

AMERICAN FORK CITY COUNCIL
SEPTEMBER 15, 2020
WORK SESSION AGENDA

NOTICE OF ELECTRONIC MEETING

In accordance with Resolution No. 2020-07-20R and as determined by Mayor Frost, this City Council meeting will be held electronically as conducting the meeting at the City Administrative office presents a substantial risk to the health and safety of the public due to COVID-19. You may watch the meeting live-streamed at <https://www.americanfork.gov/AgendaCenter>.

WORK SESSION

The purpose of City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.

The American Fork City Council will meet electronically in a work session on Tuesday, September 15, 2020, commencing at **6:00 p.m.** The agenda shall be as follows:

1. Discussion with the Parks and Recreation Committee.
2. Discussion on the frisbee disk golf course at Art Dye Park.
3. Adjourn.

Dated this 11 day of September 2020.



Terilyn Lurker
City Recorder

- In accordance with the Americans with Disabilities Act, American Fork City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-763-3000 at least 48 hours in advance of the meeting.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

CITY COUNCIL STUDY ITEM

City of American Fork COUNCIL WORK SESSION SEPTEMBER 15, 2020

Department Recorder

Department Terilyn Lunken

STUDY ITEM Discussion with Parks and Recreation Committee.

BACKGROUND

The Parks and Trails Committee wishes to discuss with the City Council the future of parks in American Fork, particularly on the south side of I-15. To aid in that discussion staff has provided the below data and information.

Level of Service

The 2015 Parks General Plan used the National Recreation and Parks Association (NRPA) recommended level of service of 6.25 acres of core parks per 1,000 residents. By core parks we are referring to traditional parks that have open landscaped grass areas for free play. In addition to core parks the city also has special use parks, that include native lands or non-traditional uses like the amphitheater or cemetery. To be consistent with previous metrics special use parks were not included when calculating level of service. The city's current level of service is 4.54 acres of core parks per 1,000 people: a shortfall of 1.71 acres per 1,000 people from our approved standard.

To achieve our recommended level of service today we need to add another 57 acres of park space. For a complete list of current parks see attachment titled Parks Inventory. The most likely location for these additional acres will be on the south side.

Below is a table showing the actual and recommended levels of service.

Level of Service (NRPA Recommendation)	6.25	acres/1,000
Current Level of Service	4.54	acres/1,000
Variance	(1.71)	acres/1,000
Total Acres Recommended	207.26	acres
Total Actual Acres	150.54	acres
Variance	(56.72)	acres

*Based on the 2019 US Census population estimate of 33,161

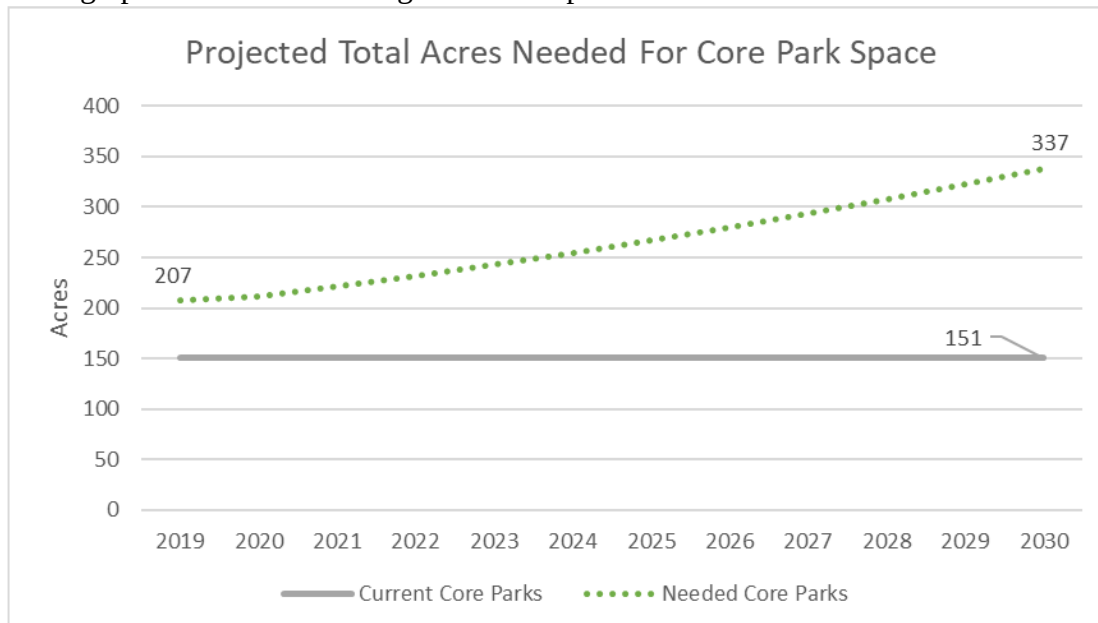
The final standard of service we would like address is walking distances from parks. The NRPA standard is that all residents be within a ½ mile walking distance of a park; with the ideal being a ¼ mile of a park. With all the little parks we have scattered throughout our city, we do adequately meet the ½ mile standard. We estimate that over 90% of our residents are within a ½ mile of a park. We estimate that over 90% of our residents are within a ½ mile of a park. But with growth on the south side, and no additional parks added to walk to, our coverage is slipping.

