



City of Sandy

Agenda

City Council Meeting

Meeting Date: Monday, June 6, 2022

Meeting Time: 6:00 PM

Page

1. MEETING FORMAT NOTICE

This meeting will be conducted in a hybrid in-person / online format. The Council will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person

Come to Sandy City Hall (lower parking lot entrance).
39250 Pioneer Blvd., Sandy, OR 97055

To attend the meeting online via Zoom

Please use this link: <https://us02web.zoom.us/j/84134023320>

Or by phone: (253) 215-8782; Meeting ID: 841 3402 3320

Please also note the public comment signup process below.

2. CITY COUNCIL WORK SESSION - 6:00 PM

2.1. Annual Fees / Charges / Utility Rates Update

Initial Discussion

[2022 Master Fees and Charges - Pdf](#)
[Presentation Slides](#)

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3. CITY COUNCIL REGULAR MEETING - 7:00 PM

4. PLEDGE OF ALLEGIANCE

5. ROLL CALL

6. CHANGES TO THE AGENDA

7. PUBLIC COMMENT

NOTE: the Council will take comments on the Parks Code amendments and the Parks and Trails Master Plan during public hearings later in the agenda.

The Council welcomes your comments on other matters at this time.

If you are attending the meeting in-person

Please submit your comment signup form to the City Recorder before the regular meeting begins at 7:00 p.m. Forms are available on the table next to the Council Chambers door.

If you are attending the meeting via Zoom

Please complete the [online comment signup webform](#) by 3:00 p.m. on the day of the meeting.

The Mayor will call on each person when it is their turn to speak for up to three minutes.

8. RESPONSE TO PREVIOUS PUBLIC COMMENTS

9. PRESENTATION

- 9.1. **Police Officer Oath of Office** 50
Officer Scott Jones
[Officer Oath - Jones](#)

10. CONSENT AGENDA

- 10.1. **City Council Minutes** 51 - 57
[City Council - 16 May 2022 - Minutes - Pdf](#)

11. ORDINANCES

- 11.1. **PUBLIC HEARING: Parks Code Modifications** 58 - 72
Ordinance 2022-10
[Parks Code Modifications - Pdf](#)
- 11.2. **PUBLIC HEARING: Revised 2022 Parks and Trails Master Plan Adoption** 73 - 259
Ordinance 2022-11
[22-011 CPA Revised Parks and Trails Master Plan Adoption - Pdf](#)
[Staff Presentation Slides](#)

12. OLD BUSINESS

- 12.1. **Bull Run Water Supply Decision Reevaluation** 260 - 292
[Bull Run Water Supply Decision Reevaluation - Pdf](#)

13. NEW BUSINESS

- 13.1. **Parks System Development Charges and Fee in Lieu Update** 293 - 323
[Parks System Development Charges and Fee in Lieu Update - Pdf](#)

14. REPORT FROM THE CITY MANAGER

15. COMMITTEE /COUNCIL REPORTS

16. STAFF UPDATES

- 16.1. [Monthly Reports](#)

17. ADJOURN



Staff Report

Meeting Date: June 6, 2022

From Tyler Deems, Deputy City Manager / Finance Director

SUBJECT: 2022 Master Fees and Charges

PURPOSE / OBJECTIVE:

Review proposed increases to city fees and charges for the 2022-23 fiscal year.

BACKGROUND / CONTEXT:

The City annually reviews and updates fees and charges to adjust for inflation for materials, operational expenses, and capital project funding. The Council's direction over the last few years, with exception of the pause during COVID, is to adjust the fees on a more regular basis to avoid less frequent but larger rate increases. The current Master Fee Schedule can be found [here](#).

Sandy is in a historic period of public infrastructure reinvestment. The City's wastewater and water systems require improvements and expansion to ensure adequate supply of water and the capacity to effectively treat wastewater, and handle and manage stormwater runoff. Years of under-investment and holding down rate increases coupled with rapid growth has put the city in a difficult position of needing rate increases to complete the essential and mandated improvements to our water and wastewater facilities. At the same time, we are in a period of high inflation and extreme construction cost escalation which results in higher costs for goods, services, contracts, equipment, and materials. In 2021, the producer price index increased nearly 20% year over year. The consumer price index, a common indicator of inflation, continues to sit at above 8% year over year for most indices.

In addition to the water, wastewater, and stormwater utilities, SandyNet, as the City's unique and newest utility, has been providing fiber to the home service since 2014. At that time, the city envisioned an initial build out of a network with half as many customers as the utility now provides service to. The success of the service means additional revenue to cover the utility's expenses and debts, however the continued growth of the service also presents pressures on operations, new construction, and maintaining an acceptable service level for our existing and future customers.

Beyond utilities, the City charges fees to developers, builders, and homeowners for land use applications, new construction, and improvements. These fees pay for staff's time to review the proposals and plans to ensure they compliant state building standards and reflects the community's goals and policies implemented through the city's development code. While the Planning Department receives general revenue to both subsidize these

activities but to fund non-current planning related development such as long range plans, the Building Department is operated and accounted for as an enterprise. Building plan review, permits, and inspection fees should cover the costs of those services. In both those cases, despite steady growth and development, our existing fees are not keeping pace with covering the costs of providing the service.

KEY CONSIDERATIONS / ANALYSIS:

Water

The City entered into a bilateral compliance agreement with the State of Oregon in September 2018 to meet the treatment requirements for cryptosporidium (either connecting to Portland's new filtration plant or constructing our own treatment facility) by September 30, 2027. Last June the City Council reviewed information and options regarding the City's water supply sources and the mandate to treat the Bull Run Water Source or purchase treated Bull Run Water from the City of Portland. The City Council will be reevaluating the decision to treat raw water or purchase filtered water on June 6.

The Bull Run Water Supply approach is an important component to the update of the City's Water Master Plan, which will be completed by the end of the year. The Water Master Plan further outlines our water system demands and investments that are needed in our facilities. Capital investments are needed in our Alder Creek Water Treatment Plant and other crucial facilities in the system such as the Sandercock Reservoir.

We're working with our consultants to finalize the capital improvement plan and refine the rate model for implementing the water master plan and completing the Bull Run Supply project. Preliminary cost estimates based on reinvesting in the Alder Creek Treatment Plant, making other necessary investments in facilities such as reservoirs, and extending the transmission pipeline to Portland's new filtration plant will require larger rate increases beginning in FY 2022-23. Initial modeling indicates a needed increase in the range of \$11-\$15 per month this fiscal year depending on the amount of water used (\$13.50 for the average residential customer). Like the wastewater project, the city is exploring a variety of financing options such as the Clean Water State Revolving Fund Loans and grants, and WIFIA Loans.

Wastewater - Sandy Clean Waters

The City's largest construction project requires ongoing rate increase to provide revenue to pay for the debt financing from the State Revolving Fund Loans and the Water Infrastructure Finance and Innovation Act (WIFIA) loans. The ongoing investments address permit compliance, increasing treatment plant and collection system capacity, and constructing new facilities to accommodate the recent and future growth of the community.

The proposed rate increase of 10% is based on the City's most recent application to the EPA WIFIA program that reflects the total project cost of \$97 million. The city recently issued an RFQ for firms to assist the city in a revision to the Wastewater System Facilities Plan. The outcome of that work will inform future updates to the project scope and costs and the rate model.

The City anticipates finalizing our WIFIA application this summer to lock in interest rates.

This 10% increase will be effective with the July 2022 billing, and is anticipated to bring in an additional \$329,000 in fiscal year 2023.

Stormwater

The City's stormwater utility is underfunded and does not have adequate revenue to plan, budget, and construct repairs and new investments in our stormwater system. This was recently demonstrated by the emergency pipeline repair under Tupper Park where the Stormwater Fund was not able to pay for the costs. The Stormwater Fee is currently \$3.50 per equivalent residential unit (ERU) which is the lowest out of any city in Clackamas County. The city will need to complete a stormwater master plan at sometime in the future, but staff recommends incrementally increasing the utility's fee to build cash reserves for capital.

The proposed rate increase for Stormwater is \$1.50 per ERU, bringing the total fee to \$5.00 per ERU. This increase will be effective with the July 2022 billing, and is anticipated to bring in an additional \$116,000 in fiscal year 2023.

SandyNet

SandyNet is another service that has been significantly impacted by inflation and the rise of construction costs. Equipment such as modems, cards, fiber, and switches have increased in costs as well as lead times for deliveries. As a publicly owned internet company, keeping the service affordable is inherent in our mission. With the success of the service, rapid expansion, and continued demand for new service and installs, the department does not have adequate staff to respond to these requests and projects in a timely manner. The Department is well served by a team of dedicated staff but the current operations are unsustainable even for a high functioning team. Currently the department needs at least an additional utility workers/installers to keep up with demand and additional technical staff such as network engineers to ensure system reliability. The proposed rate increase will not be able to support hiring additional staff, but

SandyNet is also advancing scheduled equipment replacement. As we approach eight years of fiber-to-the-home, we are beginning our replacement of old hardware. This transition comes at a time where the release of a newer technology is being widely adopted to achieve higher future speeds. We are in the beginnings of the multigigabit

service push in the US, where providers are beginning to overlay their networks and install hardware capable of pushing speeds over 1 gigabit. While the demand is not there just yet, the phasing in of the hardware should be considered as equipment is refreshed or replaced. The proposed rate increase helps pay for the first wave of this implementation by phasing in the hardware with new construction.

