



**City of Spokane Park Board
Land Committee Meeting**

3:30 p.m. Wednesday, Jul. 31, 2024
Hybrid in-person and WebEx virtual meeting
Al Vorderbrueggen – Park Operations Director

Committee members

X Greta Gilman – Chair
X Hannah Kitz
X Sally Lodato
X Kevin Brownlee
X Doug Kelley

Parks staff

Al Vorderbrueggen
Carl Strong
Jennifer Papich
Nick Hamad
Fianna Dickson
Kris Behr
Sarah Deatrach

Guests

Todd Cornell
Todd McLaughlin
Denise Marsh
Byran Phillips
Caitlin Greeney

SUMMARY

- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
 - None
- Avista representatives presented proposed natural gas regulator station enhancements at High Bridge Park (no cost).
- Avista representatives presented proposed Indian Trail to Waikiki electric transmission line upgrades (no cost).
- Carl Strong gave an update on the Green Area Maintenance pilot project.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Sep. 04, 2024.

MINUTES

The meeting was called to order at 3:30 p.m. by committee chair Greta Gilman.

Public Comments: None

Action items: None

Discussion Items:

1. [Avista Utilities / natural gas regulator station enhancements / High Bridge Park \(no cost\)](#). – Todd McLaughlin / Bryan Phillips
 - a. This project is related to an existing natural gas relay station at the corner of S. Coeur d'Alene St. and W. Sunset Blvd. They are proposing moving the station slightly to the north, which would require an easement for the SE corner of High Bridge Park for approximately 2,600 sq. ft. Avista has filled out an application. A valuation of the land has not yet been determined.
 - b. The current location sits atop a steep bluff which has experienced increased erosion in recent years. Avista has an easement with the City as this location is also the Latah Bridge right-of-way. The erosion poses a safety concern. Avista would prefer to be on level ground as well as move out of the right of way.
 - c. Nick requested clarification if the gas valves would be tamper-proof or enclosed in a controlled area. This would be dictated by the Browne's Addition Historic District, but at a minimum would be fenced. Hannah Kitz asked if the old structure would be removed. They said that this would need to be analyzed by a structural engineer. Most likely the structure on top will be removed, but the blocks may need to remain as well to prevent future erosion. She also commented that the old relay station is not aesthetically pleasing and hasn't been regularly cleaned of graffiti. She is concerned about maintaining another structure within a park and would like that to be addressed if an easement is provided. They said that they do have a property maintenance team who takes care of facilities on easements. Sally was concerned about possible erosion at the new location and erosion control at the old site. Nick suggested it would be more aesthetic if the station were enclosed in a park-like building, rather than a fenced in area.
 - d. The next step would be to gather information from various departments through a permit request. Nick will also talk to the neighborhood council. The building would not commence for about 6 months.
2. [Avista Utilities / Indian Trail to Waikiki Transmission Line upgrades \(no cost\)](#) – Caitlin Greeney
 - a. This is an existing Parks easement at Meadowglen Conservation Area. Because there is neighborhood growth in this area, Avista needs to upgrade the lines, which would extend 7 ft. north of the property line, which contains 50+ trees. This would not interfere with the proposed children's play park (Meadowglen) as it will be several feet to the south. However, it would require clear cutting the trees along that row. Although there is an unused transmission line in just to the south of the proposed line, it needs as much room as possible because new lines will be installed. Nick indicated this project is within their easement rights. He suggested reaching out to the neighborhood with this project as well.

Standing Reports:

1. Green Area Maintenance Update: Al Vorderbrueggen/Carl Strong
2. This pilot project began 4 months ago, and the program is going well with issues of staffing and equipment being remedied. Mowing and string trimming frequency has improved from the past while all locations being hit adequately; many of these areas were not been touched in previous years. The team consists of 3 full-time staff and several temp seasonal employees.

