

**GRAIN VALLEY PARK BOARD**  
**MINUTES**  
*JOINT MEETING WITH THE BOARD OF ALDERMEN AND*  
*PLANNING AND ZONING COMMISSION*  
January 17, 2023

Meeting called to order at 6:00 P.M. by Vice President, Jared English.

**CALL TO ORDER**

**ROLL CALL**

**PRESENT:** Brian Bray (President), Jared English (Vice President), Becky Gray (Secretary), Mike Switzer, Adam Hoover, Lisa Limberg, Shawn Brady, Dale Arnold (Alderman Liaison), Shannon Davies (Director)

**ABSENT:** Becky Gray, Lisa Limberg

**DISCUSSION**

**a. Comprehensive Plan and Parks Master Plan**

- Christopher Shires - Confluence Team presenting
- Comprehensive Planning kicked off Nov 2022 with the Steering Committee already meeting twice.
- Surveys are happening now with community via mail. Target sample size is 400 residents.
- Resident in-person events will happen in Feb/Mar.
- Another joint workshop planned.
- Public Hearings will happen towards the end of the process.

Community Analysis

- Population growth - roughly 16,000 people in 2021
- 2000 people back in 1991.
- 2050 projected population of 42k
- Median age is 33.9.
- Low senior citizen population
- 62% owners/32% renters
- Median income \$76k
- Low median income population to high median income population

Housing Analysis

- 50% low density residential
- Low median density housing and not a lot planned for future.
- Total appraised value average is \$178,000
- 71% of homes are valued \$150-250k
- About 5,000 homes
- Most are 3 bedroom
- Housing inventory is low, so demand has been high.
- Median sale price is higher than other communities.

- Community needs more lower-cost housing and more high-end housing.

#### Jobs Analysis

- Most jobs are construction and education
- Transportation related industries
- Warehousing
- Management of Companies

#### Physical Profile

- About 6.2 square miles
- I-70 divides the community and can be a barrier.
- Flood plain is large section of the east side of city.
- All current parks are south of I-70.
- Parks were inventoried and ranked. This is to help show items that can be added to enhance them.
- 98 acres of park land in city
- Recommendation is 10.5 acres per 1000 residents so park land growth is needed.
- Walk time analysis shows the southern part of the city is adequately covered with walkability.
- North side is in the over 15-minute walk zone. Safety issues for North side to walk to parks.
- Completed trails 5.7 miles
- Planned another 5.3 miles of trail are in the works
- Proposed trails is another 8 miles

#### Existing Land Use

- 40% is residential
- 13% is industrial
- 10% is open space
- 6% is commercial
- 4% is parks
- GV is positioned well for growth in parks.
- City planning boundary growth to the North/East/South
- South of the Ryan Road is limited for annexation due to sewer logistics.
- North side is the most likely area for annexation into city limits.
- Currently 89% homes, 9% townhomes, 2% apts.
- Higher density developments drive higher tax revenues compared to single family homes.