Originally, the next scheduled rate increase was set for the 23-25 Biennium. By changing the start date of that rate increase to July 2022, at our current projections will generate an additional \$90,000 in revenue to offset the cost changes in equipment and services. The cost of implementation for the new technology has dropped dramatically in the past year but sits at 36% more than traditional technology and would be picked up under the rate increase as we update our rate model to reflect the new cost of implementation.

Finally, two additional speed tiers are proposed to be created, to increase options for customers. Starting with new construction, 2 and 5 Gigabit tiers would be set, as well as increasing the speed of the 300Mbps service to 500 Mbps. This would simplify the plans to: Half a Gig, Gigabit, 2 Gig and 5 Gig.

Pricing changes include taking the residential and business 300Mbps plan from \$41.95 to \$44.95 and increasing the speed to 500Mbps as well as offering a 2Gbps plan for \$110 and 5 Gig plan for \$225.

Since 2020, we've seen a more widespread acceptance of gigabit service. In 2020 we had roughly 330 gigabit residential and business customers which represented 10% of our fiber customers. Today we have over 815 Gigabit fiber customers, which now represents 25% of our customer base.

The proposed rate increase was presented to the SandyNet Advisory Board which was supported.

Miscellaneous Fees

Each year staff recalculates the average hourly rate of employees who would likely be tasked with completing public records requests. With the rising cost of salaries and related benefits (taxes, insurance, and PERS), the recommended increase in the hourly rate for public records requests is \$50.00 for administrative staff (administrative assistant or other staff) and \$80.00 per hour for executive staff (director). Staff will continue to charge any associated legal fees at the actual cost.

Additionally, staff is recommending a slight change to the annual interest rate that is charged for monies owed to the city. Currently the rate is set by the Finance Director and based on current yields for long-term investments. Staff is proposing to keep this same language, but add 1% to the current yields for long-term investments to help offset the staff time of managing these receivables.

Both of the above changes would becoming effective July 1, 2022 and would not impact any existing records requests or receivables that are already in place.

Planning and Building

Staff recently completed a survey of planning and building fees in Clackamas County. The city was low compared to other cities in many categories and the fees should be updated to cover the city's costs to process and review applications rather than relying on an increasing share of general revenue.

Planning Division: proposed fees on new developments and construction (subdivisions, middle housing partitions, annexations, zone changes, etc.). As an example, fees for a 41 lot subdivision would increase from \$6,971 to \$10,420.

Building Division: The fees and charges for building a home in Sandy are less than many other Clackamas county communities by a wide margin. While this is mostly due to differences in SDCs, building fees are also in need of updating. The proposed fee increases would impact new construction, such as new single family homes, duplexes, and apartments, more so than small homeowner projects or small remodels.

On the horizon

- Public Safety Fee

- The City Council established the public safety fee in 2019. The residential fee is \$4.50 while commercial properties pay \$10.50. The fee was designed to help pays for two officers. In preparing for the next biennium, staff will be analyzing the fee for developing a recommendation on an increase to help keep pace with rising salary and benefit, and equipment, costs for police officers.

Recreation – Cost Recovery Analysis and Programming

- In addition to the Council Goal to look at cost recovery where possible, the Council also adopted a goal to explore community recreation services needs and determine how the organization can support this. With the staffing of the Parks & Recreation Department and reopening of facilities and programming, the department can put some attention to these goals. The City is contracting with a cost recovery consultant to work with the department to examine programs and the fee structures. And work continues on implementing the Parks & Trails Master Plan.

System Development Charges

- SDCs are intended to recover a fair share of the costs of existing and planned infrastructure improvements that provide capacity to serve new growth. SDCs are annually adjusted based on the Construction Cost Index. With the completion of several master plans recently and on the horizon, the methodologies and SDCs for Parks & Trails, Water, and Transportation will be reviewed for updates.
 - Water
 - Wastewater
 - Transportation (Streets)
 - Parks & Trails (new methodology for SDC, Fee in Lieu, and Reimbursement Cost)

BUDGETARY IMPACT:

The proposed rate increases will result in generating additional revenue in the utility funds and in the General Fund/Development Services Department.

- Water Fund - More detailed information will be provided on June 21 with an implementation timeline.
- Wastewater Fund - Increase in Wastewater rate revenue of \$329,000.
- Stormwater Fund - Increase in Stormwater rate revenue of \$116,000.
- Telecommunications/SandyNet - Increase in SandyNet rate revenue of \$90,000.

LIST OF ATTACHMENTS/EXHIBITS:

- Listing of proposed changes to the Master Fee Schedule

Fee Name	Current	Proposed	Description
I. MISCELLANEOUS CHARGES (effective July 1, 2022)			
E. Miscellaneous			
a. Finding Fee	\$20.00		
b. Interest Past Due			Annual interest rate set by Finance Director at the time the past due balance is accrued. Rate shall be fixed and based on current yields for long-term investments, plus 1%.
G. Records Request			
a. Administrative Fee	\$42.00	\$50.00	per hour
b. Executive Fee	\$73.00	\$80.00	per hour
c. Legal Fee			actual cost
2. PLANNING CHARGES (effective July 1, 2022)			
A. Addressing			
a. Addressing	\$42.00	\$45.00	plus \$56 per lot
b. Readdressing - Residential	\$210.00	\$220.00	per lot (not exceeding two units)
c. Readdressing - Multi-family, commercial/industrial	\$210.00	\$220.00	plus \$56 per lot or unit
B. Administrative			
a. Administrative Fee			10% of total planning and public works fees assessed, excluding building, plumbing, and mechanical structural specialty code permit fees.
b. Land Use Compatibility Statement	\$125.00		
c. Review of Non-Conforming Use	\$503.00	\$800.00	
d. Public Hearing - Type I	\$419.00		review not specifically listed elsewhere
e. Public Hearing - Type II	\$524.00		review not specifically listed elsewhere
d. Public Hearing - Type III	\$1,047.00	\$1,500.00	review not specifically listed elsewhere
e. Public Hearing - Type IV		\$2,000.00	review not specifically listed elsewhere
f. Public Hearing - Reschedule (applicant's request)		\$500.00	
g. Third-Party Review	\$1,500.00	\$2,000.00	Deposit for each anticipated third-party review shall be collected in conjunction with the initial application fee. Additional charges, if any, shall be assessed and shall be a lien against the property until paid in full.
h. Third Party Review Scope Consultation		\$500.00	
i. Zoning Verification Letter	\$105.00	\$110.00	Bank/Loan Letter
C. Accessory Dwelling Unit			
a. Accessory Dwelling Units	\$225.00	\$300.00	
D. Adjustments and Variances			
a. Type I Adjustment	\$336.00	\$400.00	less than 10% a quantifiable provision
b. Type II Adjustment	\$451.00	\$500.00	less than 20% a quantifiable provision
c. Type II Variance	\$670.00	\$900.00	
d. Type III Special Variance	\$1,121.00	\$1,500.00	
e. Type III Variance - Land Division	\$1,121.00	\$1,500.00	
f. Type III Design Deviation	\$451.00	\$500.00	
g. Sign Variance	\$451.00	\$500.00	
E. Amendments			
a. Comprehensive Plan Map Amendment	\$3,248.00	\$5,000.00	
b. Comprehensive Plan Text Amendment	\$3,022.00	\$6,000.00	
c. Zoning Map Amendment	\$2,461.00	\$4,000.00	
F. Annexation Type IV			
a. Type A	\$2,238.00	\$3,000.00	assign conceptual zoning
b. Type B	\$3,132.00	\$5,000.00	Type A, plus Zoning Map Change
c. Type C	\$6,154.00	\$7,000.00	Type A and B, plus Plan Map
d. De-Annexation		\$3,000.00	
G. Appeal			
a. Type I to Type II	\$125.00	\$250.00	Notice
b. Type II to Type III	\$336.00	\$400.00	Planning Commission appeal
c. Type III to Type IV	\$785.00	\$1,000.00	City Council appeal
H. Conditional Uses			
a. Modification, Major	\$896.00	\$1,000.00	
b. Modification, Minor	\$451.00	\$500.00	
c. Outdoor Display & Storage	\$336.00	\$500.00	
d. Type II	\$896.00	\$1,200.00	
e. Type III	\$1,681.00	\$3,000.00	
I. Design Review			
a. Type I: \$0.00 - \$10,000.00	\$209.00	\$250.00	staff review only; no notice
b. Type I: \$10,000.01 - \$25,000.00	\$366.00	\$450.00	staff review only; no notice
c. Type I: \$25,000.01 - \$100,000.00	\$560.00	\$750.00	staff review only; no notice
d. Type I: \$100,000.00 and above	\$785.00	\$900.00	staff review only; no notice
e. Type II: \$0.00 - \$10,000.00	\$336.00	\$400.00	
f. Type II: \$10,000.01 - \$25,000.00	\$560.00	\$600.00	
g. Type II: \$25,000.01 - \$100,000.00	\$1,571.00	\$2,000.00	