There has been great headway in maintaining the planted areas, roundabouts, etc. which also includes hand-trimming and mulching. They are beginning to work on planters throughout the City. This will probably take a year to get a better understanding of all the nuances. As most of these areas are not irrigated, it may never look great, but will look much better. Some areas that did have irrigation has been vandalized and unusable and need to be relandscaped with vandalism and proper maintenance in mind. No Parks funds are used for this project. However, the equipment is being shared with Park Operations.

Adjournment The meeting was adjourned at 5:04 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Sep. 04, 2024.

Spokane Park Board

Briefing Paper

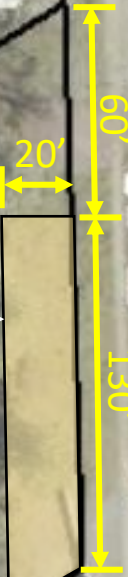


Committee	Land Committee	Committee meeting date: July 31 2024	
Requester	Nick Hamad	Phone number: 509.363.5452	
Type of agenda item	<input type="radio"/> Consent <input checked="" type="radio"/> Discussion <input type="radio"/> Information <input type="radio"/> Action		
Type of contract/agreement	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
City Clerks file (OPR or policy #)			
Master Plan Goal, Objective, Strategy (Click HERE for link to the adopted plan)	N/A	Master Plan Priority Tier: (pg. 171-175)	N/A
Item title: (Use exact language noted on the agenda)	Avista Utilities / natural gas regulator station enhancements / High Bridge Park (no cost).		
Begin/end dates	Begins:	Ends:	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>This discussion item is intended to inform park board of a request from Avista Utilities and gather park board input on the request prior to development of any agreement.</p> <p>Avista Utilities is requesting a perpetual easement on High Bridge Park property to install a new natural gas regulator station. Proposed installation is a new 2,600 square foot fenced area with a 10' x 35' building.</p> <p>Proposed regulator station is directly adjacent an existing regulator station.</p>			
Motion wording:			
No Motion - Discuss requested natural gas regulator station enhancements in high bridge park.			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No			
If so, who/what department, agency or company:			
Name:	Email address:	Phone:	
Distribution:			
		toddmclaughlin@avistacorp.com	
Parks – Accounting			
Parks – Sarah Deatrich			
Requester: Nick Hamad			
Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input type="checkbox"/>	Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/>	W-9 (for new contractors/consultants/vendors)
<input type="checkbox"/>	Contractor is on the City's A&E Roster - City of Spokane	<input type="checkbox"/>	ACH Forms (for new contractors/consultants/vendors)
<input type="checkbox"/>	UBI: Business license expiration date:	<input type="checkbox"/>	Insurance Certificate (min. \$1 million in General Liability)