Projections

Current projections estimate that by 2030 American Fork City will be at 54,000 residents. Growth rates of approximately 4% - 5% will generate this population. This is dramatic increase from the typical 1-2% increased seen in many low to moderate growing cities. The anticipated high level of population increase is largely due to the Transit Oriented Development and the high-density residential zoning on the south side of I-15, and the moderate density zoning along 500 East.

Currently, we have 151 acres of core park space. If we maintain 6.25 acres per 1,000 residents as our standard, that means that today we should be at 207 total acres of core parks in our city. That is a required increase of 57 acres. By 2030 we would need have a total of 337 acres of core park space to maintain our 6.25 acres/1,000 level of service. That is an increase of 187 total acres, or an annual average increase of 18.7 acres. If we do not increase our park acreage as our population increases our level of service decreases over time.

Below is a graph and table indicating the needed park acres over time.



Year	Population	Growth	%	Recom. LOS	Actual LOS	Current Parks (ac.)	Needed Parks (ac.)	Gap
2019	33,161	642	2.0%	6.25	4.54	151	207	-57
2020	33,824	663	4.8%	6.25	4.45	151	211	-61
2021	35,444	1,620	4.8%	6.25	4.25	151	222	-71
2022	37,142	1,697	4.8%	6.25	4.05	151	232	-82
2023	38,920	1,779	4.8%	6.25	3.87	151	243	-93
2024	40,784	1,864	4.8%	6.25	3.69	151	255	-104
2025	42,738	1,953	4.8%	6.25	3.52	151	267	-117
2026	44,784	2,047	4.8%	6.25	3.36	151	280	-129
2027	46,929	2,145	4.8%	6.25	3.21	151	293	-143

2028	49,177	2,248	4.8%	6.25	3.06	151	307	-157
2029	51,532	2,355	4.8%	6.25	2.92	151	322	-172
2030	54,000	2,468	4.8%	6.25	2.79	151	337	-187

Based on the data above we need another 57 acres today, and a total of 187 additional acres by 2030. The areas of the city with the greatest needs, and opportunities, for additional park space is south of I-15. But as development continues in that area, the window closes for acquiring the needed land for parks (or any public facilities). The attached map titled “Core Park (Walking Distances)” shows (1) our current parks in the city, (2) examples of where future parks could be located to meet our park standards through 2030, and (3) the ½ mile and ¼ mile walking distances for all of those parks. You can see that in this model the city achieves our basic Level of service and maintains walking distance for 97% of our residents. The specific locations and sizes of future parks still need to be identified.

Funding

One of the biggest hurdles the city currently faces is available funding for land purchases. Currently the city anticipates using park impact fees for land acquisition as this is an eligible expense due to population growth. The city does have limited funding available through Park Impact Fees. The table below lists our current available funding in park impact fees:

Our estimated (pre-audit) fund balance is approximately	\$5,613,930
Budgeted revenues including impact fees, grants, interest	\$1,564,000
Budgeted expenses including capital projects, debt payment	\$(713,864)
Debt Service Reserve*	\$(2,654,864)
Estimated Fund Balance Available	\$3,809,202

*Reserve is required to cover the Art Dye Bond in case the PARC tax is not renewed.