h. Type II: \$100,000.00 - \$1,000,000.00	\$3,358.00	\$5,000.00
i. Type II: \$1,000,000.00 and above	\$7,836.00	\$9,000.00
j. Type III: \$0.00 - \$10,000.00	\$560.00	\$600.00
k. Type III: \$10,000.01 - \$25,000.00	\$785.00	\$1,000.00
l. Type III: \$25,000.01 - \$100,000.00	\$1,791.00	\$2,500.00
m. Type III: \$100,000.00 - \$1,000,000.00	\$4,028.00	\$6,000.00
n. Type III: \$1,000,000.00 and above	\$7,836.00	\$10,000.00
o. Design Review Minor Modification	\$451.00	\$500.00
p. Design Review Major Modification: \$0.00 - \$25,000.00	\$560.00	\$600.00
q. Design Review Major Modification: \$25,000.01 - \$100,000.00	\$785.00	\$1,000.00
r. Design Review Major Modification: \$100,000.01 and above	\$1,121.00	\$2,000.00
J. Erosion Control		
a. Single Family/Duplex Addition - Permit Fee	\$105.00	\$130.00
b. Single Family Dwelling/Duplex - Permit Fee	\$125.00	\$150.00
c. Multi-Family - Permit Fee	\$147.00	\$200.00 per structure
d. Commercial/Industrial, Subdivisions - Permit Fee	\$283.00	\$300.00 per acre
a. Single Family/Duplex Addition - Plan Review	\$42.00	\$50.00
b. Single Family Dwelling/Duplex - Plan Review	\$73.00	\$85.00
c. Multi-Family - Plan Review	\$105.00	\$130.00 per structure
d. Commercial/Industrial, Subdivisions - Plan Review	\$115.00	\$130.00 per acre
K. Final Plat Review		
a. Property Line Adjustment Final Review	\$314.00	\$400.00
b. Middle Housing Land Division Plat Review		\$600.00
c. Partition Final Plat Review	\$503.00	\$600.00
d. Subdivision Final Plat Review	\$733.00	\$1,000.00
L. Food Cart Permit		
a. Initial Permit Review	\$336.00	\$1,500.00 per new pad lot; design review fees separate
b. Renewal	\$167.00	\$200.00 single carts in existing pod
M. FSH Overlay		
a. Type I FSH Review	\$225.00	\$250.00 in addition to fees listed, required deposit toward cost of any third-party reviews
b. Type II FSH Review	\$451.00	\$500.00 in addition to fees listed, required deposit toward cost of any third-party reviews
c. Type III or Type IV FSH Review	\$785.00	\$1,000.00 in addition to fees listed, required deposit toward cost of any third-party reviews
N. Hardship Trailer		
a. Type III Initial Review	\$251.00	\$300.00
b. Type II Renewal	\$167.00	\$200.00
O. Historic or Cultural Resource		
a. Type IV Designation of Resource	\$524.00	\$1,000.00
b. Type I Minor Alteration	\$105.00	\$130.00
c. Type II Major Alteration	\$314.00	\$500.00
P. Interpretation of Code		
a. Type II, Director	\$336.00	\$500.00
b. Type III, Quasi-Judicial	\$670.00	\$1,000.00
c. Type IV, Legislative	\$670.00	\$1,500.00
d. Interpretation of Previous Approval		half of original fee
e. Modify Previous Approval II or III		half of original fee
f. Revocation of Previous Approval		half of original fee
Q. Land Division		
a. Type I Property Line Adjustment	\$398.00	\$600.00
b. Type I Land Division (Minor Partition)	\$670.00	\$1,200.00
c. Middle Housing Land Division		\$2,500.00
d. Type II Land Division (Major Partition)	\$1,008.00	\$1,500.00 plus \$3350 per lot
e. Type II Land Division (Minor Revised Plat)	\$1,008.00	\$1,500.00 plus \$3350 per lot
f. Type III Land Division (Major Partition)	\$1,121.00	\$3,000.00 plus \$3350 per lot
g. Type III Major Replat (revised plat)	\$1,121.00	\$3,000.00 plus \$3350 per lot
h. Type II Subdivision 4 to 10 lots	\$2,687.00	\$4,000.00 plus \$77100 per lot
i. Type II Subdivision 11 or more lots	\$2,912.00	\$4,000.00 plus \$77100 per lot
j. Type III Subdivision 4 to 10 lots	\$3,143.00	\$5,500.00 plus \$77120 per lot
k. Type III Subdivision 11 or more lots	\$3,363.00	\$5,500.00 plus \$77120 per lot
l. Re-naming of Tentative Subdivision	\$314.00	\$350.00
m. Model Home Agreement		\$500.00
n. Phasing Plan Review		\$1,500.00 in addition to subdivision fees
R. Planned Unit Development		
a. Conceptual Development Plan	\$4,478.00	
b. Detailed Development Plan	\$670.00	plus subdivision fees
c. Combined Review		less 25% of individual subdivision fees
d. Minor Modification	\$410.00	
e. Major Modification		calculated as a new application
S. Pre-Application Conference		
a. Type I	\$105.00	\$150.00
b. Type II	\$314.00	\$400.00

c. Type III/IV	\$524.00	\$800.00	
d. Subdivision		\$1,200.00	
T. Request for Time Extension			
a. Type I	\$105.00	\$120.00	
b. Type II	\$225.00	\$250.00	
c. Type III/IV	\$451.00	\$500.00	
U. Specific Area Plan			
a. Development Process: Type IV	\$3,143.00	\$5,000.00	plus \$5260 per acre, plus subdivision fees
b. Administrative Amendment: Type I	\$225.00	\$400.00	
c. Minor Amendment: Type II	\$451.00	\$500.00	
d. Major Amendment: Type III	\$733.00	\$1,200.00	
V. Street Vacation			
a. Street Vacation			Cost plus 20% (\$1,800,500 deposit required)
W. Temporary Permits			
a. Structure: Type I - Initial	\$125.00	\$130.00	
b. Structure: Type II - Renewal	\$167.00	\$250.00	
c. Use Permit	\$105.00	\$130.00	
X. Tree Removal			
a. Type I	\$105.00	\$110.00	
b. Type II	\$167.00	\$220.00	
c. Type III	\$451.00	\$600.00	
Y. Zoning Administration Fee			
a. Single Family Dwelling Addition	\$105.00	\$110.00	
b. Single Family Dwelling	\$157.00	\$175.00	
c. Duplex	\$262.00	\$300.00	
d. Multi-Family	\$262.00	\$300.00	plus \$44 per unit
e. Commercial/Industrial	\$105.00	\$110.00	minimum; up to 20% of design review fee
3. BUILDING CHARGES (effective July 1, 2022)			
A. Building Permit (valuation)			
a. \$0.01 - \$500.00	\$75.00	\$85.00	
b. \$500.01 - \$2,000.00	\$75.00	\$85.00	First \$500.00, plus \$24.00 for each additional \$100 or fraction thereof to and including \$2,000
c. \$2,000.01 - \$25,000.00	\$120.00	\$145.00	First \$2,000.00, plus \$81.00 for each additional \$1,000 or fraction thereof to and including \$25,000
d. \$25,000.01 - \$50,000.00	\$327.00	\$398.00	First \$25,000.00, plus \$79.00 for each additional \$1,000 or fraction thereof to and including \$50,000
e. \$50,000.01 - \$100,000.00	\$502.00	\$623.00	First \$50,000.00, plus \$56.00 for each additional \$1,000 or fraction thereof to and including \$100,000
f. \$100,000.01 and above	\$752.00	\$923.00	First \$100,000.00, plus \$45.00 for each additional \$1,000 or fraction thereof
g. Permit Fee Valuation			The determination of the valuation for permit fees shall be based on the most current ICC Building Valuation Data Table as specified in OAR 918-050-0100 and 918-050-0110.
B. Demolition Permits			
a. Demolition Permits, general - State of Oregon			Commercial demolition fees are calculated on the total value of the demolition and are assessed using the building permit fees schedule. Residential demolition fees are based on a flat charge to include building and mechanical elements.
b. Commercial: Building	\$75.00	\$100.00	minimum
c. Commercial: Public Works	\$70.00		minimum
d. Residential: Building	\$75.00	\$100.00	
e. Residential: Public Works	\$70.00		
C. Derelict Buildings and Structures			
a. Appeal Fee	\$300.00		
b. Application Fee for Rehabilitation Plan	\$150.00		per application
D. Fire Sprinkler Plan Review and Inspection Fee			
a. Home Size: 0 - 2,000 square feet	\$103.00	\$160.00	
b. Home Size: 2,001 - 3,600 square feet	\$137.00	\$220.00	
c. Home Size: 3,601 - 7,200 square feet	\$173.00	\$280.00	
d. Home Size: 7,201 square feet and greater	\$213.00	\$320.00	
H. Manufactured Dwellings			
a. Manufactured Dwelling Installation Fee	\$300.00	\$400.00	
b. Manufactured Dwelling Park Fees			Per OAR 918-600-0030.
c. Manufactured Dwelling State Fees	\$30.00		
d. Recreational Park and Camps			Per OAR 918-650-0030.
e. Related Fees: Electrical Feeder	\$100.00		
I. Mechanical Permit			
a. Mechanical Permit Review Fee			2530% of permit issuance fees.