Easement Location Proposal



Proposed easement area



Coeur D Alene

6th

Hemlock

498

508

217

2203 2203
2203 2203
2208 2208

2127

511

511

512

514

518

515

535

2215

Picture Location Map



Proposed easement area

Picture 3

Picture 2

Picture 1

Coeur D Alene

Hemlock

6th

Existing Natural Gas Regulator Station



Picture 1 – Looking west



Proposed easement area

South property line

Southeast property corner

East property line

Picture 2 – Looking north



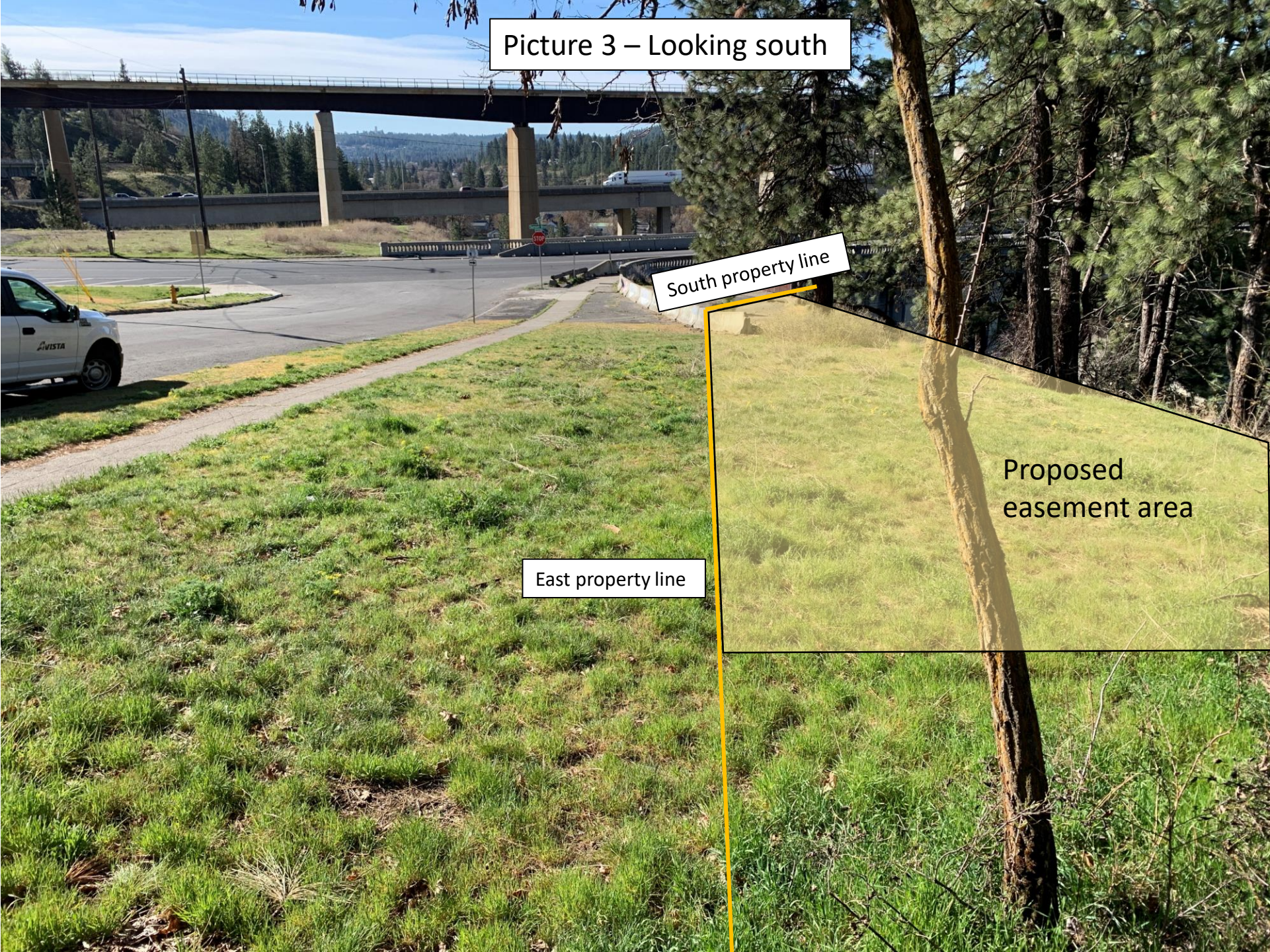
Proposed easement area

East property line

