



MINUTES
City Council Meeting
Monday, March 20, 2023 6:00 PM

COUNCIL PRESENT: Chris Mayton, Councilor; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; Don Hokanson, Councilor; and Stan Pulliam, Mayor

COUNCIL ABSENT: Laurie Smallwood, Council President

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager; Rochelle Anderholm-Parsch, Parks and Recreation Director; Josh Soper, City Attorney; and Ernie Roberts, Police Chief

MEDIA PRESENT: (none)

1. CITY COUNCIL WORK SESSION - 6:00 PM

1.1. Community Campus Park Development Plan Update

Staff Report - 0677

The **Parks and Recreation Director** provided introductory remarks; Kurt Lango and Brian Martin (Lango Hansen) and Maddie Ferson (American Ramp Company) delivered a presentation on public feedback and the preferred concept for the Community Campus Park. A staff report and presentation slides were included in the agenda packet.

The Council received the presentation and discussed the following topics:

- Placement of pathways in relation to school property
- Total linear feet of the pump track, and concern about developing the maximum possible length of track; discussion of the total pump track footprint versus actual pump track linear feet
- Reasons for the diagonal orientation of the parking area
- Plans to make concept renderings available to the public
- Whether the pump track should be enlarged in phase 2, versus a bike skills amenity
- The degree to which value engineering has been engaged in at this point, given the cost estimates
- Acknowledgement that this will commit all current parks SDC funds

- Whether usage of urban renewal funding would be appropriate for some of the infrastructure; a future discussion is warranted
- Discussion on how this park would compare to others regionally - the only combined skatepark and pump track in the Pacific Northwest
- Opportunities for future trail connections
- Attraction for people recreating on Mt. Hood
- Trail to the Sandy River proceeding independently of the park project
- Discussion on maintenance costs; needs being folded into the current budget process, though much will lag until the latter portion of the next biennium
- Opportunities to leverage volunteer efforts
- Lifespan of the infrastructure; 20 years for the skatepark, 15 years for the pump track; ongoing maintenance is important

1.2. **Review of Parks System Development Charges (SDC) and Fee-in-Lieu (FIL) updated methodology and rate increases**

Staff Report - 0683

The Parks and Recreation Director summarized the staff report, which was included in the agenda packet.

The Council engaged in discussion on the following issues:

- The distinction between improvement and reimbursement charges
- Note that the current charge represents the maximum possible reimbursement fee; reimbursement fees can be spent on existing facilities as well as construction of new facilities
- Whether SDC revenue projections account for real estate market forces currently being experienced
- Recognition of the amount of projects in the Parks and Trails Master Plan that would not be funded if SDCs are too low
- Importance of fairness, and of accommodating individuals who had already submitted land use applications before last September's increase was approved; discussion of the legality of such an approach
- Recognition that work not funded by SDCs will be borne by current residents instead
- Remarks regarding substantial percentage increases in water and wastewater rates and SDCs in recent years
- Concern about raising SDCs too high; suggestion to consider the total SDC dollar amount that can reasonably be borne by development, and then allocating that capacity in a prioritized manner across all SDCs.
- Importance of not 'kicking the can down the road'

- Concern regarding the slowing of the housing market in Sandy, and the need to ensure that housing is affordable for residents
- Importance of waiting for adequate data to become available before reconsidering SDCs
- Importance of following expert advice; recognition that the current Parks SDC plan is under the total possible amount
- Importance of parks and trails amenities to quality of life in Sandy especially into the future, and that SDCs are the best way to pay for such amenities
- Need to provide transparency for residents into the way in which SDCs were developed and the rationale for their rates
- Recognition of the significant wastewater facility needs that remain to be addressed
- Importance of providing certainty for businesses and minimizing confusion

The Council provided direction to staff on the following items:

- Provide the Council with a comparison between the increase in fees-in-lieu and the increase in property values between 2004 and present
- Schedule a meeting during which the Council can evaluate all of the City's system development charges in a comprehensive manner, considering the cumulative financial impact on home development, in the winter of 2023/2024
- With respect to fees-in-lieu, provide the Council in the near future with potential options to accommodate individuals who had already submitted land use applications before last September's increase was approved

2. CITY COUNCIL REGULAR MEETING - 7:30 PM

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda
(none)

6. Public Comment

6.1.