J. Mechanical Permit - Commercial (value)

a. \$1 - \$1,000	\$75.00	\$85.00	
b. \$1,000.1 - \$10,000.00	\$75.00	\$85.00	First \$1,000 plus \$1.250 for each additional \$100 or fraction thereof to and including \$10,000
c. 10,000.01 - \$25,000.00	\$192.00	\$220.00	First \$10,000 plus \$156.00 for each additional \$1,000 or fraction thereof and including \$25,000
d. \$25,000.01 - \$50,000.00	\$417.00	\$460.00	First \$25,000.00, plus \$124.00 for each additional \$1,000 or fraction thereof to and including \$50,000
e. \$50,000.01 - \$100,000.00	\$742.00	\$810.00	First \$50,000.00, plus \$124.00 for each additional \$1,000 or fraction thereof to and including \$100,000
f. \$100,000.01 and above	\$1,342.00	\$1,510.00	First \$100,000.00, plus \$67.00 for each additional \$1,000 or fraction thereof

K. Mechanical Permit - Residential

a. Minimum Permit Fee	\$75.00	\$85.00	
b. HVAC	\$16.00	\$22.00	
c. Air conditioning	\$16.00	\$22.00	
d. Alteration of existing HVAC	\$13.00	\$20.00	
e. Boiler, compressor	\$37.50	\$40.00	
f. Fire/smoke damper/duct smoke detectors	\$8.00		
g. Heat pump	\$16.00	\$22.00	
h. Install/replace furnace burner	\$15.00	\$22.00	
i. Install/replace/relocate heater/suspend wall/floor	\$14.00	\$22.00	
j. Vent for appliance other than furnace	\$9.00	\$15.00	
k. Refrigeration (absorption unit)	\$31.50		
l. Refrigeration (chillers)	\$17.00		
m. Refrigeration (compressors)	\$17.00		
n. Environmental exhaust and ventilation (appliance vent)	\$8.00	\$15.00	
o. Dryer exhaust	\$8.00	\$15.00	
p. Hoods Type I/II residential kitchen/hazmat hood fire suppression	\$9.00	\$15.00	
q. Exhaust fan with single duct (bath fan)	\$8.00	\$15.00	
r. Exhaust system apart from heating/AC	\$8.00	\$15.00	
s. Fuel piping and distribution (up to four outlets)	\$11.00	\$15.00	
t. Fuel piping each additional outlet over four	\$2.00	\$2.20	
u. Process piping (up to four outlets)	\$11.00		
v. Process piping each additional outlet over four	\$2.00		
w. Decorative fireplace	\$25.00	\$28.00	
x. Fireplace insert	\$25.00	\$28.00	
y. Wood/pellet stove	\$25.00	\$28.00	

L. Movement of Buildings

a. Movement of Buildings Fee	\$83.00		
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M. Other Inspections and Fees

a. Inspections outside of normal business hours	\$120.00	\$120.00	per hour, two hour minimum
b. Reinspection fees	\$75.00	\$85.00	
c. Inspection for which no fee is specifically indicated	\$75.00	\$85.00	
d. Additional plan review required by changes/additions	\$75.00	\$100.00	per hour
e. Permit reinstatement fee	\$75.00	\$85.00	For renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work
f. Temporary certificate of occupancy	\$200.00	\$250.00	per month
g. Penalty for work commencing before permit issuance	\$100.00		

N. Plan Review

a. Building			6570% of permit issuance fees (residential and commercial)
b. Fire & Life Safety Plan Review Fee			4050% of permit issuance fees
c. Seismic Plan Review			1% of permit issuance fees
d. Plumbing			2530% of plumbing permit issuance fees
e. Mechanical			2530% of mechanical permit issuance fees
f. Phased permit plan review fee	\$250.00		plus 10% of the total project permit fee
g. Deferred submittals	\$250.00		plus 10% of the total project permit fee
h. Simple one and two family dwelling plans	\$130.00		
i. Solar Photovoltaic Installation Prescriptive Path Fee	\$130.00	\$160.00	

O. Plumbing Permit

a. Minimum Permit Fee	\$75.00	\$85.00	
b. Each fixture	\$25.00		
c. Catch basin	\$35.00		each
d. Drywall	\$35.00		each
e. Fire hydrant	\$35.00		each
f. Footing drain	\$0.25		per foot
g. Manhole/OWS	\$35.00		each
h. Manufactured home set-up plumbing fee	\$80.00		
i. Rain drains connector	\$25.00		per 100 feet
j. Residential fire sprinkler	\$10.00		per head

k. Sanitary sewer	\$25.00	\$85.00 per 100 feet
l. Single family one bath	\$400.00	\$450.00 New 1 and 2 family dwellings includes 100 feet for each utility
m. Single family two bath	\$500.00	\$550.00 New 1 and 2 family dwellings includes 100 feet for each utility
n. Single family three bath	\$600.00	\$650.00 New 1 and 2 family dwellings includes 100 feet for each utility
o. Single family additional bath or kitchen	\$100.00	\$110.00
p. Storm sewer	\$25.00	\$85.00 per 100 feet
q. Water service	\$25.00	\$85.00 per 100 feet
P. State Surcharge		
a. State Surcharge Fee		

All building, plumbing, and mechanical permits are subject to a State of Oregon surcharge of 12% payable with the payment of the permit. This surcharge is subject to change at the State's discretion

7. WATER RATES (effective with July 2022 billing)

A. Base by Customer Class

a. Single Family	\$7.81	\$11.01 per month
b. Multi-Family	\$7.81	\$11.01 per month
c. Commercial/Industrial	\$7.81	\$11.01 per month
d. Wholesale	\$9.34	\$13.17 per month
e. Single Family - outside City limits	\$11.74	\$16.55 per month

B. Charge by Meter Size - inside city limits

a. 5/8" Meter	\$0.28	\$0.40 per month
b. 3/4" Meter	\$0.42	\$0.59 per month
c. 1" Meter	\$0.72	\$1.02 per month
d. 1 1/2" Meter	\$1.38	\$1.95 per month
e. 2" Meter	\$2.21	\$3.12 per month
f. 3" Meter	\$4.20	\$5.92 per month
g. 4" Meter	\$6.97	\$9.82 per month
h. 6" Meter	\$13.96	\$19.69 per month
i. 8" Meter	\$22.33	\$31.49 per month
j. 10" Meter	\$32.13	\$45.30 per month

C. Charge by Meter Size - outside city limits

a. 5/8" Meter	\$0.41	\$0.58 per month
b. 3/4" Meter	\$0.65	\$0.91 per month
c. 1" Meter	\$1.06	\$1.49 per month
d. 1 1/2" Meter	\$2.10	\$2.95 per month
e. 2" Meter	\$3.30	\$4.66 per month
f. 3" Meter	\$6.23	\$8.79 per month
g. 4" Meter	\$10.38	\$14.63 per month
h. 6" Meter	\$20.74	\$29.24 per month
i. 8" Meter	\$34.59	\$48.78 per month
j. 10" Meter	\$47.73	\$67.29 per month

D. Volume Charge by Customer Class

a. Single Family	\$3.13	\$4.42 per 100 cubic feet
b. Multi-Family	\$2.95	\$4.16 per 100 cubic feet
c. Commercial/Industrial	\$2.70	\$3.81 per 100 cubic feet
d. Wholesale	\$3.30	\$4.66 per 100 cubic feet
e. Single Family - outside City limits	\$4.70	\$6.62 per 100 cubic feet
f. Commercial/Industrial - outside City limits	\$4.20	\$5.92 per 100 cubic feet
g. Skyview Acres	\$0.81	\$1.14 per 100 cubic feet, plus COP pass through

E. Metered Use From Fire Hydrant

a. Deposit	\$300.00	
b. Set-up/take-down/billing fee	\$60.00	
c. Meter Rental (day 1 to day 30)	\$2.00	per day
d. Meter Rental (day 31 and beyond)	\$5.00	per day
e. Water Rate		Inside or Outside Comm/Ind depending on location

F. Fire Hydrant Flow Test

a. Set-up and observe (without neutralization)	\$75.00	per test
b. Set-up and observe (with neutralization)	\$200.00	per test

8. WASTEWATER RATES (effective with July 2022 billing)

A. Base by Customer Class

a. Single Family	\$23.70	\$26.07 per month
b. Single Family - Reduced	\$11.86	\$13.04 per month
c. Multi-Family	\$23.70	\$26.07 per month
d. Commercial/Industrial	\$11.29	\$12.42 per month

B. Volume Charges by Customer Class

a. Single Family	\$6.08	\$6.69 per 100 cubic feet
b. Single Family - Reduced	\$3.05	\$3.35 per 100 cubic feet
c. Multi-Family	\$6.08	\$6.69 per 100 cubic feet

d. Commercial/Industrial	\$8.26	\$9.08 per 100 cubic feet
e. Residential - No water service	\$85.49	\$94.04 per month

9. STORMWATER RATES (effective with July 2022 billing)

A. Utility Fee

a. Equivalent Residential Unit (ERU)	\$3.50	\$5.00 per month, per ERU (ERU = 2,750 sq. ft. of impervious surface)
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10. SANDYNET CHARGES (effective with July 2022 billing)

C. Fiber

a. Residential - 300 500 mbps	\$41.95	\$44.95 per month
b. Residential - 1 gbps	\$59.95	per month
c. Residential - 2 gbps		\$110.00 per month
d. Residential - 5 gbps		\$180.00 per month
e. Business - 300 500 mbps	\$41.95	\$44.95 per month
f. Business - 1 gbps	\$59.95	per month
g. Business - other		per contractual agreement, authorized by department director and/or City Manager

City of Sandy

Investing in Sandy's Future

Fees and Charges Updates





Background
Investing in Sandy's Future
Utility Rate Forecasts & Comparisons
Planning & Building Fee Updates
Miscellaneous Fees
On the horizon

Background

- The City annually reviews and presents updates to fees and charges
 - Keeps pace with inflation, construction costs, personnel costs
 - Rate adjustments for debt financing major capital projects, implement capital improvement plans
 - Covering costs to provide services/programs
 - Not keeping up with rising costs and deferred maintenance, likely means larger rate increases down the road.

