

# Ash Park and Recreation District (MD2022-0002)

City Council  
September 20, 2022  
Mike Garrott, Planning Manager



# Request

## **Approval of a Park and Recreation District Service Plan**

- **Create a Special District (Title 32)**
  - **Ash Park and Recreation District – 128.25 acres**
    - 25.94 acres (initial district boundary)
    - 102.31 acres (future inclusion boundary)
  - **District to provide construction of a regional recreation facility**
    - Trails, trail heads, lakes, public beaches, river restoration, fishing piers, wetlands, playgrounds, amphitheater, and a park
  - **No residential uses anticipated**
  - ***Only petitioning property owners are included in the district and future inclusion areas***

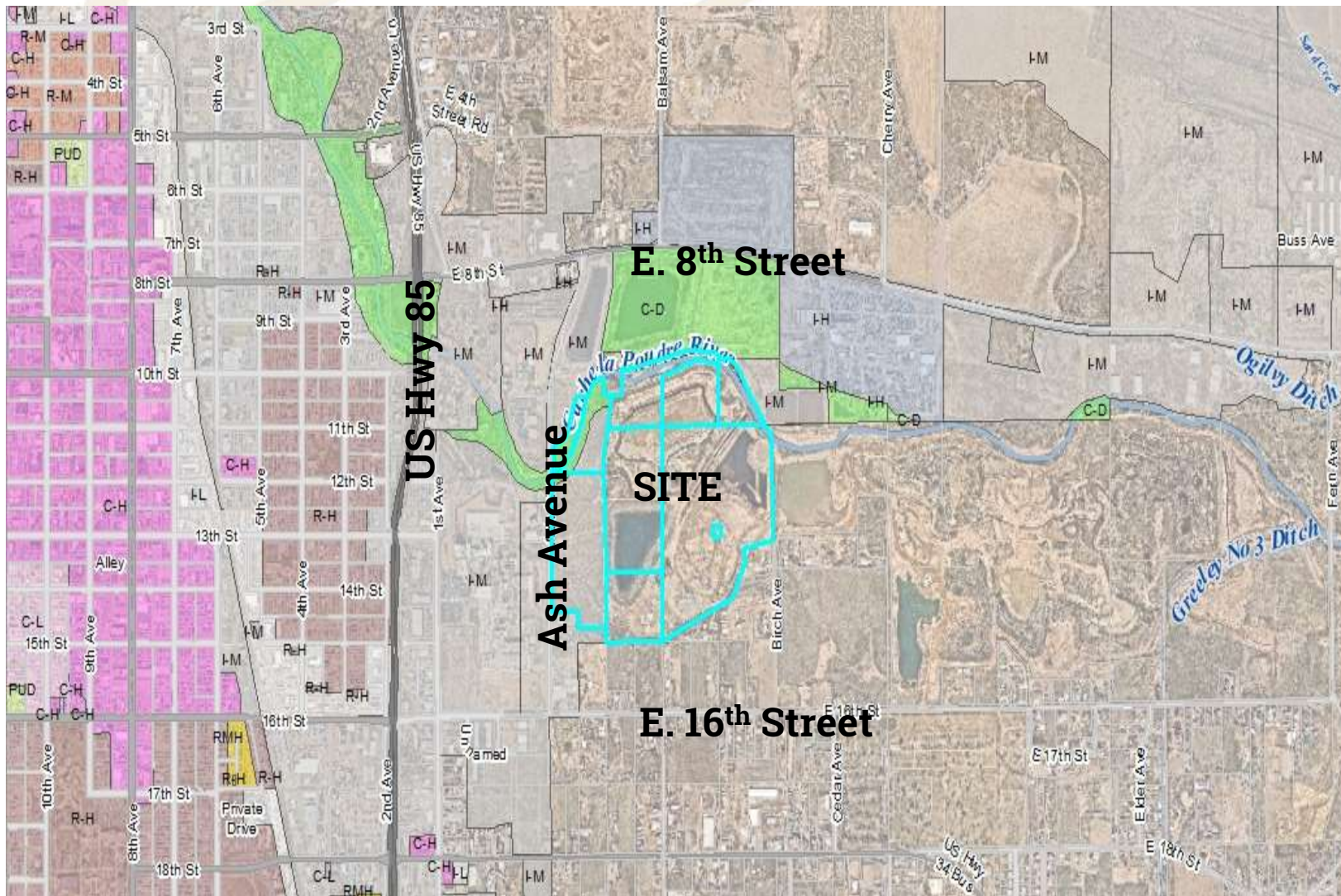


# Request

- **Review plan specifics for the District**
  - **Plan includes powers to finance, construct, operate and maintain public infrastructure, recreation, and other statutorily authorized improvements and powers**
  - **No issuance of debt is allowed**
  - **Mill levy**
  - **Revenue sources – property taxes and oil and gas taxes**
  - ***Only petitioning property owners within the district and future inclusion areas can be including in the district***
  - ***Properties located outside the district boundary can not be including in district boundaries or can be forced into the district***