Mac Even: understands the need for SDCs and Fee in Lieu, but the total cost for each single family home is far too high; developers already pay half the cost when the plat is recorded; the total cost per home will be far too high

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once the implementation schedule is fully realized; the increased fees will wipe out middle housing; costs continue to increase. He urged the Council to consider adjusting the fees and consider the cost of development in a holistic manner.

Jim Raze: agrees with Mr. Even's comments; HB 2001's intent was to encourage affordable housing; charges are far too high for construction of duplexes - they should not double from the cost of a single family home; Sandy's fees for duplex construction are higher than any other city in the region; development is needed to fund needed improvements.

Joseph Oshman: makes bike racks in Portland; the park will help Sandy become a destination; Sandy can be a showcase, better than the Gateway Green park. Encouraged the City to go big or go home with respect to the park design and be creative; paving the pump track is critical.

Don Robertson: Very excited for the new park; it will truly be a destination park; pleased with the two-phased approach; grant funding will be critical, and a second grant for the second phase is a distinct possibility; the City must proceed in good faith to develop the park including building fund balances to provide a grant match.

Robbie Walters: bike coaching business; likes the phased approach to the park and the way it addresses multiple user groups; urged the City to pursue the full grant amount of \$750,000; the park will be an important asset for the community and draw visitors.

Kristopher Wietrick: Cheerleader for the pump track; mountain biking enthusiast; the park can be a showpiece and help make Sandy a destination. The park built in St. Charles, MO was amazing with mirror image tracks, world cup and olympic athletes came to train; park facilities in Bentonville, AR had a positive impact on that area. Mr. also provided written materials that are attached to these minutes.

Will Toogood: Very excited about the economic impact of the park; similar cities cite their park improvements as the reason for their success in attracting visitors; skateboarding celebrities may take notice; word of mouth will spread in the skating community and draw tourism

[Written comments - Wietrick](#)

7. Response to Previous Public Comments

8. Consent Agenda

8.1. **City Council Minutes**

March 6, 2023

8.2. **Resolution Authorizing Application for Grant for the Community Campus Park**

Resolution 2023-08

Staff Report - 0679

8.3. **Adoption of 2023-25 City Council Goals**

Staff Report - 0681

8.4. **Contract Amendment: 362nd and Bell Improvements Project**

Staff Report - 0678

Moved by Richard Sheldon, seconded by Kathleen Walker

Adopt the Consent Agenda

CARRIED. 6-0

Ayes: Chris Mayton, Richard Sheldon, Kathleen Walker, Carl Exner, Don Hokanson, and Stan Pulliam

Absent: Laurie Smallwood

9. Resolutions

9.1. **PUBLIC HEARING: Extending a Moratorium on Development**

Resolution 2023-07

Staff Report - 0682

Abstentions:

(none)

Conflicts of Interest:

(none)

Staff Report:

The **City Manager** summarized the staff report, which was included in the agenda packet.

Public Testimony:

Mac Even: is testifying to preserve his standing in the matter; is opposed to the moratorium; appreciates the communication that has occurred from the City on this issue, though more is always better.

****the public hearing was closed at this point****

Council Discussion

Council discussion ensued on the following issues:

- Acknowledgement that this is a difficult and unfortunate decision, though it is necessary
- Acknowledgement of the City's interest in settling legal matters related to the wastewater system
- Importance of maintaining the City's reputation as a desirable place to develop housing
- Praise of the substantial improvements made to the wastewater system thus far and the positive results generated
- Need to clarify a process for allocating future ERUs
- Whether the moratorium extension should expire on October 2nd or 3rd of 2023 (the City Attorney confirmed that the wording of the resolution was satisfactory)

Moved by Carl Exner, seconded by Richard Sheldon

Close the public hearing

CARRIED. 6-0

Ayes: Chris Mayton, Richard Sheldon, Kathleen Walker, Carl Exner, Don Hokanson, and Stan Pulliam

Absent: Laurie Smallwood

Moved by Chris Mayton, seconded by Richard Sheldon

Adopt Resolution 2023-07

CARRIED. 6-0

Ayes: Chris Mayton, Richard Sheldon, Kathleen Walker, Carl Exner, Don Hokanson, and Stan Pulliam

Absent: Laurie Smallwood

10. New Business

10.1. **Policy for Naming or Changing Names of Parks, Trails, and Recreation Facilities**

Resolution 2023-09

Staff Report - 0680

The **Parks and Recreation Director** summarized the staff report, which was included in the agenda packet. In response to Council questions, staff provided clarity on the process for naming parks after donors, especially if multiple donors are involved for a single property. Staff also provided details on the process for naming or memorializing a park after someone after they have passed away.