Investing in Sandy's Future

City Council Goals:

- **Plan and provide sustainable infrastructure**
- **Maintain financial strength and sustainability**

Diversify revenue sources, analyze new revenue streams, look at cost recovery where possible

Investing in Sandy's Future

- Wastewater - Sandy Clean Waters
- Water - Bull Run Water Supply + Alder Creek and System reinvestments
- Stormwater management
- SandyNet
- Development paying fair share
- Cost Recovery

Wastewater - Sandy Clean Waters



Wastewater - Sandy Clean Waters

- Phase 1A Completion and Phase 1B
 - Wastewater Treatment Plant Investments - December 2022
 - Collection System Improvements - Basins 6 and 7
 - Facility Plan Amendment/CIP Update
 - NPDES Permitting
 - WIFIA Loan Update and Closing

Wastewater - Sandy Clean Waters

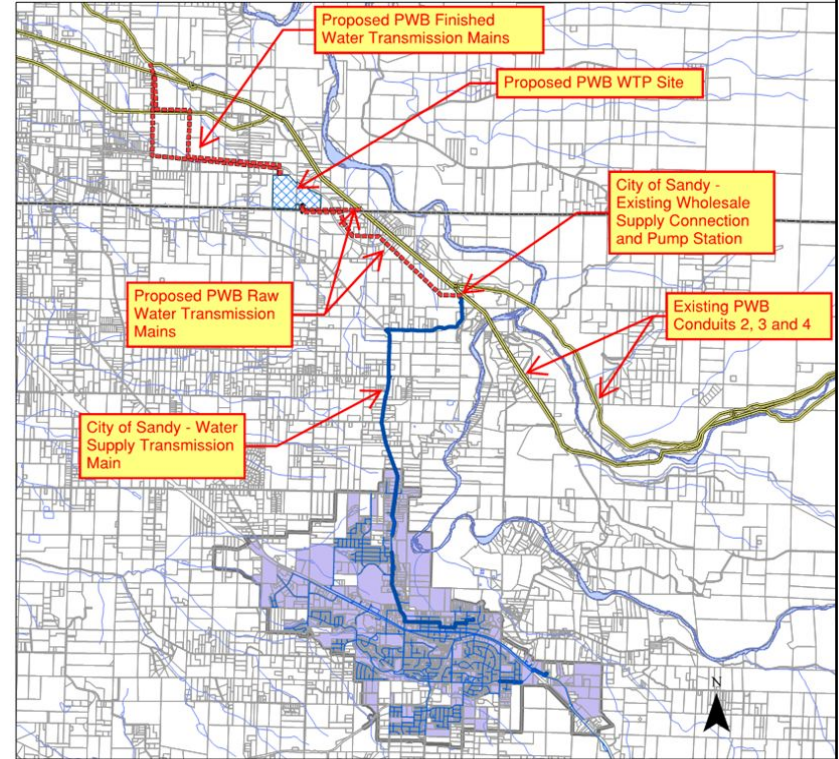
- Existing Funding Plan:
 - DEQ SRF Loan, \$19 million
 - State ARPA Grant, \$14.7 million
 - WIFIA Loan
- Current Rate Model reflects existing WIFIA loan application
 - 10% increase proposed for FY 22-23
- Rate discipline critical for WIFIA loan, credit ratings

Wastewater Rates

Base Rate by Class	Current	Proposed
a. Single family	\$23.70	\$26.07
b. Single family - reduced	\$11.86	\$13.04
c. Multi-family	\$23.70	\$26.07
d. Commercial/Industrial	\$11.29	\$12.42
Volume Charges by Customer Class (per 100 cubic ft)		
a. Single family	\$6.08	\$6.69
b. Single family - reduced	\$3.05	\$3.35
c. Multi-family	\$6.08	\$6.69
d. Commercial/Industrial	\$8.26	\$9.08
e. Residential - no water service	\$85.49	\$94.04



Water Supply Project



Water Supply and Treatment Projects

- Bull Run Water Supply Treatment
 - Treatment Plant or Transmission Pipeline to Portland Filtration Plant
- Alder Creek Water Treatment Plant rebuild and expansion, other critical CIP projects

Water Supply and Treatment Projects

Upcoming Tasks

- Bull Run Supply Decision Council Reconsideration - June 2022
- Rate Model and Projections - June 2022
- RFQ Program Manager - July 2022
- Water Master Plan Update - September 2022
- Exploring all funding options to keep rates as affordable as possible

Preliminary Rate Model Assumptions

- Projects to be completed by 2027:
 - Transmission pipeline to PWB Filtration Plant
 - Alder Creek Treatment Plant Rebuild
 - Reservoir Repairs
- Escalated 6% per year
- Add 35% Contingency
- Funding: SRF Loan and Revenue Bonds

Preliminary Rate Model

City of Sandy Water Rate Study



Projected Rates

Total Rate = Class Rate + Meter Rate + (Volume Rate × Volume)

Class Rates	2020	2021	2022	2023	2024	2025	2026	2027
ATB Increases		0%	8%	41%	41%	41%	41%	8%
Implementation Date:		7/1/2020	7/1/2021	7/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
Single Family	\$ 7.23	\$ 7.23	\$ 7.81	\$ 11.01	\$ 15.52	\$ 21.89	\$ 30.86	\$ 33.33
Outside City Single Family	10.87	10.87	11.74	16.55	23.34	32.91	46.40	50.11
Multi-Family	7.23	7.23	7.81	11.01	15.52	21.89	30.86	33.33
Commercial/Industrial	7.23	7.23	7.81	11.01	15.52	21.89	30.86	33.33
Wholesale	8.65	8.65	9.34	13.17	18.57	26.19	36.92	39.88

WHERE INNOVATION MEETS ELEVATION

Stormwater



Stormwater Utility

- No Master Plan or Capital Improvement Plan
- Under-funded and no capital budget for stormwater repairs (Tupper Park) or other capital projects
- Very low monthly fee and no stormwater SDC

Stormwater Utility

Current Monthly Fee	\$3.50
Proposed Monthly Fee	\$5.00
Increase in Annual Revenue	\$116,000

- Will allow for the building of a capital funds for future projects and operations
- Future rate increases projected to work towards a financially sustainable utility



SandyNet



SandyNet

- Seeing larger take in Gigabit service
- Ramping up equipment replacement
 - WiFi 6
 - 2 & 5 Gig Plans
- Rate model changes for new technology
- Rate Increase Plan - Expected rate change next biennium as costs continue to climb



SANDYNET
Your community, connected.

Residential or Business Fiber	500Mbps Down/Up	1000Mbps (Gig) Down/Up
	\$44.95	\$59.95
Voice Service*	Residential Voice	Business Voice
	\$20	\$28.95/line

*unlimited US 48 | Excluding state/federal taxes

Sign up today at www.sandynet.org



SandyNet - Proposed Rate Increase

- Increase price of 300/300 Mbps from \$41.95 to \$44.95 and increase speed to 500/500 Mbps
- Offer multigigabit service tiers in **new developments*** and begin transition for existing network
 - 2/2 Gbps for \$110
 - 5/5 Gbps for \$225

Background
Investing in Sandy's Future
Utility Rate Model Updates
Utility Rate Forecasts & Comparisons
Planning & Building Fee Updates
Miscellaneous Fees
SDCs and on the horizon

