

Pioneer Park Development Concept: An Integrated Improvement Plan

City of Stanley,
Idaho

Background

In 1976, forty acres were granted or rather transferred, with deed restrictions, from the Bureau of Land Management (BLM) to the city of Stanley. This acreage was to be used for a school, meditation chapel, community center, and city hall. A change of use within the BLM grant requires a Certificate of Approval from the Secretary of the Interior or his designee (BLM State Director). If the City permits uses other than a school, park, chapel, community center, or other municipal use without a Certificate of Approval, title will revert to the United States.

In 1989 a Certificate of Approval from BLM added the city park as an approved use within the land grant. Approximately 26.4 acres of the land grant was set aside for Pioneer Park, and 1.418 acres of the same was designated for a community center and city hall.

BLM considers permitted uses within the park to be: recreation, public health, safety, and welfare. As indicated above, a change of use (any non-outdoor recreation use) within the 26.4-acre municipal park requires a Certificate of Approval by the Idaho Secretary of State, and by the Secretary of the Interior.

Because Land and Water Conservation Fund monies were used to develop the current Pioneer Park, prior to approval by the Idaho Secretary of State and by the Interior Secretary, such Certificate of Approval shall first be approved by the State Director of the BLM, the Regional Director of the NPS, and the Director of Idaho Parks and Recreation Department. Approval by the Sawtooth NRA Manager may be required under the land use regulations promulgated under the Sawtooth National Recreation Area Act, PL 92-400. A Certificate of Approval for Change of Use may be approved by Idaho Secretary of State only if:

- The change is in accordance with Idaho comprehensive outdoor recreation plan; and,
- An acceptable substitute recreation properties are identified and protected

Park improvements in 1989 were funded in part by a Land and Water Conservation Fund (LWCF) Grant from the Idaho Parks and Recreation Department, thus invoking the LWCF requirements for any subsequent changes in use in the park. All changes in park uses (not to be confused with changes from

park to non-park uses on park land) must meet park guidelines from ID Parks and Recreation Department.

Pioneer Park's location on the summit of the hill provides a panoramic view of the community and of the Sawtooth Mountains thus making the park one of Stanley's main attractions. It hosts a number of activities for local and area residents, as well as special events that stimulate the local economy. Although it remains Stanley's only park, the original development concept plan under the 1989 Land and Water Conservation Fund grant has never been completely implemented.

Stanley seeks to develop an integrated park master plan to refine the original 1989 plan and incorporate new ideas for appropriate park uses and facilities desired by the Stanley community.

Purpose of Plan

The Integrated Improvement Plan is to be used as a guide for making strategic decisions about the orderly growth and development of Pioneer Park. The plan serves as:

1. A source of information – containing geographic schematics of landscaping features, structures, infrastructure, and existing and proposed park use patterns and pathways.
2. A guide to likely government decisions – including a general park-wide development strategy, and goals, and recommendations to help guide public and private improvement decisions.
3. A basis for community involvement – active participation by community and area residents during park improvement planning and implementation to ensure community values are represented.
4. An outline of strategic actions – a list of potential park development actions and activities to implement the vision, goals, and recommendations outlined in the plan.
5. An implementation blueprint – providing an orderly and systematic approach to future park development based on community priorities and funding opportunities.

Economic Benefits

Once the city is able to implement the improvements envisioned in this plan, it will be able to provide an enhanced experience for residents, and attract more non-local events and activities. Stanley's Pioneer Park currently is the venue for several bicycle tours, weddings, the Stanley Winterfest, the Sawtooth Bonspiel, and many other activities. Enhancing the park will invite more visitors and retain them longer in our local community, in addition to enhancing the quality of life for our residents.

Planning Period

Twenty Years: 2013-2033. This Development Concept Plan shall be reviewed periodically and revised as necessary to remain consistent with the City of Stanley Comprehensive Plan.

Planning Area

Pioneer Park encompasses approximately 30 acres (0.047 square miles) and is shown herein bounded by the blue line.



Existing Conditions

The park currently supports a variety of community uses, although there is some concern that some of the features are not laid out appropriately and appear to have been indiscriminately placed.

Some of the current facilities within the park include picnic areas, an ice rink, playground, maintenance shed, walking trails, a small community garden, a memorial grove, a ball field and a nine-hole Frisbee golf course. Some of these features are useful in their present location and simply need minor alterations to make them more useful to the community.