Southeast property corner

South property line

Picture 3 – Looking south



South property line

East property line

Proposed easement area

DRAFT Gas Piping Proposal



Proposed regulator station inside 10'x35' building









Existing regulator station to be removed

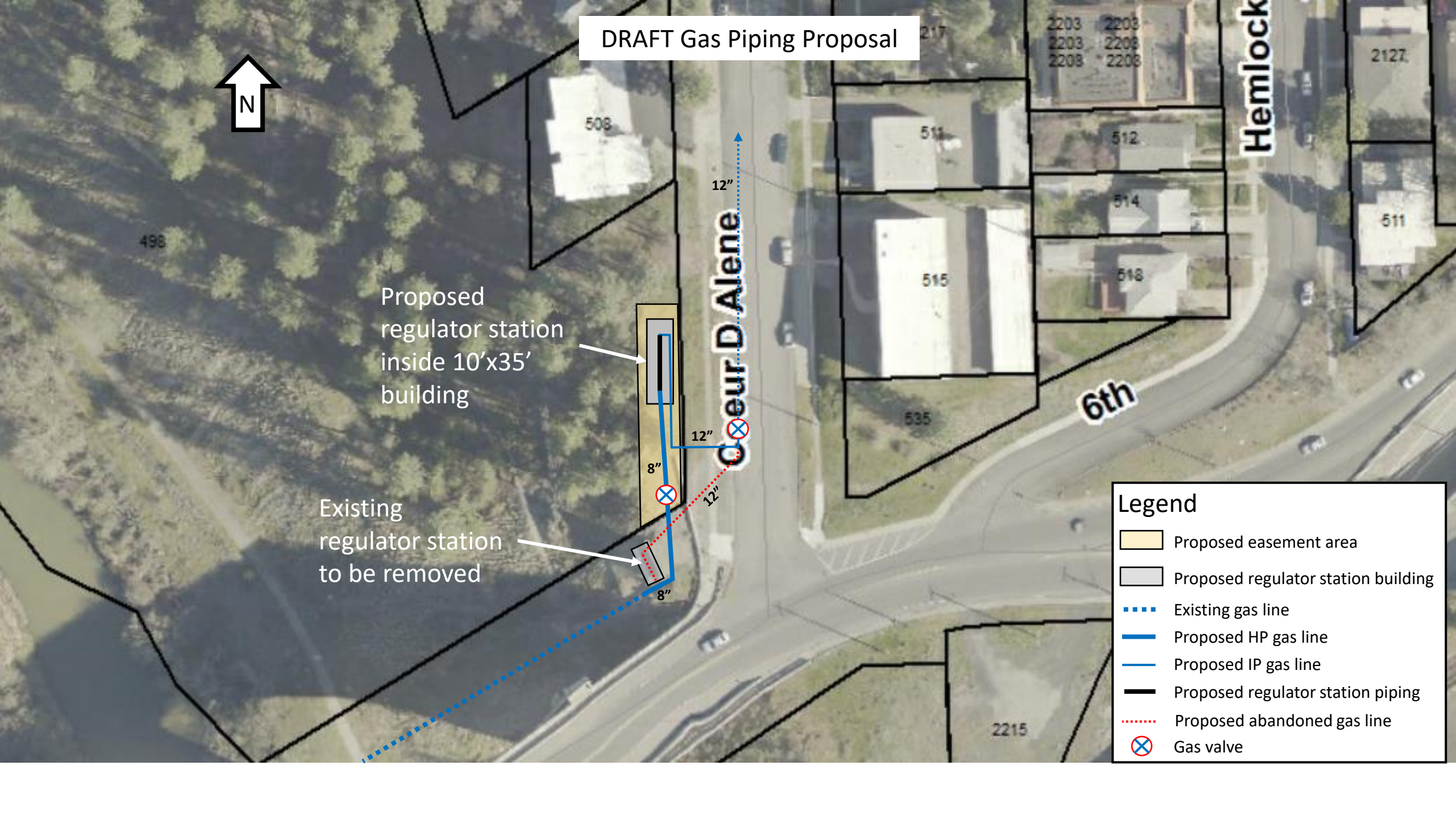
Coeur D'Alene

Hemlock

6th

Legend

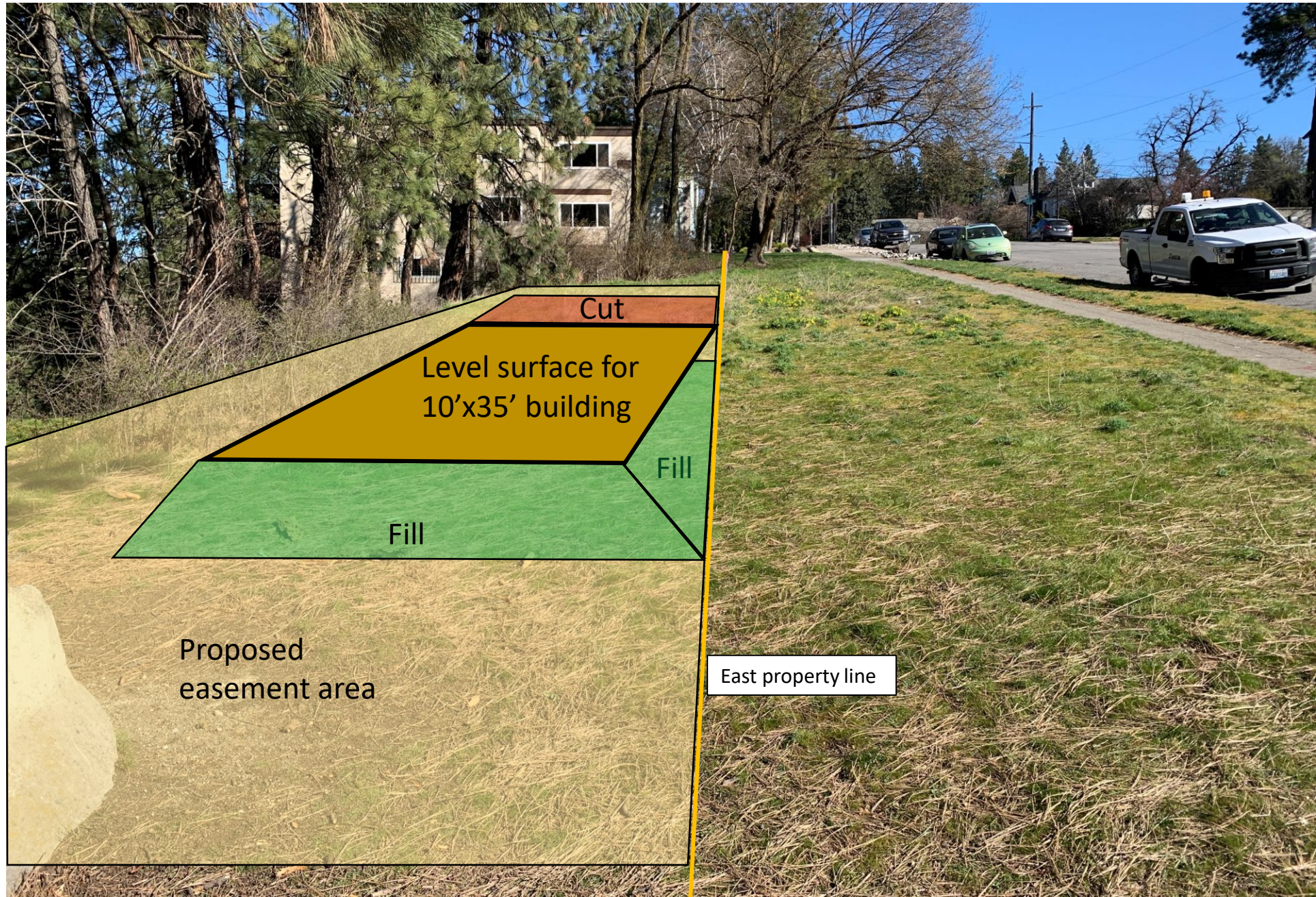
-  Proposed easement area
-  Proposed regulator station building
-  Existing gas line
-  Proposed HP gas line
-  Proposed IP gas line
-  Proposed regulator station piping
-  Proposed abandoned gas line
-  Gas valve



Cut and fill proposal where 10' x 35' building is constructed.



Cut and fill proposal where 10' x 35' building is constructed.



DRAFT Application Form – Alternative Use on Park land

The purpose of this form is to gather the relevant information regarding applications proposing 'Alternative Use' on city owned park property. Completed applications will be reviewed by the City Park Board for a determination regarding whether the requested proposal should be accepted or rejected.

All requested materials are to be submitted electronically.