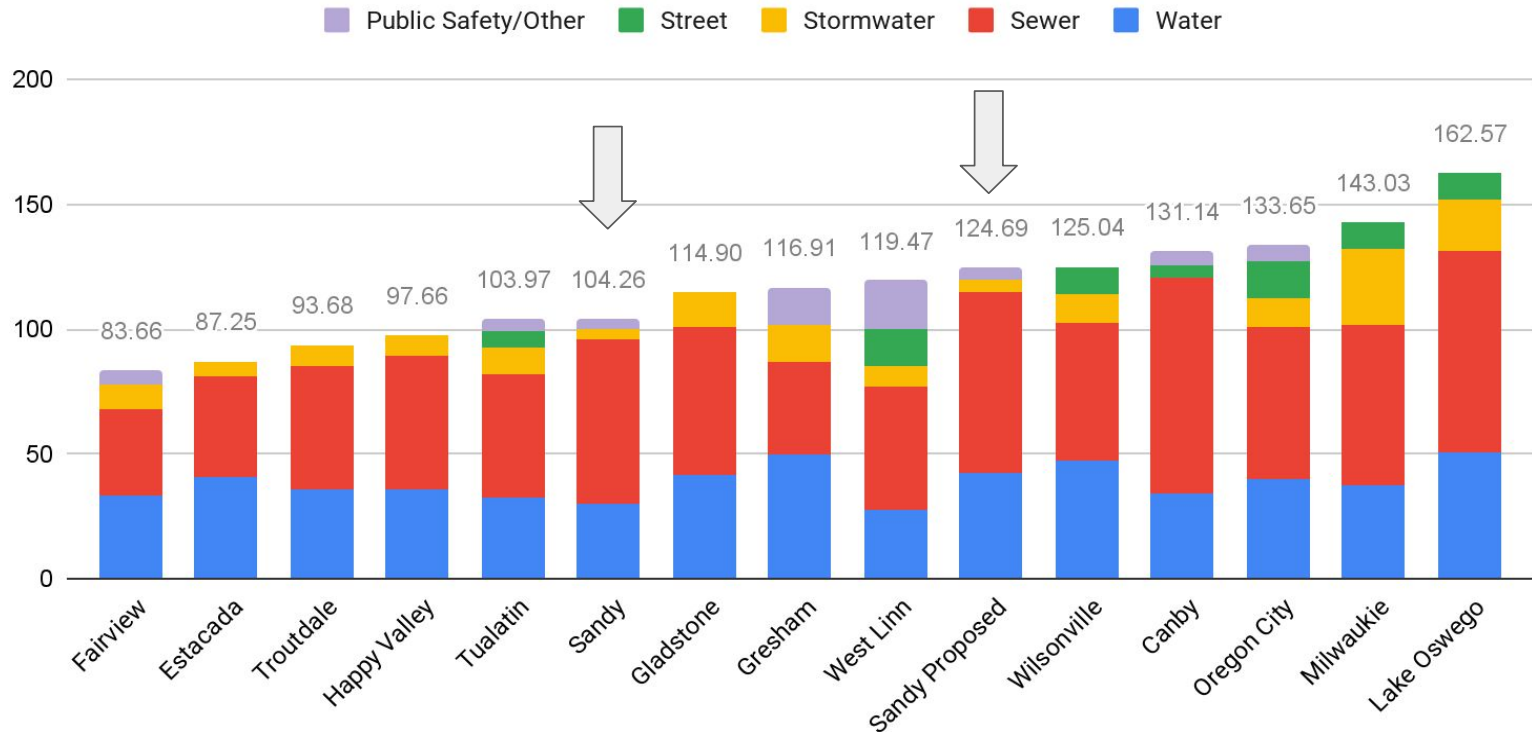
Investing in Sandy's Future

- Rates and Charges for Wastewater, Water, Stormwater, SandyNet
- Planning & Building Fees
- On the horizon:
 - System Development Charges
 - Parks & Recreation cost recovery
 - Public Safety Fee

Investing in Sandy's Future

- Sandy Utility Bill / “Water” Bill / City Bill includes:
 - Water Rate (Base Fee + Usage)
 - Sewer Rate (Base Fee + Usage)
 - Stormwater Rate
 - SandyNet (if a customer)
 - Public Safety Fee
- The City does not have a Street Maintenance Fee (city has a local gas tax), Streetlight Fee, or Parks Fee

Clackamas County Cities Utility Bill Comparison - 7ccf



*Based on a survey of 2021-22 rates

Projected Increases - Average Bill (8 ccf)

	2018-19	2019-20	2020-21	2021-22	2022-23
Water	22.82	24.87	24.87	30.00	42.30
Sewer	24.94	52.35	52.35	66.26	72.89
Stormwater	3.25	3.25	3.25	3.5	5.0
City Utilities	51.01	80.47	80.47	99.76	120.19
Public Safety	0	4.5	4.5	4.5	4.5
SandyNet	39.95	41.95	41.95	41.95	44.95
Total City Bill	90.96	126.92	126.92	146.21	169.64

Background
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SDCs and on the horizon

Planning & Building Fees

- The proposed fee increases help pay for personnel expenditures and recoup the cost of processing applications and permits.
- Planning Division: proposed fees on new developments and construction (subdivisions, middle housing partitions, annexations, zone changes, etc.)
- Building Division: proposed fees impact new construction, such as new single family homes, duplexes, and apartments, more so than small homeowner projects or small remodels.

Planning Fees

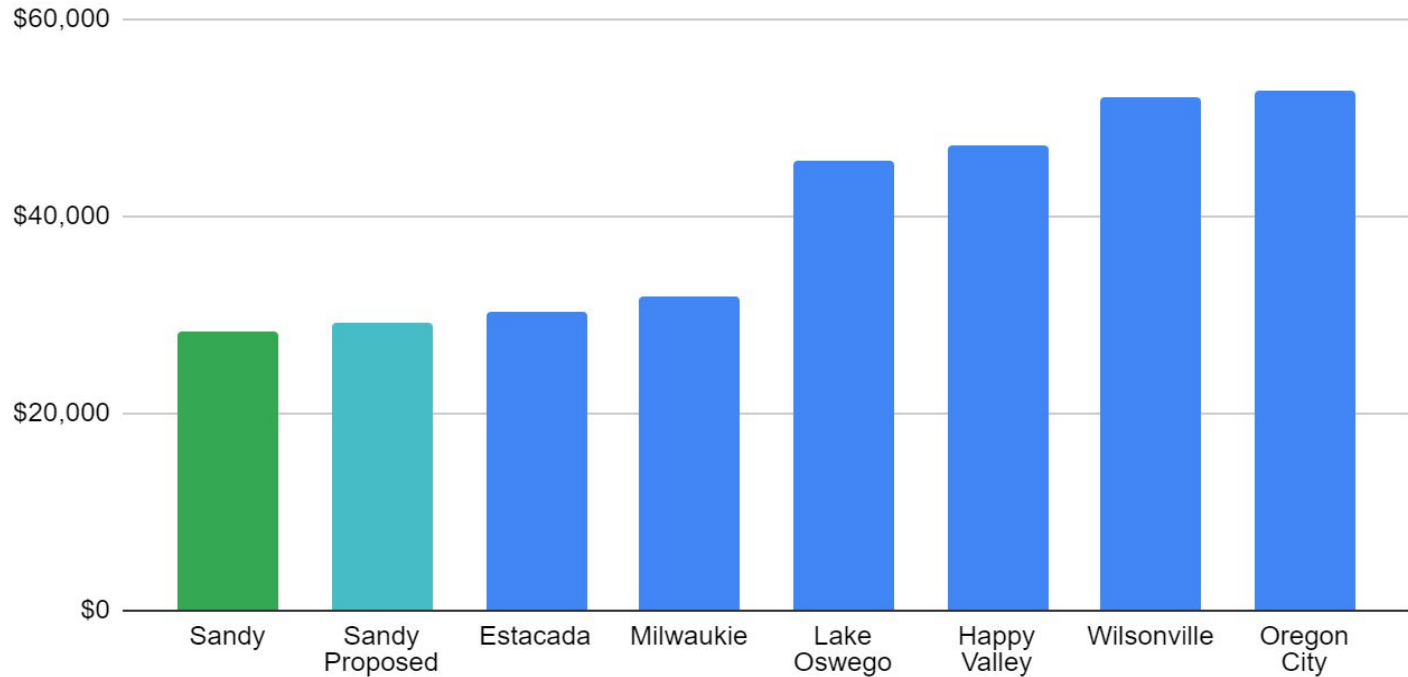
Subdivision example (41 lots)

Current Fees*	Proposed Fees*
Type II	Type II
\$2,912 + \$77 per lot = \$6,069	\$4,000 + \$100 per lot = \$8,100
Type III	Type III
\$3,363 + \$88 per lot = \$6,971	\$5,500 + \$120 per lot = \$10,420

**This does not include other application reviews for items such as tree removal, FSH Overlay review, variances, etc.*



Building Fees Comparison - 2,600 Single Family Home



Building Fees Comparison - 2,600 Single Family Home
(Includes SDCs, Parks Fee In-Lieu, and School Excise Tax)

Background
Investing in Sandy's Future
Utility Rate Model Updates
Utility Rate Forecasts & Comparisons
Planning & Building Fee Updates
Miscellaneous Fees
SDCs and on the horizon

Miscellaneous Fees

- **Records Requests:** Increasing the hourly rate related to records requests to capture the true cost
 - \$50.00 per hour for administrative staff
 - \$80.00 per hour for executive staff
- **Interest Rate:** Adding 1% to the existing language to offset the costs associated with managing receivables

Background
Investing in Sandy's Future
Utility Rate Model Updates
Utility Rate Forecasts & Comparisons
Planning & Building Fee Updates
Miscellaneous Fees
SDCs and on the horizon

System Development Charges

- Parks SDCs and Fee in Lieu
 - Fee and Methodology Update - June
 - Implementation Options - August
- Transportation SDCs
 - TSP Update
 - Bell/362nd and Gunderson/211 Projects
- Water SDCs
 - Water Master Plan and CIP

On the Horizon

- Public Safety Fee
 - Propose examining the fee during budget process.
- Cost recovery and recreation programming

POLICE OFFICER'S
OATH OF OFFICE

STATE OF OREGON
COUNTY OF CLACKAMAS
CITY OF SANDY

I, **Scott Jones**, do solemnly swear, that I will support the Constitution of the United States, and the Constitution of the State of Oregon, and the Laws therefore, and I will faithfully, honestly, and impartially discharge the duties of a Police Officer, during my continuance therein, to the best of my ability, so help me God.