The ice rink is a major focus for the park, accommodating several winter activities. The current facility has an earthen surface with a small earthen berm around the perimeter. Some lighting has been installed but appears to be not fully functional at the present time. The city has indicated a desire to cover a portion of the rink for events requiring shelter or shade during the summer months, and to protect the ice during winter.

There are several trails and pathways through the park that connect community and recreational trails creating a continuity of foot-travel ways. The proposed and highly anticipated Red Fish Lake trail will enter the park from the south just west of the multid denominational chapel. An easement for this trail has been acquired by the U.S. D.A Forest Service, providing potential to construct an approximate 4-5 mile trail connecting Pioneer Park and the city of Stanley to the popular Redfish Lake recreation area. It is envisioned that this trail will support significant non-motorized use.

Additionally, the playground structure was recently upgraded and the surrounding area covered in wood chips for child safety.

Proposed Improvements

Proposed park improvements are illustrated on the attached park and site map and described below.

Trails:

The city has expressed a need for better connectivity among the recreational trails and pathways to the community center. Trail heads also are needed in order to define trails and provide landmarks and trail overviews for patrons. The City anticipates an agreement with the Idaho Department of Transportation, Division of Aeronautics allowing some land on the west side of the airport to be used for park purposes.

Signage:

Educational, informational, and directional signage should be located throughout the park to help encourage appropriate park uses and interpret the history of the park.

Service Utilities

- An 8-inch sewer main is proposed from the north entry of the park on Airport road approximately 1,340 feet up Airport road, terminating in front of the Sawtooth Meditation

Chapel. This sewer main will serve the city shop and garage, city housing units, community garden area restrooms, ball field restrooms, ice arena kiosk and restrooms, and the Sawtooth Meditation Chapel.

- Two new culinary water wells are proposed to be drilled in addition to the existing well currently located near the Kiosk/Restroom building. These new wells will serve the baseball diamond area and adjacent restroom; and the community garden area and new city shop and housing structures.
- An 8-inch pipeline is proposed from the new 50,000 gallon water tank to the intersection of Airport Road and Ace of Diamonds Street. This pipeline would convey water to the community center for fire suppression activities.

Service Structures

- A new city shop and garage is proposed for the 1.4 acre parcel deeded by the BLM to support Stanley municipal services. This parcel is adjacent to northeastern area of the park, with access from Airport Road. The relocation and consolidation of city and groomer sheds will clear and open the area on the top of the hill for events and parking around the ice arena and event camping area. The city shop and garage has a proposed footprint of 2,700 square-feet with an office area adjacent the shop of 1,200 square-feet. The office is proposed to have male and female restrooms, a reception area, two offices, a break room, and a file storage area.
- Just south of the city shop and offices, a new city housing duplex building is proposed for city employees. Each unit will consist of a single car garage (13-feet by 26-feet), two bedrooms, full bathroom, kitchen, and family room areas. The living space is 850 square-feet for each unit.
- Handicap accessible restrooms are proposed near the ball field and near the community garden. The existing restroom near the ball fields will be replaced and/or upgraded. Restrooms would be plumbed with water fixtures and electrically lighted and heated.
- A 30-foot by 60-foot combined kiosk, restroom, warming hut, and ice equipment storage building is proposed near the ice arena and event camping area. This structure also will be plumbed with water fixtures and be electrically lighted and heated. This structure also will house the existing well and have a storage room for supplies and other items as needed.
- Expansion of the existing parking areas is proposed. The parking area near the ball field will be expanded and improved to accommodate 59 vehicles. A new parking area near the ice arena, kiosk, and meditation chapel will accommodate 92 vehicles.
- A new community parking area is proposed offsite to support park and Redfish Lake Trail activities, as well as other general city parking needs. The area lies south and east across the highway from the Stanley Community Center. This parking area is sized to accommodate 95 vehicles and 10 recreational vehicles. The Community Center parking area also will be

available for event parking and will accommodate approximately 22 vehicles. Parking stalls will be 10-feet by 20-feet; parking lots will have ADA stalls.

- An access road is proposed from the parking area adjacent to the ball field to the proposed amphitheater. The generally unimproved surface will be 10 feet wide and consist of compacted untreated base coarse material.
- A new 50,000 gallon water tank is proposed just north and west of the kiosk. The water tank will provide storage for fire events and irrigation.

