



Finance Report - Parks and Recreation Supervisor Norman reviewed the monthly finance report with the Commission.

**AGEND ITEM: CHAIR AND VICE CHAIR** – Discussion and consideration of appointing a Chairperson and Vice Chairperson. *Commissioner Beck moved to nominate Commissioner Zanolli as Chairperson and Commissioner Radoccia seconded the motion. The motion passed unanimously. Commissioner Zanolli moved to nominate Commissioner Beck as Vice Chairperson and Commissioner Radoccia seconded the motion. The motion passed unanimously.*

**AGENDA ITEM: BENT RIVER VILLAGE** – Discussion and consideration of a preliminary plat application for Bent River Village located at the end of Bent River Road, Assessor's Tax Parcel No. 406-23-003C and 406-23-003E. Administrative Services Director Driscoll apologized that the Planning Department was not able to attend the meeting to review the plat with the Commission. Administrative Services Director stated that she and Parks and Recreation Supervisor Norman reviewed the preliminary plat and that the topography is very rough. Both Administrative Services Director Driscoll and Parks and Recreation Supervisor Norman recommend that the Courtyard walkway be increased from the standard 4' width to 5'. She informed the Commission that the Courtyard walkway ends at the roadway. The development is requesting the roadway to remain at the current width of 12' when an easement of 20' is available. Both Driscoll and Norman recommended that walkways or sidewalks be added along the roadways and somehow tie into the courtyard walkways.

Administrative Services Director Driscoll informed the Commission that the Preliminary Plat contradicts the Preliminary Concept Drawing. The area titled "Native Landscape Area" on the Preliminary Plat is titled "Village Park" on the Preliminary Concept Drawing. She asked Community Development Director Sherry Bailey what "Native Landscape Area" means. Community Development Director Bailey said that it means that the land is left as is and that nothing is done to it.

Discussion opened regarding the wastewater effluent being dispersed underground in this "Native Landscape Area"/"Village Park". Commissioner Dehnert commented that in the paperwork it is stated that grass is to be planted in this area.

Administrative Services Director Driscoll informed the Commission that in the "Native Landscape Area"/"Village Park" there are some natural pathways which the residents in the neighborhood currently use to walk through the area. The developer has stated that they plan to leave the pathways and allow the use of said pathways to the residents. Administrative Services Director Driscoll explained that if an easement is not granted that the owners could stop the use of the pathways. The Town would need an easement granted in order to ensure future use of the pathways. Both Administrative Services Director Driscoll and Parks and Recreation Supervisor Norman recommend that an easement be granted to the Town for the use of the existing pathways.

Administrative Services Director Driscoll explained that it is an underserved area for Parks and Recreation.

Commissioner Beck clarified that there was going to be a homeowner's association.

There was open discussion regarding materials to use and lighting of the pathways and walkways.

Administrative Services Director Driscoll mentioned that currently there are no benches or trash bins along the walkways/pathways and it was recommend that the walkways/pathways be in compliance with the trail standards approved by the Design Review Board.

Commissioner Radoccia questioned the sidewalk located at the guest parking lot that leads to the trash containers. Administrative Services Director Driscoll explained that the courtyard walkway ends at the street across from the handicap guest parking and that she thinks this is for the use of the residents to take out their trash.

Administrative Services Director Driscoll addressed the water features. It was unknown whether the use of potable water or reclaimed water was going to be used.

There was discussion regarding the roadways and the addition of sidewalks along the roadways. There was discussion of lighting and types of grass to be used. Discussion followed of re-locating the existing pathways to the outer perimeter of the "Native Landscape Area"/"Village Park".

Administrative Services Director Driscoll explained to the Commission that the Parks and Recreation Commission's recommendations are only recommendations and that they are not a requirement for the developer to follow.

Commissioner Radoccia asked Administrative Services Director Driscoll to explain how the pedestrian easement would allow the neighborhood to continue the use of the pathways. Administrative Services Director Driscoll explained without the easement the Town would not have any control over the pathways and the owners could stop the use of the pathways through that area at any time.

There was discussion regarding there being children in the area and who this condominium complex may be marketing to..

**Commissioner Radoccia moved that the Parks and Recreation Commission recommend the following:**

- **A pedestrian easement be granted to the Town within the wash to along the south side of the development.**
- **The addition of concrete sidewalks along one side of both Bent River Road and the unnamed road both in standard 4' width;**
- **The courtyard pathways be increased to 5' wide, with no preference on the surfacing;**
- **Pedestrian lighting installed along all walkways, pathways, and sidewalks for safety reasons;**
- **The "Native Landscape Area"/"Village Park" have a small play area with play structures, a picnic table, and grassed surface.**

- *The developer to grant a pedestrian easement on either side of the “Native Landscape Area”/“Village Park” to accommodate the current pedestrian traffic through this area;*
- *The “Native Landscape Area”/“Village Park” be open to the public for use.*
- *The guest parking area to also be used for persons visiting the park.*
- *All trail/pathways/walkways/sidewalks, including the courtyard walkways, to be in compliance with the trail standards approved by the Design Review Board.*
- *Recommendation that no water features be installed. However, if water features are installed that they are required to use reclaimed water.*

*Commissioner Beck seconded the motion. The motion passed unanimously.*

**AGENDA ITEM: MOUNTAIN GATE PARK** - Discussion and consideration of suggestions for the Mountain Gate Park. Administrative Services Director Driscoll briefly reviewed the history with the new Commissioner. She noted that Commissioners need to start thinking about amenities they feel should be in this park prior to it being forwarded to them for consideration by the Community Development Department. Administrative Services Director Driscoll informed the Commissioners that staff would provide them with a map of Mountain Gate which would be available for them to pick up by Friday.

**AGENDA ITEM: HALLOWEEN** - Discussion of the upcoming Halloween On Main Street event. Parks and Recreation Supervisor Norman explained what is planned for Halloween and informed the Commissioners that volunteers are needed to assist with: dividing the candy for the residents, distribution of the candy to the residents and judging of the costume contest.

**AGENDA ITEM: FUTURE AGENDA ITEMS** – Listing of items to appear on future agendas. The following items were listed:

Mountain Gate Park  
Main Street Park Benches

Halloween Re-cap  
Christmas Event

**ADJOURNMENT** – *Commissioner Beck motioned and Commissioner Radoccia seconded to adjourn the meeting. The motion carried unanimously.* With no further business before the Commission, the meeting adjourned at 6:56 p.m.

APPROVED:

---

Lynda Zanolli,  
Chairperson

SUBMITTED BY:

---

Dawn Norman,  
Parks and Recreation Supervisor

ATTEST:

---

Joyce Driscoll,  
Administrative Services Director/Town Clerk