(OFFICER)

Subscribed and sworn to and before me this 6th day of June, 2022.

Mayor Stan Pulliam
Sandy, Oregon

Chief Ernie Roberts
Sandy Police Department





MINUTES
City Council Meeting
Monday, May 16, 2022 6:00 PM

COUNCIL PRESENT: Jeremy Pietzold, Council President; Laurie Smallwood, Councilor; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; and Don Hokanson, Councilor

COUNCIL ABSENT: Stan Pulliam, Mayor

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Rochelle Anderholm-Parsch, Parks and Recreation Director; Tyler Deems, Deputy City Manager / Finance Director; Kelly O'Neill Jr., Development Services Director; Jenny Coker, Public Works Director; and Ernie Roberts, Police Chief

MEDIA PRESENT:

1. **CITY COUNCIL EXECUTIVE SESSION - 6:00 PM**
The City Council met in executive session pursuant to ORS 192.660(2)(h)
2. **CITY COUNCIL REGULAR MEETING - 7:00 PM**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Changes to the Agenda**
(none)
6. **Public Comment**
(none)
7. **Response to Previous Public Comments**
(none)
8. **Consent Agenda**
 - 8.1. **City Council Minutes**
May 2, 2022

Moved by Richard Sheldon, seconded by Kathleen Walker

Adopt the Consent Agenda

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

9. New Business

9.1. **Contract Award: Bell Street / 362nd Avenue Construction**

Staff Report - 0573

The **Public Works Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Note that the contract is going to a local company
- Budget advantages from the extension of the project into the following fiscal year
- Submittal of an application for RAISE grant funds
- The importance of aesthetically pleasing street lighting
- Possibility of establishing a reimbursement district to mitigate costs to the City

Moved by Carl Exner, seconded by Don Hokanson

Authorize the City Manager to enter into an agreement with Konell Construction and Demolition Corp in the amount of \$9,346,213.87 to perform construction services for the Bell and 362nd Avenue Improvements Project

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

9.2. **Project Management Contract Amendment: HPR (Bell Street / 362nd Avenue)**

Staff Report - 0577

The **Public Works Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the importance of avoiding additional contract cost increases.

Moved by Richard Sheldon, seconded by Don Hokanson

Authorize the City Manager accept the Amendment No. 2 Proposal from Harper Houf Peterson Righellis (HHPR) and enter into an agreement for the added scope in the amount of \$347,819.91

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon, Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

9.3. **Contract Award: 2022 Sanitary Sewer Rehabilitation Project**

Staff Report - 0578

The **Public Works Director** summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Utilization of ARPA funds
- Distinction between pre-construction costs and construction costs

Moved by Kathleen Walker, seconded by Carl Exner

Authorize the City Manager to enter into an agreement with Oxbow Construction for CM/GC Services for the 2022 Sanitary Sewer Rehabilitation for Inflow and Infiltration Reduction Project, in the amount of \$36,700.00, subject to the resolution of any potential protests during the 7-day protest period

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon, Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

9.4. **PUBLIC HEARING: Building Code Amendments**

Ordinance 2022-09

Staff Report - 0572

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The **Development Services Director** delivered the staff report, which was included in the agenda packet.

Public Comment

(none)

Discussion

- Clarification was provided regarding the jurisdiction responsible for electrical inspections

Moved by Kathleen Walker, seconded by Carl Exner

Close the public hearing

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon, Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

Moved by Carl Exner, seconded by Richard Sheldon

Approve the first reading of Ordinance 2022-09

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon, Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

Moved by Richard Sheldon, seconded by Don Hokanson

Approve the second reading of Ordinance 2022-09

CARRIED. 6-0

Ayes: Jeremy Pietzold, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

9.5. **Discussion and Input: Parks Code Modifications and Revised Parks & Trails Master Plan**

Staff Report - 0576

The **Development Services Director** delivered the staff report, which, along with presentation slides, was included in the agenda packet.

Council discussion ensued on the following topics:

- 'Persons per unit' figures on page 8, and census-based changes recommended by FCS
- Possible changes in funding sources
- Suggestion to provide track changes information
- Needed clarity in SMC 17.86.20(C)
- Need to fix the title of the master plan document to refer to a specific year
- Whether it is possible to refer to 'subsequent updates that may be adopted from time to time'
 - Attorney advice that this is not recommended based on case law; a regular review schedule for code language would be preferable
- Whether plan references and version history can be indexed
- Whether technological innovations can be leveraged to efficiently update plan references
- Importance of consistent capitalization
- Need for TSP references to cite a specific plan year
- Importance of ensuring that parks are developed as the City intends with regard to location on a property
- History and context of the 'fee in lieu' mechanism
- Last-resort tools available through state law to achieve the City's objectives
- Rationale for striking 'at the City's discretion' language
- Need to strike SMC 17.32.60(B)
- Need to establish a maximum distance interval between park access points for users' convenience (regarding SMC 17.86.20(B))

- Questions about the definition of 'phased development;' note on the importance of avoiding any loopholes (regarding SMC 17.86.30(B)(3))
- Support for keeping the people per unit calculation as it was previously

10. Report from the City Manager

- Reminder on Longest Day Parkway on June 23rd, and invitation to Council Members to help with grilling
- Praise for the new #SandyStaffatWork social media campaign and the work being accomplished by staff
- Recognition of new Community Center staff and increased programming
- Note that Police body cameras have arrived and preparations are being made for deployment

11. Committee /Council Reports

Councilor Hokanson

- Encouragement to vote in the upcoming primary election
- Importance of emergency preparedness and need for a briefing

Councilor Exner

- Need for an update on the Vista Loop sidewalk project, and for safety during construction
- Need for a cleanup day

Councilor Walker

- Need for a work session on the Pleasant Street Master Plan
- Need to ensure the Operations Center meets the future needs of Public Works and SandyNet
- Advantages of diversity in policing
- Agreement on the need for a cleanup day

Councilor Sheldon

- Concern regarding pedestrian safety on Tickle Creek Trail;

Councilor Smallwood

- (none)

Council President Pietzold

- Note that the airport sign on Hwy 26 is no longer easily visible

12. Staff updates

12.1. [Monthly Reports](#)

13. Adjourn

Council President,
Jeremy Pietzold

City Recorder, Jeff Aprati

Draft



Staff Report

Meeting Date: June 6, 2022
From Kelly O'Neill Jr., Development Services Director
SUBJECT: Parks Code Modifications

DECISION TO BE MADE:

Review the code modifications for emergency adoption on June 6, 2022.

PURPOSE / OBJECTIVE:

Facilitate successful implementation of the goals set forth in the 2022 Parks and Trails Master Plan.

BACKGROUND / CONTEXT:

On May 16, 2022, the City Council provided direction to staff on the proposed code changes to Chapter 17.32 and 17.86.

Detailed analysis of the code amendments proposed by staff, and background/context on the rationale for the changes, is available in the [May 16, 2022 staff report](#).

The proposed code amendments have been revised with input from the City Attorney to address the comments provided by the City Council on May 16th.

KEY CONSIDERATIONS / ANALYSIS:

The amendment revisions suggested by the Council on May 16th included the following:

- Section 17.32.60 (B) - Strike this provision.
- Section 17.86.10 - Make sure that park and trail locations are added to this provision.
- Section 17.86.20 (B) - Add minimum distance between pedestrian access ways.
- Section 17.86.20 (C) - Add more clear and objectivity in this clause.
- Section 17.86.30 (A) (1) - Add '2011' before Transportation System Plan.

RECOMMENDATION:

Adopt the code modifications by emergency by adopting Ordinance No. 2022-10.

BUDGETARY IMPACT:

1. Likely a cost savings for Parks SDCs with removal of the requirement to require streets around all sides of parks.
2. Likely additional parkland dedication or fee in lieu of land will be collected as the acre of parkland per person is proposed to increase.

3. Likely a reduction in legal costs by having updated municipal code that is easier for staff to enforce.

LIST OF ATTACHMENTS/EXHIBITS:

- Ordinance 2022-10
 - Exhibit A: Amendments to SMC 17.32
 - Exhibit B: Amendments to SMC 17.86
 - Exhibit C: Findings for Ordinance 2022-10



NO. 2022-10

AN ORDINANCE AMENDING CHAPTER 17.32, PARKS AND OPEN SPACE (POS); AND CHAPTER 17.86, PARKLAND AND OPEN SPACE; OF TITLE 17 OF THE SANDY MUNICIPAL CODE AND DECLARING AN EMERGENCY

WHEREAS, the City regularly reviews and updates the development code to ensure its ongoing usefulness and efficacy; and

WHEREAS, the City recognizes the importance of clarity and objectivity in its development code; and

WHEREAS, the City Council wants to amend Chapters 17.32 and 17.86 of the Development Code (Title 17) to remove antiquated requirements, add 21st century industry terminology and best practices, and incorporate recommendations from the new Parks and Trails Master Plan; and

WHEREAS, the City Council wants to make other minor code changes as contained below; and

WHEREAS, on March 11, 2022, the City provided notice of the proposed amendments to DLC in conformance with ORS 197.610; and

WHEREAS, the Planning Commission held a public hearing to review the amendments on April 25, 2022, and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council then held a public hearing to review the proposal on June 6, 2022.

