



# **Creekside Village Apts. / Formerly Junker St.**

**Parks and Trails Advisory Board Meeting  
Nov. 8, 2023**

# Agenda

- Revisit Creekside Village Apts.



# Creekside Village Apt.

# Location



Address:

38800 & 38920 Junker St

Taxlots:

24E13CA07300,

24E13CA07200

24E13CA07100

Applicant:

Shan Hill

Owner:

Brothers Devlp. LLC

[PRE-APP Conference \(click here for document\):](#)

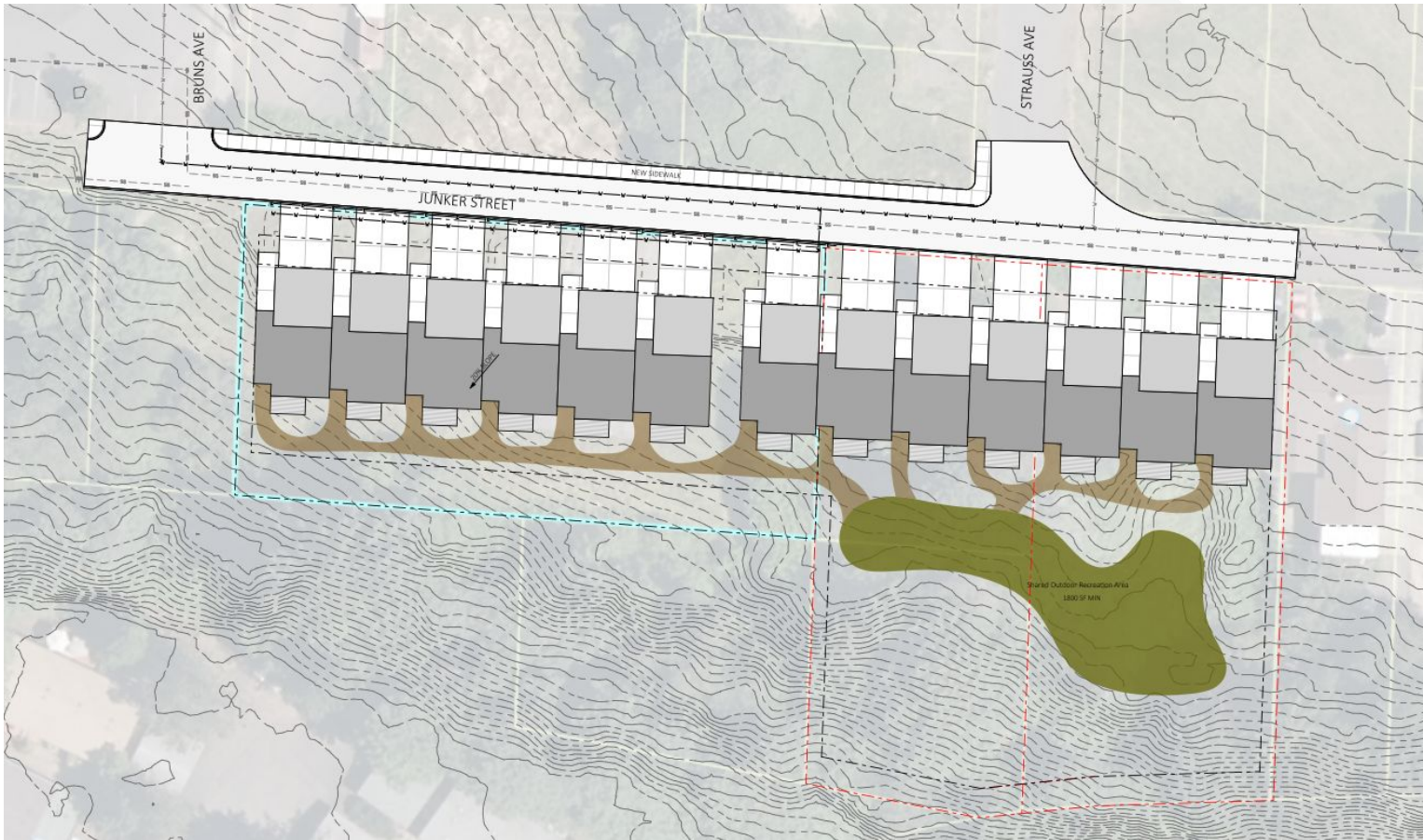
Tuesday, Nov. 16, 2023



# Subdivision Highlights

- Property is  $\pm 1.14$  acres
- Allowable Density: 10-20 Units/Acre
- Parkland Dedication =  $\pm 0.154$
- Fee-in-Lieu = ~\$212,790