Moved by Richard Sheldon, seconded by Kathleen Walker

Adopt Resolution 2023-09

CARRIED. 6-0

Ayes: Chris Mayton, Richard Sheldon, Kathleen Walker, Carl Exner, Don Hokanson, and Stan Pulliam

Absent: Laurie Smallwood

11. Report from the City Manager

- CCA dinner will be hosted at Smoky Hearth on March 23rd
- Concerns about housing bills in Salem that would preempt home rule authority particularly given the City's infrastructure challenges; efforts to secure funding for the water project are ongoing, including through the federal appropriations process
- Budget Committee process will begin next month; unspent ARPA dollars need to be allocated
- ODOT is interested in a ribbon cutting event for the Vista Loop sidewalk in May

12. Committee /Council Reports

Councilor Hokanson

- Recent SandyNet Advisory Board meeting was successful
- Need to decide what to name the Community Campus park now that the new naming policy has been adopted
- SURA needs to consider possibilities for spending on the Campus project
- An elected member of the Sandy Fire District Board should sit on the SURA Board
- SMC amendments are needed to address existing references to the Sandy Fire District

Councilor Exner

- Agreement that an elected member of the Sandy Fire District Board should sit on the SURA Board
- The IGA between Clackamas Fire and Sandy Fire has been signed
- Curb ramp tripping hazards need to be addressed
- Note on the importance of staying focused regarding the City's legislative requests

Councilor Walker

- Library programs are proceeding successfully; note on the benefits of the Library of Things
- The Community Campus Park will be an economic driver

Councilor Sheldon

- Suggestion for a crosswalk at Sandlandia for safety reasons; possibilities for deploying speed radar

Councilor Mayton

- Note on a broken curb near Wendy's

Mayor Pulliam

- Recent meeting with Jim Etzel of Sport Oregon on possible opportunities for athletic facilities and recycled water
- Recent Chamber of Commerce event at the Museum; need to inventory and preserve historic buildings
- Mountain Festival planning is proceeding
- Two vacancies exist on the Economic Development Advisory Board
- Clackamas County may be looking at budget cuts

13. Staff updates

13.1. [Monthly Reports](#)

14. Adjourn



Mayor, Stan Pulliam

A handwritten signature in black ink, appearing to read "Jeff Aprati". The signature is written in a cursive, flowing style.

City Recorder, Jeff Aprati

NORTHWEST ARKANSAS BIKING ECONOMIC IMPACT STUDY SUMMARY

Study Objectives

The ability to measure the economic and health benefits of recent investments in bicycle infrastructure in Northwest Arkansas is critical. The data generated by this study can inform policymakers, funders, and stakeholders about the overall value of their investments in bicycle infrastructure, as well as informing how to best dedicate current and future resources for bicycling. More specifically, study objectives include:

- ✓ Quantifying the economic, health, social, and business benefits associated with bicycling
- ✓ Examining the return-on-investment (ROI) of bicycle infrastructure investments
- ✓ Create and share best practices and methods for measuring the benefits of bicycling

Key results from the study include:

- Bicycling in Northwest Arkansas provides \$137 million in business and health benefits to the economy annually
- Bike tourism is a significant economic driver with tourists spending more than \$25 million at local businesses each year
- Investment in soft-surface mountain bike trails is a key driver of tourism with at least 55% of mountain bikers traveling to Northwest Arkansas from outside the region.
- Bicycling in Northwest Arkansas generates \$85 million annually in health-related benefits
- Residents of Northwest Arkansas spend more than \$20 million on bicycling annually
- Houses within .25 miles of the Razorback Greenway sell for an average of nearly \$15,000 more than those two miles from the trail.

Comparable locations to Northwest Arkansas were Grand County, Utah, Bend and Oakridge, Oregon, locations in Colorado, and British Columbia. More than half of riders were from out of town.

In Northwest Arkansas study found biking amenities resulted in over \$50 million annually in bikes, bike equipment, purchases for biking, food, drink and lodging while biking. Less than half was for residents in the general area and more than half were tourists.

"What you have here [in Northwest Arkansas] is unique. We are seeing a large increase in people [visiting], staying in the Airbnbs, and riding all the different [natural surface] trails. That's almost on a weekly basis."
Local business owner