Recreational Structures

- A community garden and educational area will be established to encourage children from the nearby school in gardening and other outdoor education activities, as well as provide an area for a community garden. The area will include two sets of three 16-foot by 24-foot greenhouses.
- An ice skating, hockey, and curling arena is proposed in the same general northeastern area of the park. The ice skating rink will be of the dimensions of a standard hockey rink (85'x200). The rink will have concrete footings and foundation walls and aesthetically pleasing pavers or other acceptable hard surface for the floor covering. The arena will have structural members to accommodate a removable roofing cover. Benches will be located on the sides of the arena; recessed tie-downs will also be provided and strategically located in the floor to accommodate large tents or other enclosures requiring wind bracing. A community fire pit will be constructed to support ice arena activities. The fire pit will be surrounded by 12-feet of concrete and by another 18-feet of gravel over landscape fabric. The concrete and gravel annuli will provide a fire barrier as well as minimize the long-term effects on the surrounding area and environment.
- An amphitheater is proposed in the southwest corner of the park. The 400-person seating area will be constructed of several grassed terraces or benches built into the earthen berm. The stage will be constructed of keystone block and earth. The surface of the stage will be landscaped to accommodate hard structures, sound curtains, etc. Electrical junction boxes will be provided on the west side of the amphitheater for lighting and sound equipment. The floor of the amphitheater will be recessed below the adjacent ground such that earth quantities for construction of the amphitheater are balanced as much as is practicable.
- New trails and pathways are proposed throughout the park as shown on the site and park maps. The trails and pathways are intended to provide connectivity and continuity for residents, visitors and park patrons with the Mountain Village Complex, city center facilities, and off-site recreational trails. The trails and pathways are intended to be bike-friendly and stroller-manageable. The trails and pathways will be 10-foot wide and surfaced with an appropriate compacted native and durable material.
- Two additional picnic structures are proposed near the existing picnic shelter. The new structures will be similar to the existing structure.

- A community fire pit is proposed to be centered in the existing picnic area. The fire pit will be surrounded by 12-feet of concrete and by an additional 18-feet of gravel over landscape fabric. The concrete and gravel annuli will provide a fire barrier as well as minimize the long-term effects on the surrounding area an environment.
- A 15-foot by 140-foot dedicated curling lane is proposed just north of the ice arena and parking lot. The curling lane will run east to west and will have feature lighting similar to that of the ice arena.
- Several new picnic tables are proposed in the area of the fire pit. Areas under the picnic tables will be graveled to reduce soil-tracking and reduce required maintenance.
- An event camping area is proposed north of the ice rink arena. This area of 1.6 acres will be designated for use by non-motorized campers. This area will support about 150 walk-in campsites.

Landscaping Features

- A native plant garden consisting of 0.8 acres is proposed adjacent to Airport Road. The area will be protected from foot and vehicle traffic. Native plant species will be encouraged to grow in this area.
- An earthen berm is proposed in the western area of the park. The berm is intended to block noise from the park activities. The berm will vary in width from a few feet to more than 30-foot wide and be 4 feet to 6-feet in height. Trees will be planted on the berm to create a feeling native to the mountains.
- A new “jack” fence is proposed along the southern edge of the park. The fence will have a 16-foot wide entry into the park from the Stanley-to-Redfish-Lake Trail.
- Various species of trees and other vegetation will be selected in an effort to minimize the impacts from wildlife grazing. The local U.S. Forest Service unit is willing to assist as needed.

Other Features

- The existing historic buildings are to remain and be maintained and protected.
- The existing ball field will be retained. Pressurized irrigation is recommended for the areas southwest of Airport Road including the picnic areas, the landscaped area surrounding the community fire pit, the amphitheater, ball field and area surrounding the playground area.
- The existing playground and equipment will be retained. Other accessories to the playground equipment are anticipated in the future.

Pioneer Park - Site Plan and Park Plan Exhibits

The aforementioned park improvements are shown on the attached site plan and park plan maps. Exhibit No. 1 presents the overall site plan of Pioneer Park and the Stanley area south of Highway 21. Exhibit No. 2 presents a closer look at the park and the proposed features. Details of the proposed ice arena, pathway section, kiosk, and city buildings follow thereafter as Exhibits 3 and 4.