serving the Hangman Conservation Area.
1. **Roll Call**: Leesa Van Zandt

Park Board Members Present: Randy Cameron, President; Chris Wright, Vice President; Leroy Eadie; Jim Santorsola; Sam Selinger; Susan Traver; Ken Van Voorhis; Preston Potratz; Kristine Meyer; and Councilman Mike Allen

Park Board Members Absent Excused: Andy Dunau

Staff Present: Nancy Goodspeed, Carl Strong, Garrett Jones, Tony Madunich, Rebecca Madany, Al Vorderbrueggen, Angel Spell, Sam Song, Aaron Champagne and Debbie Dodson

2. **Motion No. 1**: Ross Kelley motioned to approve the March 13, 2014 Regular Park Board Meeting Minutes and Study Session Notes, with the addition of Ross Kelley being present at the March 13, 2014 Regular Park Board meeting and Study Session. Preston Potratz seconded. Motion carried.

3. **Additions or Deletions to the Agenda**: None.

4. **Monthly Highlights**:

A. If you’ve got spring fever and have planting in mind, specifically planting trees in mind, be sure to check with Urban Forestry before you make a purchase or dig a hole. On the Urban Forestry website you’ll find information on specifications, approved types of trees and a variety of additional information about our urban forest.

B. Bring the whole family to the John A. Finch Arboretum on April 26 for lots of fun and FREE activities for all ages. Spokane’s Arbor Day celebration will take place from 11 am to 2 pm, April 26, rain or shine at the Arboretum.

C. It may be raining outside, but inside the Gaiser Conservatory in Manito Park you’ll find nothing but blooms! The Conservatory is open from 8:00 a.m. to 6:00 p.m. daily, and just occasionally closes on Wednesdays for pest control. A stroll thru the Conservatory is sure to prepare you for spring!

D. The Recreation Department is gearing up for the summer camp season and reminds participants that now is the best time to pick out the camps you want to attend and to register now. Camps start June 16th!

E. The Spring Recreation Activity Guide is now available Interactively on our website. We encourage you to check out all the new programs as well as seasonal favorites. And remember, the easiest and fastest way to register is to go on-line and use the interactive guide.

F. Camps are very popular again this year, and we’ve got camps for nearly all ages and all abilities including Teen Camps for ages 12-16, Aquatic Camps, Tennis Camps and Sports Camps for Pre-school Ages 0-5. For ages 3 – 5, and 6 -11 Corbin Kids Camps feature Fine Arts & Crafts Summer Camps and Workshops. Funshine Day Camp offers specialized and adaptive services for individuals with disabilities.

G. Additionally, the Therapeutic Recreation Services Spring and Summer guide is also now
H. Attention golfers! All four city golf courses are now open and we’re signing up lessons for Adult Golf Sessions, Senior and Junior Golf Sessions. Sign up online or by phone via My Spokane.

I. The swim season is not all that far off and staff is already busy preparing. What’s happening now in the Aquatics Department? Staff is currently interviewing and taking applications for the summer season. Open positions include managers, cashiers and lifeguards.

J. What’s new in Aquatics for Summer 2014 you might ask? We are happy to announce the addition of more swim lessons, and expanded senior center open swim times. We are also teaming up with kids’ sports camps including the Skyhawks & Soccertots. Pools open for the season June 16th, just nine weeks away!

K. This year we’re celebrating the 40th Anniversary of EXPO ’74 with special Riverfront Park Summer Season Pass pricing. This Early Bird Discount Sale offers the best price of the season with unlimited admission to the Carrousel and Amusement rides including the Ferris Wheel, Tilt A Whirl, Tour Train, Dragon Coaster and much, much more! Season passes also include discounts on IMAX shows.

L. And speaking of the IMAX, the Theatre is now open for the 2014 season with a full schedule. See the website for show times.

M. The historic 1909 Looff Carrousel is also back from its annual planned maintenance hiatus with expanding hours of operation. The Carrousel will begin full-time, 7 days a week operation May 2.

N. So, as you can see we’ve got a fun-filled summer jam packed with camps, lessons and lots of fun activities. Browse through our interactive Activity Guide and then register early to get the classes you want. And don’t forget, registering on-line is the quickest way to sign up for any of our classes.

O. Work is continuing on schedule with the Riverfront Park Master Plan. Park Board will be hosting two public comment meetings regarding the Master Plan and recommendations on new and existing Park uses. The public comment meetings will be held on Thursday, April 17th and Thursday, April 24th at 6 pm. in the Council Chambers of City Hall.

5. **Special Guests:**

A. SYSCA Update – Bonnie McDade, Executive Director, Southside Senior & Community Center; and Kate Green, Executive Director, Northeast Youth Center

Bonnie McDate updated the Board that for the first quarter of 2014, there has been 181,000 hours of Volunteer Participation. Kate Green updated the Board on the “Building Dreams” fundraiser on May 10th at 6 p.m. at the Spokane Convention Center, tickets are $40.00. The youth center just purchased their Riverfront Park passes this week. Kate Green has been working with Ryan Griffith on providing outdoor activities. Kate Green is working with the Parks Foundation on swim lessons. As a pilot program, 20 kids will receive swim lessons in early June. Bonnie McCade reported that two of the senior center representatives will be giving input on the changes to Riverfront Park specifically addressing seniors’ needs. Corbin Senior Center’s Movin’ and Grovin’ Health Fair was a success. Hillyard Senior Center hosted a birthday luncheon banana split event. Mid-City Concerns has a new kitchen. Project Joy’s 52 piece orchestra will play at the Veteran’s Cemetery on Memorial Day. The Southside Senior Center is having their annual meeting next month where the Project Joy orchestra will play again. The Southside Senior Center hosted a luncheon for the Volunteers. The Sinto Senior Center is working with EWU on a program to target the new baby boomer population.
6. **Motion No. 2:** Susan Traver motioned to approve claims for the month of March 2014 in the amount of $808,150.19.
   Ross Kelley seconded.
   Motion carried.