While the city should certainly pursue alternative funding sources and seek opportunities for grants and donations, the city must be prepared to purchase land at fair market value if we hope to have parks on the south side. Current market value for land south of I-15 is roughly \$300,000 per acre. That means to acquire the 57 acres needed today to maintain the anticipated level service standard, we would need over \$17 million dollars. This exceeds our current impact fee fund balance of \$3.8 million.

Up until a few years ago much of our park impact fees went towards debt payment for a park bond that was used to acquire and build Hunter park, south of the east side of Art Dye, and add playground equipment to over 30 parks. In 2018 that bond completed. However, that same year we bonded again to complete Art Dye Park. This means we still are unable to save up substantial amounts of impact fees for land acquisition. But even if we could save all impact fees for land acquisition, by our own standards it will not be enough. While potential park impact fees we could collect over the next 10 years is estimated to be around \$18 million, the 187 acres we would need over that same 10-year period would total \$56 million to purchase at today's land

value of \$300k/acre. This further emphasizes the funding shortfall we are dealing with when considering land acquisition.

Conclusion

The need is great to acquire land on the south side of I-15. The window of opportunity to do so is closing as development occurs. Based on current funding sources, a complete land acquisition to meet the city's park standard is currently not possible unless land can be acquired for less dollars per acre, or the city is able to secure additional funding sources such as grants or donations, or the city is willing to secure funding through bonding to purchase land now..

Questions from the Committee

Below is a list of questions the committee prepared before hand to discuss, some of these questions can be answered with the information above.

- Is the city currently meeting the standard of 6.25 acres of core park space per 1,000 population?
- Is there budget/PARC Tax money(s) available to purchase land south of the freeway to plan an "Art Dye" type park or a few 10-acre parks?
- Are there any immediate plans to work on connecting trails from 700 South and 100 West/Boat Harbor Road to the Murdoch Canal Trail?
- Could Impact Fees be utilized in a more targeted manner to address the need for viable park space south of the freeway or other areas where parks are needed?
- Are there plans to expand the number of Pickleball courts in the city?
- Has the feasibility study been completed for the future Recreation Center, and what were the results?
- How will the city protect what we have (Art Dye baseball and soccer fields and event parking)?
- What are the parameters of P&R committee members approaching landowners/businesses/corporations about land for parks and other donations to purchase park amenities (concrete, splash pad, playground equipment, disability friendly playground equipment, trees, benches, etc.)?