1. Applicant Information

- a. Applicant Name

Todd McLaughlin

- b. Applicant Organization (if applicable)

Avista Utilities

- c. Contact Email address

Todd.mclaughlin@avistacorp.com

- d. Contact Mailing address

P.O. Box 3727 MSC-21, Spokane, WA 99220-3727

- e. Contact Phone

(509) 495-2559

2. Park Property Affected by Proposal

- a. Site Address:

498 S Coeur d'Alene St., Spokane, WA 99201

- b. Parcel number(s):

25242.1410

- c. Approximate area of park property impacted by proposal:

Approx 2,600 sq. ft. (20' x 130')

- d. Park Name (if applicable):

High Bridge Park

- e. Park Classification (*city staff*):

Regional Park

- f. Applicant to Attach a map of the approximate area of park property impacted by the proposal

See exhibit attached

3. Proposal Classification / Proposed Type of Alternative Use (select all that apply)

- a. Access across park land – vehicular
- b. Access across park land – pedestrian or bicycle
- c. Utility installation – At or above ground level
- d. Utility installation – Underground
- e. New construction – Permanent Structure
- f. New construction – Temporary Structure
- g. Other, describe below:

4. What is the proposed time duration for the alternative use

- Temporary, <1 year
- Temporary, >1 year, <10 years
- Temporary, >10 years (enter length)
- Perpetual

5. Applicant Proposal for Alternative Use

- a. Briefly describe the proposed alternate use on park land, taking care to explain why the usage of park property is required, and the intended benefits to the applicant.

Avista's existing Natural Gas Regulator Station is located on a steep, sandy slope in City ROW and shows active erosion. The proposed new location is on City Park property, adjacent to the existing station location. The new location is ideal for the replacement due to the proximity to the existing 12" pipeline tie in and easy access for maintenance.

Avista is proposing the following items on City Park property:

- A 130' x 20' fully fenced footprint (2,600 sq. ft.)
 - Installation of a Natural Gas Regulator Station
 - Installation of a gas valve
 - Install a section of 8" Natural Gas pipe to tie in to existing 8" pipe
 - Install a section of 12" Natural Gas pipe to tie in to adjacent 12" pipe in the road
 - Install a 10' x 35' building to house the Natural Gas Regulator Station. Building is proposed for security measures.
 - Minimal cut and fill for placement of building
- b. Is the proposed action primarily intended to benefit a private use on or near park land, or is it intended to benefit a public use on or near park land, or both? (select one)
- Private use
 - Public use
 - Both

- If selected 'private' or 'both', describe the private use proposed and describe how the proposed alternative use will improve or enhance public park function.

The proposed relocation of Avista's Natural Gas Regulator Station will neither improve nor enhance public park functions. Currently this piece of Park property is a small strip of land at the top of a bluff.

- If selected 'public' or 'both', describe the public use proposed and describe how the proposed alternative use will improve or enhance public park function.

- c. Please summarize how this proposal will result in a 'quantifiable net improvement' to the city's park system (note – improvement of private land adjacent to public park land is not considered net improvement to park) – provide example...

The proposed Natural Gas Regulator Station will not result in a net improvement to the city's park system. The location for the station is currently a small section of grass at the top of a bluff and is not utilized or improved as part of the city's park system.

- d. What is the appraised value of the subject park land.

Unknown

- e. Will this proposal displace an existing developed park use?
- **No**
 - If yes, please describe the specific use(s) or facility displaced and detail the specific relocation, improvement or compensation proposed to ensure public park functionality or access is restored and improved by this action.
- f. Will this proposal disturb or develop existing undeveloped or natural park land?
- **Yes**
 - If yes, please describe the specific park property disturbed or developed and the restoration or compensation proposed by the applicant to ensure public park natural area is restored or enhanced by this action.

The part of the park property to be developed is a small upper section of the High Bridge Park property along S Coeur d'Alene St. in Browns Addition. The only restoration Avista is proposing to this small section is applying a native grass seed mix to any disturbed areas outside the station fence created by construction equipment.