7. **Financial Report & Budget Update:** – **Rebecca Madany**
   Rebecca Madany presented the March Financials. The Park Fund Revenue to date is at 100%; the Park Fund Expenditures to date is at 109%.

8. **Special Discussion/Action Items:**
   A. **Approval of Two Resolutions** – **Leroy Eadie**
   Leroy Eadie presented two resolutions supporting Parks and Recreation grant applications to the Washington State Recreation & Conservation Office. The Washington State Recreation & Conservation Office (RCO) does now require an approved resolution as part of our application. The first grant project is completion of the Mirror Pond Improvements. That grant application will be a little over $300,000 which is what is needed to complete that project. Our match on this grant will equal what we have already committed to in our capital plan ($60,000) as the rest will be funded by other grants and the Friends of Manito. The second grant project is design and construction of a Universal Baseball Field at Mission Park. This is the field that we discussed a while back that is a partnership with the Cal Ripken Sr. Foundation. The projected costs is around $1 million. Cal Ripken Sr. Foundation will fund 50% of the total project costs which can count as our match.
   **Motion No. 3:** Sam Selinger moved to approve the Mirror Pond Resolution as presented.
   Ross Kelley seconded.
   Motion carried.
   **Motion No. 4:** Ross Kelley moved to approve the Universal Baseball Field Resolution.
   Susan Traver seconded.
   Motion carried.

9. **Foundation Report:** – **Heather Beebe-Stevens, Executive Director**
   Heather Beebe-Stevens updated the Board on the Expo ’74 Gala. The Foundation’s website has been rebuilt and will go live tomorrow. There is also a new website for the Expo ’74 event, www.expo74.org. The Foundation is still taking sponsorships. The 2014 grant awards have been decided. The Northeast Youth Center will receive a $4,000 grant; the Friends of Manito will receive $400; the Peaceful Valley Community Center will receive $3,000; Valleyfest will receive $1,000; Spokane County Parks will receive $2,725 for swimming lessons; the MAC will receive $5,000; Therapeutic Recreation Service will receive $1,000; City of Spokane Parks will receive $4,800 for swimming lessons; and the Sister Cities will receive $7,500. Heather Beebe-Stevens distributed invitations and newsletter to the Park Board members.

10. **Committee Reports – Action Items:**
   **Golf Committee:** March 19, 2014, **Ross Kelley**
   A. There was discussion on proposed changes to the “Golf Division Policy & Operations Manual.”
   B. There was an update on POS software.
   C. There was an update on the Communications for the Creek at Qualchan.
   D. There was a presentation of Fred Marchant’s 25 service pin with the City of Spokane.
   E. There was a Revenue Enhancement/Advertising Update.
   F. There was an update on course conditions.
   G. Next meeting will be on April 16, 2014 at 7 am at Esmeralda Golf Course.
Land Committee: April 2, 2014, Ken Van Voorhis

A. Ken Van Voorhis provided background information on the nomination of Tuscan Ridge as a Spokane County Conservation Futures acquisition in consideration of a $100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements. If Spokane County Commissioners approve the acquisition of the Tuscan Ridge property and the full amount of the provisional gift is realized, the Land Committee recommends that the Park Board accept ownership of the property. In no way does this motion commit the Park Board to acquire the property with any other funds other than Conservation Futures, or to commit to capital expenditures for improvements for parking and/or access from public roadways.

Motion No. 5: Ken Van Voorhis moved to approve the nomination of Tuscan Ridge as a Spokane County Conservation Futures acquisition in consideration of a $100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements.
Ross Kelley seconded.
Motion carried.

B. Ken Van Voorhis provided background information on the Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts in the amount up to an estimated annual maximum expenditure of $65,000.

Motion No. 6: Ken Van Voorhis moved to approve the Value Blanket Order with Western Equipment Distributors, Inc.
Ross Kelley seconded.
Motion carried.

C. Ken Van Voorhis provided background information on the low bid submitted by Dardan Enterprises in the amount of $159,877.05 for Gaiser Conservatory renovation.

Motion No. 7: Ken Van Voorhis moved to approve the low bid submitted by Dardan Enterprises in the amount of $159,877.05 for Gaiser Conservatory renovation.
Kristine Meyer seconded.
Motion carried.

D. Ken Van Voorhis provided background information on the Resolution to sell surplus equipment (portable stage) to Spokane County for $12,500.

Motion No. 8: Ken Van Voorhis moved to approve the Resolution to sell surplus equipment (portable stage) to Spokane County for $12,500.
Jim Santorsola seconded.
Motion carried.

E. There was an update on the Division Street Boat Launch, including project history, location, design concepts, and timeline was provided by Staff. Various project aspects were discussed.

F. Ben Burr Trail - Engineering Services Staff has scheduled an informational walk-through of the full length of the trail with various City representatives, and parties both supporting and opposing the project. The resulting report will be presented at a future Committee meeting. Discussion included: Staff participating in the walk-through; previous Board consensus; neighborhood opposition to the project; compromise opportunities; the existing resolution; talking points; final design approval; and the need for early communication between City Departments for joint projects.

G. The next scheduled meeting is April 30, 2014, at 3:00 p.m. in City Hall Tribal Conference Room 1, Fifth Floor of Spokane City Hall.
High Drive 15-16 – Ranked #7

- High Drive Park: 22.7 acres
- City of Spokane
- Hangman Park
- Hatch Road
- 57th Avenue

High Drive 15-16