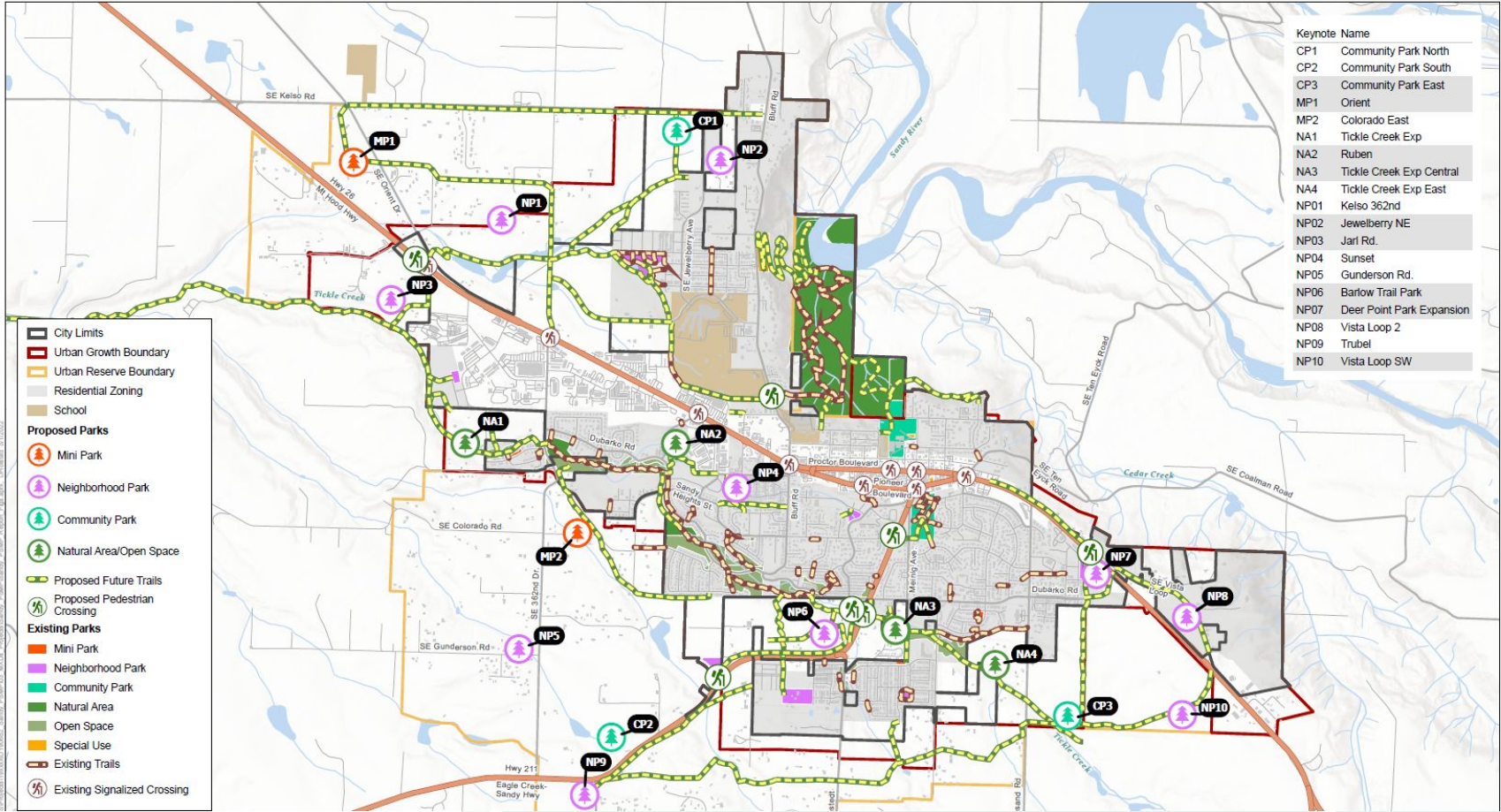
	SETBACK LINE
	EXISTING TOPO CONTOURS
	MODIFIED TOPO CONTOURS
EXISTING: NEW:	SANITARY/SEWER LINE TO CITY SEWER SYSTEM, VERIFY LOCATION W/ CITY
EXISTING: NEW:	WATER SUPPLY LINES, VERIFY LOCATION W/ CITY UTILITY PROVIDER
EXISTING: NEW:	ELECTRICAL SUPPLY, VERIFY LOCATION
EXISTING: NEW:	STORM DRAINAGE LINES
EXISTING: NEW:	CABLE/DATA SERVICE LINE
	FENCING
	4" PERFORATED PVC FOUNDATION DRAIN IN FILTER SOCK, DO NOT TIE D.S. TO F.D
	CONDITIONED SPACE
	UNCONDITIONED SPACE
	SHARED OUTDOOR RECREATION AREA
	NEW TRAIL
	CONCRETE DRIVEWAY/PATIO/WALK
	DECKING
<b>DRAINAGE NOTES</b> ALL RUNOFF TO BE COLLECTED ON PROPERTY. GUTTER SYSTEM WILL COLLECT ROOF WATER & DRAIN TO STORMWATER DRAINAGE SYSTEM. STORM WATER DRAINAGE LINE WILL BE DRAINED INTO SWALE LOCATED ON SITE PLAN. ALL FOUNDATION DRAINS TO BE TIGHT LINE AND PUMPED TO SWALES.	
<b>PROJECT:</b> <b>CREEKSIDE VILLAGE</b>	
PROJ. #:	22010   PHASE: #Project Status
REV	DATE DESCRIPTION
<b>SHEET TITLE:</b> <b>SITE PLAN</b>	

WHERE INNOVATION MEETS ELEVATION

# Considerations

- [April 13, 2022](#) the Parks Board approved FIL instead of parkland dedication (approved 6-0)
  - Proximity to Tupper Park
  - Consideration of dedication of parkland acreage
  - The Parks and Trails Master Plan does not call for mini-parks but for neighborhood parks and a community park in the area of Sandy
    - Mini-parks, < 1 acre
    - Neighborhood parks, 2-5 acres
    - Open or Natural Space, range in acres but typically <10 - 100+ acres
    - Community Parks, 10-30 acres
- No additional parkland is required in this area according to the Parks and Trails Master Plan
- It is important to note that there is a strong desire to utilize the funds obtained from the fee-in-lieu for the acquisition of larger parcels of parkland rather than accepting slightly under an acre of parkland dedication

# Proposed Park System





# Staff Recommendation

- The Parks and Recreation Department recommends that the Parks Board continues to accept a fee-in-lieu
- Estimated fee is \$212,790
- Funds can be allocated for the purchase of future parkland, aligning with the city's long-term planning goals.

# Suggested Motion Language

Motion,

“I move that the Parks Board continues to recommend the acceptance of a fee-in-lieu of parkland dedication for Creekside Village Apartments.”