- g. Will this proposal restrict free access to park land by park users?
- **No**
 - If yes, please describe the restoration or compensation proposed by the applicant to ensure offset the loss of free access.

- h. Will this proposal remedy an existing problem within the park, repair a damaged or neglected portion of the park, or enhance the subject park?
- i. **No**
 - ii. If yes, please describe the specific improvement and how it will enhance public park function.
- i. Is the use of public park land required to meet the applicant's desired goal, or can a similar outcome be achieved without the use of public park land?
- Yes, there are alternatives to the use of park land.
 - **No, use of park land is required.**

APPLICANT SIGNATURE:  _____ 07/26/2024 _____

NOTE – additional information specific to a proposal may be required by if deemed necessary by the Park Board to fully evaluate the proposal.

6. Staff Provided Information

- a. Is this park property subject to any deed restrictions? If so, please list.
- **No deed restrictions associated with this parcel.**
- b. Was this park property acquired or improved using any State or Federal grant funding? If so, please list.
- **No.**
- c. Does the proposed action align with the goals, objectives and strategies of the current adopted park system master plan?
- **N/A – no reference to utility installation in master plan.**
- d. Is the proposal consistent with the Park Board Mission?
- **Park Board mission statement does not mention installation or maintenance of public utility infrastructure.**
- e. Does the proposed action negatively impact existing park lands or affect future park development?
- **Proposal removes +/- 2,600 sf of existing park land from potential park service, though no improvements are planned in the foreseeable future at this project location.**

- **There are (2) existing soft surface foot paths immediately west of this location, which should be maintained for public trail walking & running. These trails should be maintained, and are not currently included in the proposed easement area.**
 - **If project can provide pedestrian access from Coeur d'Alene Street to existing footpaths, that would provide an increase in pedestrian access to park natural land.**
 - **Proposal does not foreseeably impact future park development**
- f. Does the proposal result in loss of access to park lands by park users?
- **This location is not currently an 'access point' to park land due to steep topography and another nearby park access point (overlook park). Proposal does not disrupt or remove existing access points to park land.**
 - **Proposal removes +/- 2,600 sf of existing park land from potential park service, though no improvements are planned in the foreseeable future at this project location.**
- g. How does the proposal result in a 'net improvement' to city park lands and recreation offerings for typical park users?
- **Current proposal does not propose either net improvement or net decrease in park service.**

Spokane Park Board

Briefing Paper



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Item title: (Use exact language noted on the agenda)	Avista Utilities / Indian Trail to Waikiki transmission main upgrades / Meadowglen Park natural land (no cost).		
Begin/end dates	Begins:	Ends:	<input type="checkbox"/> 06/01/2525
Background/history:			
<p>This discussion item is intended to inform park board of work planned by Avista Utilities to upgrade / add transmission lines within an existing easement which crosses the Meadowglen Park Natural land property. The request prior to development of any agreement.</p> <p>Avista Utilities is not requesting anything from the board, but does desire to inform the board about the planned work, take comments and answer any questions.</p>			
Motion wording:			
No Motion - Discuss planned transmission line upgrades from Indian Trail to Waikiki.			
Approvals/signatures outside Parks: <input type="radio"/> Yes <input checked="" type="radio"/> No			
If so, who/what department, agency or company:			
Name:		Email address:	Phone:
Distribution:			
Parks – Accounting			
Parks – Sarah Deatrich			
Requester: Nick Hamad			
Grant Management Department/Name:			
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue			
Amount:		Budget code:	
Vendor: <input type="radio"/> Existing vendor <input type="radio"/> New vendor			
Supporting documents:			
<input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)	<input type="checkbox"/> Contractor is on the City's A&E Roster - City of Spokane	<input type="checkbox"/> UBI:	Business license expiration date:
<input type="checkbox"/> W-9 (for new contractors/consultants/vendors)	<input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)	<input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)	