

City Owned
6701 Hwy 10

Northern
Light
Lease

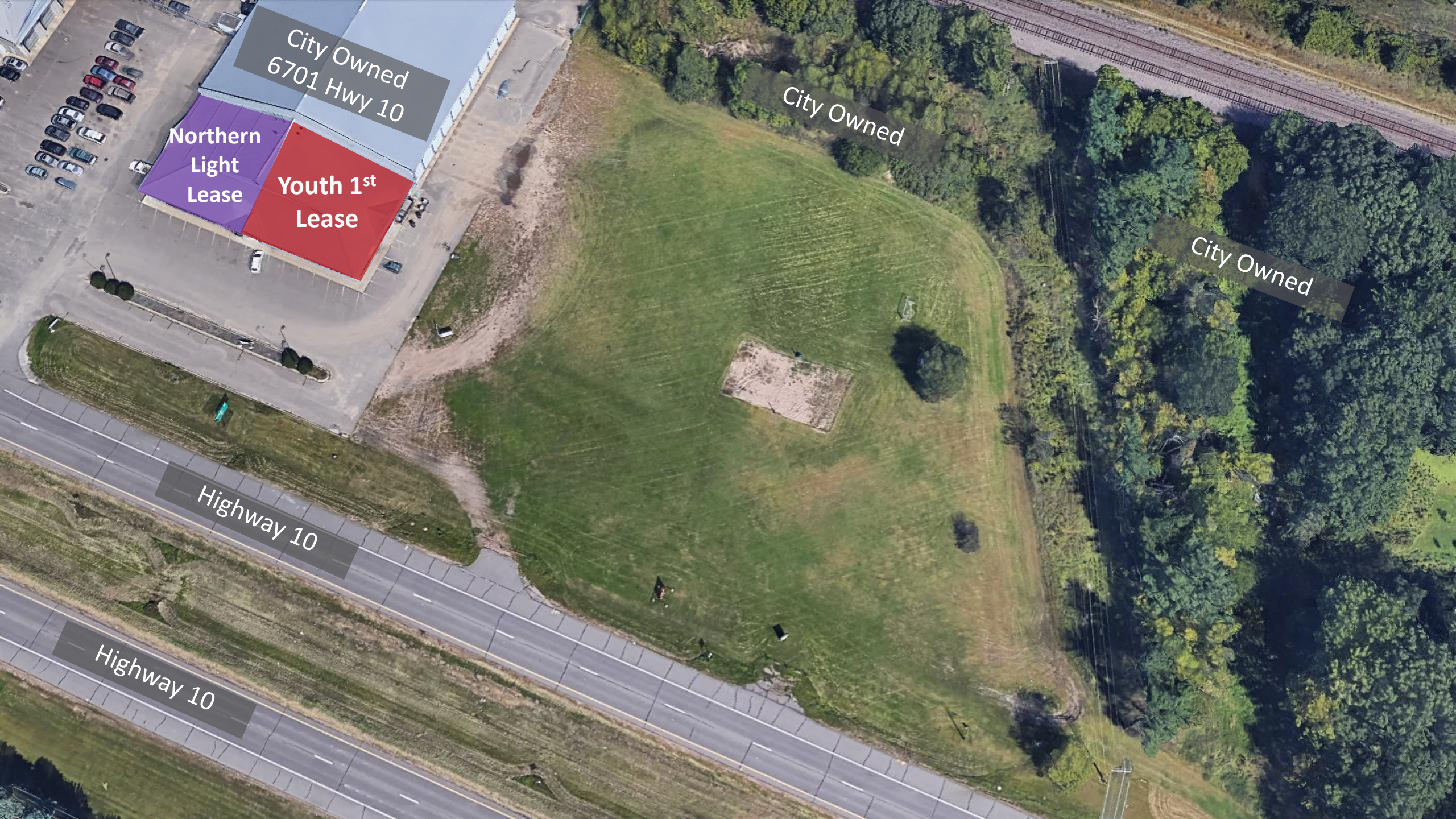
Youth 1st
Lease

City Owned

City Owned

Highway 10

Highway 10



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6701 Hwy 10

Northern
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Lease

Youth 1st
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Highway 10

Highway 10

**Youth First
Ancillary Uses:**

- soccer field
- volleyball court
- open space
- garden

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**Youth First
Ancillary Uses:
-basketball**