SUPPORTING DOCUMENTS

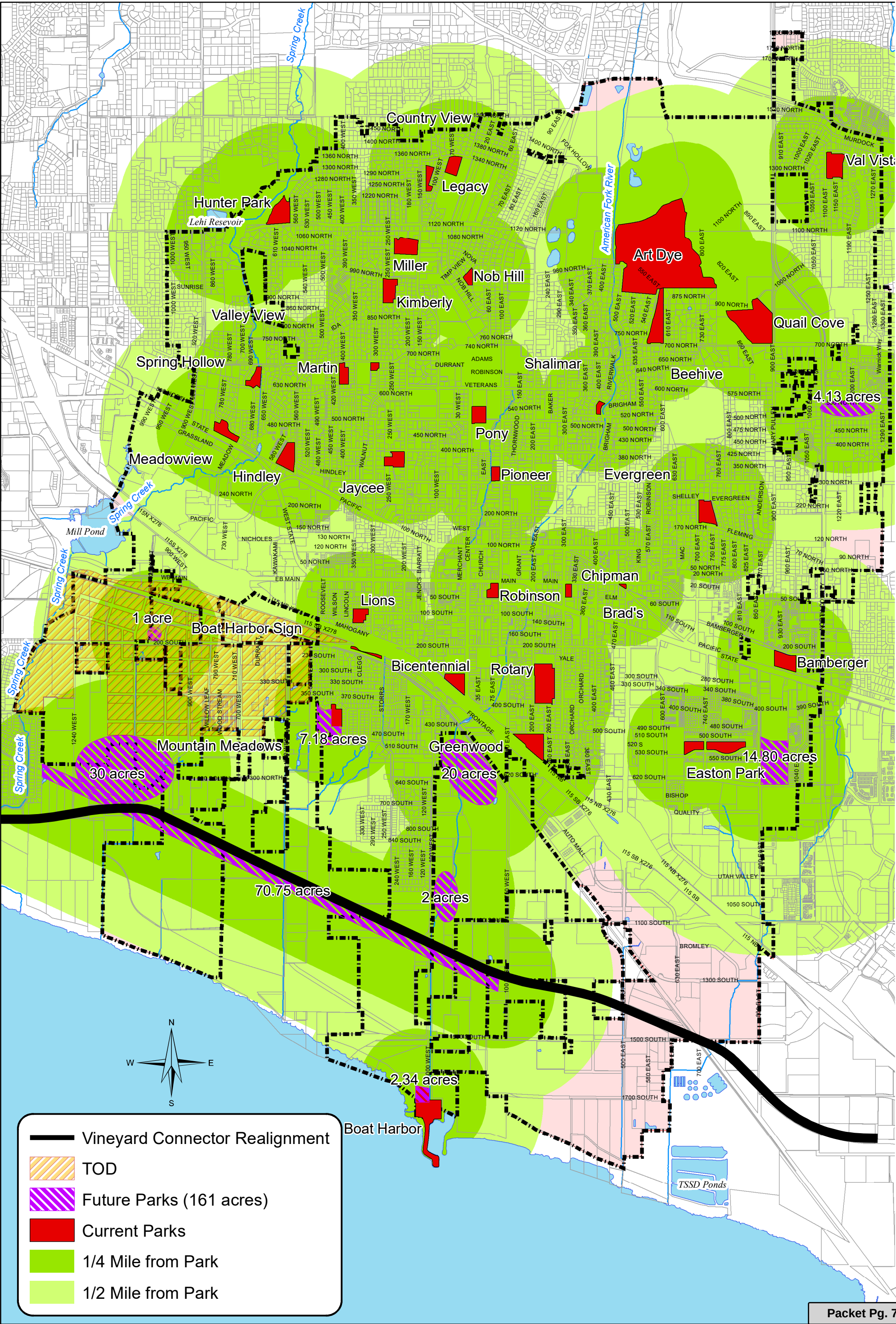
Parks Inventory (PDF)
Core Parks (Walking Distances) (PDF)

Parks and Open Space Inventory

Name	Type	Acreage
Amphitheater	Core	10.53
Historic Amphitheater	Special Use	14.76
Art Dye	Core	47.23
Art Dye (Native)	Special Use	26.20
Beehive	Core	6.17
Bicentennial	Core	3.29
Boat Harbor	Special Use	15.76
Cemetery	Special Use	27.05
Chipman	Core	1.01
Country View	Core	1.10
Bamberger	Core	4.92
Evergreen	Core	4.88
Pony Ball Field	Core	2.87
Fox Hollow Golf Course	Special Use	191.60
Greenwood	Core	5.00
Hindley	Core	4.28
Hunter	Core	5.00
Mitchell Hollow (Native)	Special Use	23.18
JC	Core	3.30
Kimberly	Core	3.83
Lions	Core	2.73
Legacy	Core	2.75
Martin	Core	1.87
Marcy	Core	0.27
Meadows	Special Use	42.68
Miller	Core	4.43
Mountain Meadow	Core	2.52
Mountain Meadow (wetland)	Special Use	37.98
Nob Hill	Core	1.27
Meadowview Park	Core	3.92
Pioneer	Core	1.62
Robinson	Core	2.02
Rotary	Core	9.52
Shalimar	Core	2.32
Spring Hollow	Core	2.40
Val Vista	Core	4.64
Valley View	Core	0.68
Easton Park	Core	3.00
Easton Dog Park	Core	1.17
	Core	150.54
	Special Use	379.21
	Total	529.75

Core Parks (Walking Distances)

Figure 2



CITY COUNCIL STUDY ITEM

City of American Fork
COUNCIL WORK SESSION
SEPTEMBER 15, 2020

Department Recorder

Department Terilyn Lurken

STUDY ITEM Discussion on the disc golf course at Art Dye Park.

BACKGROUND

This discussion is on the disc golf course at the Art Dye Park. Attached is a map of the course.

SUPPORTING DOCUMENTS

Disc Golf Course (PDF)