# Vicinity Map





# Why a Park and Recreation District?

- **Services can be provided to growing areas (often underserved) without impacting the budget or reserves of the City**
- **Provides services and infrastructure to a specific area.**
  - **Revenues for property and severance taxes**
  - **District would not have the ability to issue debt**
- **Provides financing up front for infrastructure**



# Formation of a Park and Recreation District

- **The formation of a District starts with a Service Plan**
- **Service plan must be approved by City Council in a public hearing**
- **The District Court reviews for legal sufficiency and will notice and hold another public hearing**
- **If the District Court finds the plan in compliance, a vote is held amongst those within the proposed boundaries**

# Proposal

- **Capital Plan**
  - **Supports the development of a regional recreational amenity (Park and Open Space)**
    - **Turn lane improvements for Ash Avenue**
    - **Entrance roads**
    - **Public park – sports courts, playgrounds, amphitheater, trails, and native grass seeding**
    - **Future inclusion area – additional trails, trail head, lakes, public beaches, river restoration, fishing piers, and wetlands**
  - **Revenue Sources**
  - **Mill levy up to 60 mills**



# Staff Review

- Reviewed by Planning, Engineering, Finance, and City Attorney's Office
  - Reviewed financial and capital plan
    - Cost projections and build-out assumptions
- City determined Service Plan is consistent with the City's long-range plan
- City may have ownership options in the future, plan incorporates potential cost and revenues





# Staff Review

- **Restrictions**
  - **No powers of eminent domain**
  - **No debt issuance allowed**
  - **Total cost of \$12,389,579, paid through taxes only**
  - **Mill levy limit of 60 mills**
  - **No material change to the Service Plan without new review and approval by City Council**
  - **Annual report must be provided to City**
  - **Does not obligate Council's approval of a Development Plan**



# Proposed Conceptual Master Plan



# Notice & Feedback

- **City mailed notices to all special districts located within the service area boundary on August 19, 2022**
- **Applicant sent notices to all special districts located within 3 miles of the service area on September 1, 2022**
- **Applicant sent notices to all property owners within 1000' of both the initial and future inclusion service area on September 5, 2022**
- **No comments received to date**



# Approval Criteria

- **Municipal Code Title 2, Chapter 16, Section 1139**
  - **The proposals meets the following criteria:**
    1. **There is sufficient need for an organized district to create a park and recreation district**
    2. **Existing services in this area are inadequate for present or future needs**
    3. **The district would be capable of financially supporting the proposed district**
    4. **The district will not have the authority to issue debt**
    5. **The District would be able to provide the park development in a timely manner.**



# Approval Criteria, continued

- **Municipal Code Title 2, Chapter 16, Section 1139**
  - **The proposals meets the following criteria:**
    6. **All infrastructure construction would be compatible with existing city facilities**
    7. **The proposal is consistent with the Comprehensive Plan**
    8. **Negatively impact to long range water quality management plans are not anticipated**
    9. **The public amenity infrastructure would be funded through property and oil & gas taxes**
    10. **No residential uses**
    11. **Meets the requirements of chapter 16**
    12. **Urban services should not be impacted**



# Approval Criteria

- **Municipal Code Title 2, Chapter 16, Section 1139 (b) – Park and Recreation Criteria**
  - **The proposals meets the following criteria:**
    1. **No private park and recreation providers exists within the service plan boundaries**
    2. **The area is identified for future open space and extension of the Poudre Trail**
    3. **This region in the city is currently underserved as it relates to park facilities**
    4. **The district does not have the ability to issue debt**





# Staff Recommendation

- **Staff recommends APPROVAL**
  - *Districts are not reviewed by the Planning Commission.*
- **Recommended Motions**
  - Approval, with the two motions found in the City Council Agenda Summary