Highway 10

Highway 10



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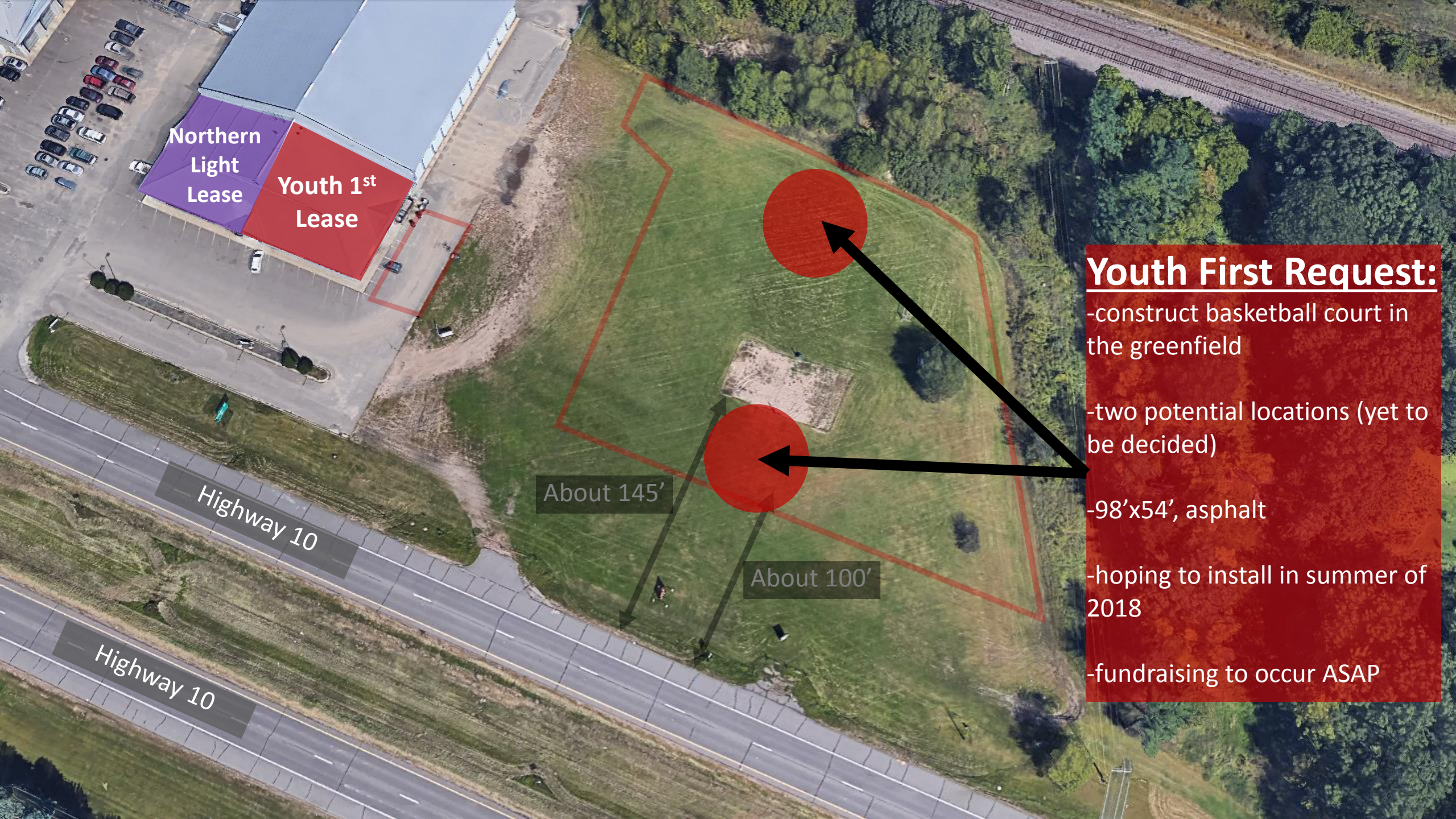
Highway 10

Highway 10

About 145'

About 100'





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Highway 10

Highway 10

About 145'

About 100'

Youth First Request:

- construct basketball court in the greenfield
- two potential locations (yet to be decided)
- 98'x54', asphalt
- hoping to install in summer of 2018
- fundraising to occur ASAP



Staff Notes:

- this use will require a formal lease amendment
- staff cannot process a lease amendment until we have a more detailed scope of the project (exactly where and exactly what)
- youth first needs to fundraise for this project (to pay for better planning and construction).
- in order for Youth First to kick off their fundraising and planning process, they wanted to check in with the city first—to make sure the idea is reasonable from a high level.



Northern
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Youth 1st
Lease

A

B

Highway 10

Highway 10

Staff Notes:

-staff completed an internal review of the proposed use. Staff has the following recommendations.

-if location B is the desired location, staff will strongly recommend safety be addressed, due to proximity to Highway 10 (i.e. a fence be required).

-the current lease with Youth First doesn't cover all of the ancillary uses, staff will want the existing lease to include all ancillary uses.

-with the above in mind, staff is generally comfortable with the proposed use—as it's consistent with past practice. This project doesn't trigger the need for site plan review or a LRRWMO permit.



Staff Notes:

-unless council has major high-level concerns, staff plans to let Youth First know they can begin their planning and fundraising process.

-if the Council does want to take a step back, and have a discussion RE this project (i.e. there are major concerns), staff would welcome that direction now.

-if not, this case will likely come back to the Council in May/ June for a formal approval of a lease amendment.