NOW, THEREFORE, THE CITY OF SANDY ORDAINS AS FOLLOWS:

Section 1. Sandy Municipal Code Chapter 17.32 is amended as detailed in Exhibit A, attached and incorporated by reference.

Section 2. Sandy Municipal Code Chapter 17.86 is amended as detailed in Exhibit B, attached and incorporated by reference.

Section 3. In support of this ordinance, the City Council adopts the findings attached as Exhibit C.

#2022-10

Section 4. All remaining provisions of Title 17 of the Sandy Municipal Code are reaffirmed in their entirety.

Section 5. This ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this ordinance takes effect immediately upon its adoption.

This ordinance is adopted by the Common Council of the City of Sandy and approved by the Mayor this 06 day of June 2022

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

#2022-10

Title 17 - DEVELOPMENT CODE
CHAPTER 17.32 PARKS AND OPEN SPACE (POS)

CHAPTER 17.32 PARKS AND OPEN SPACE (POS)¹

Sec. 17.32.00. Intent.

This ~~district~~ chapter is intended to ~~provide for~~ ~~recognize those publicly owned lands designated or proposed for~~ parks and open spaces. Parks include ~~publicly developed parks, and undeveloped park land~~ open space, and natural areas where ~~typical~~ uses include ~~both~~ active and passive outdoor recreation activities, trails, ~~open space,~~ cultural activities, park buildings and structures, concessions, general park operations and maintenance, and storm drainage facilities. Open space includes ~~publicly developed and undeveloped lands and sensitive natural areas~~ where uses include passive recreation activities such as trails, interpretive displays, viewpoints, picnic and seating areas, as well as environmentally sensitive areas such as wildlife habitats, wetlands, riparian corridors, steep slopes, forested areas, and stream corridors, and areas that support unique and/or endangered plant and animal species.

Sec. 17.32.10. Applicability

This chapter applies to all land designated or proposed for parks and open spaces. Where land is subject to a specific park master plan, such as Bornstedt Park or Sandy River Park, compliance with the specific master plan is required.

Sec. 17.32.~~10~~20. Permitted uses.

A. Primary Uses Permitted Outright:

1. Parks, natural areas and open space, and special use areas ~~improvements~~ identified in Map 5 Existing Park Inventory, Map 8 Proposed Park System, Table 12 Tier 1 Capital Improvement Plan, or Table A-3 Proposed Park Capital Improvement Plan of the 2022 Parks and Trails Master Plan; or Park Specific Master Plans adopted by the City Council.
2. Trails identified in Map 6 Existing Trail Inventory, Map 14 Proposed Trail System, Table 12 Tier 1 Capital Improvement Plan, or Table A-4 Proposed Trail Capital Improvement Plan; in otherwise undeveloped open space.
3. Other uses similar in nature as listed in the 2022 Parks and Trails Master Plan.

B. Accessory Uses Permitted Outright:

1. Accessory structures, detached or attached~~;~~
2. Educational activities in accordance with the primary purposes of the zone~~;~~
3. Interpretive displays~~;~~
4. Skate parks;

¹Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

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- 5. Splash pads;
- 6. Community gardens;
- 7. Disc golf courses;
- 8. Pump tracks;
- 9. Climbing walls;
- 10. Off-leash dog parks;
- 11. Sports fields and courts;
- 412. Park furnishings, including arbors, barbeques, benches, bicycle racks, drinking fountains, gazebos, kiosks, picnic tables, play equipment and signage--;
- 513. Public driveways and parking areas for uses permitted in this zone--;
- 614. Public restroom facilities--;
- 15. Other uses similar in nature as listed in the 2022 Parks and Trails Master Plan.

Sec. 17.32.2030. Minor conditional uses and conditional uses.

- A. *Minor Conditional Uses:* None
- B. *Conditional Uses:*
 - 1. Campgrounds;
 - 2. Swimming pools and aquatic facilities;
 - 3. Community centers;
 - 43. Other uses similar in nature.

Sec. 17.32.3040. Sandy River Park.

The above uses are inapplicable to the Sandy River Park property owned by the City of Sandy. This section contains requirements specific to Sandy River Park. Development of the Sandy River Park is guided by and limited to the uses identified in the Sandy River Park Master Plan dated June 3, 2010, and any future Sandy River Park Master Plan amendments adopted by the City Council. The primary uses specified in the plan include hiking, nature study, ~~and~~ habitat restoration, and the construction of a trail system to facilitate ~~this~~ these uses. Accessory structures identified in the plan include installation of interpretative signage, benches, picnic tables, restroom facilities, and limited parking.

Sec. 17.32.4050. Development standards.

Parks and Open Space	
Lot Area	No minimum
Lot Dimension	No minimum
Setbacks	No minimum or maximum
Lot Coverage	No maximum
Structure Height	35 ft. maximum
Off-Street Parking	See Chapter 17.98
Design Review Standards	See Section 17.90.120

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Sec. 17.32.5060. Additional requirements.

- A. ~~Where applicable, p~~Park improvements shall comply with ~~city design standards-~~[Chapter 17.90 Design Standards.](#)
- B. ~~Provisions for pedestrian and vehicular off street access to adjoining properties shall be included in park master plans.~~

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Title 17 - DEVELOPMENT CODE
CHAPTER 17.86 PARKLAND AND OPEN SPACE

CHAPTER 17.86 PARKLAND AND OPEN SPACE¹

Sec. 17.86.00. Intent.

The availability of parkland and open space is a critical element in maintaining and improving the quality of life in Sandy. Land that features trees, grass and vegetation provides not only an aesthetically pleasing landscape but also buffers incompatible uses, and preserves sensitive environmental features and important resources. Parks and open space, together with support facilities, also help to meet the active and passive recreational needs of the population of Sandy residents. This chapter implements policies of Goal 5 and Goal 8 of the Comprehensive Plan and the 2022 Parks and Trails Master Plan by outlining provisions for parks and open space in the City of Sandy.

Sec. 17.86.10. Minimum parkland dedication requirements.

Parkland Dedication: ~~New residential subdivisions, planned developments, Residential subdivisions and partitions, single-family or~~ multi-family ~~developments, or~~ and manufactured home park developments shall be required to provide parkland to serve ~~existing and future~~ residents of those developments. ~~Congregate M~~ multi-family ~~housing~~ developments ~~which that~~ provides ~~some "congregate"~~ services and/or facilities, ~~such as group transportation, dining halls, emergency monitoring systems, etc., but which have individual dwelling units rather than sleeping quarters only, as defined in Chapter 17.10 of the City's Municipal Code,~~ are considered to be multi-family developments for the purpose of parkland dedication. Licensed adult congregate care living facilities, nursing homes, and all other ~~similar residential care~~ facilities ~~which that~~ provide ~~their~~ clients with individual beds and sleeping quarters, but in which all other care and services are communal and provided by facility employees, are ~~specifically~~ exempt from parkland dedication. ~~and system development fee requirements. The dedication or provision of parks, open space, trails, and amenities shall be located in compliance with the 2022 Parks and Trails Master Plan Maps 8 and 14, dedicated pursuant to the formula in Section 17.86.10 (B), and in compliance with the improvement standards in Section 17.86.20. The level of service standards as well as the park and trail level of service needs as identified in Chapter 4, Table 10, of the 2022 Parks and Trails Master Plan are specifically incorporated by this reference.~~

- A. The required parkland shall be dedicated as a condition of approval for the following:
1. Single-family and duplex building permits;
 2. Tentative plat for a subdivision or partition;
 2. ~~Planned Development conceptual or detailed development plan;~~
 3. Design review for a multi-family development or manufactured home park; ~~and~~
 4. Design review for a multi-family development accessory to commercial or industrial development; and,
 - 4.5. Replat or amendment of any site plan for multi-family development or manufactured home park where dedication has not previously been made or where the density of the development involved will be increased.

¹Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-03, effective July 3, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

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- B. Calculation of Required Dedication: The required parkland acreage to be dedicated ~~is shall be~~ based on ~~a calculation of~~ the following formula:

Required parkland dedication (acres) = (proposed dwelling units) x (persons/dwelling unit) x ~~0.0043~~0.0068 (per person park land dedication factor)

1. Population Formula: The following table shall be used to determine the number of persons per unit to be used in calculating required parkland dedication:

Type of Unit	Total Persons Per <u>Dwelling</u> Unit
Single family dwelling unit	3.0
Duplex dwelling unit	3.0*
Standard multi-family unit	2.0
Manufactured dwelling unit	2.0
Congregate multi-family unit	1.5

* The total persons per unit for the entire duplex (both units) would be six.

~~Persons per unit, age distribution, and local conditions change with time.~~ The specific formula for the dedication of land will, therefore, be subject to periodic review and amendment. ~~The A~~ fee-in-lieu under Section 17.86.40 shall be based on the number and type of dwelling units proposed at time of plat, but an additional fee in-lieu will be ~~necessary~~required and calculated on a per lot basis if any lots are constructed or converted to add additional dwelling units. For example, if an existing single family dwelling unit is converted into a duplex dwelling unit the existing single family ~~home~~dwelling unit shall receive a credit, but the new dwelling unit shall pay the difference in persons per dwelling unit. This would equate to one proposed dwelling unit multiplied by three additional persons multiplied by ~~0.0043~~0.0068 for the above example.

2. Per Person Parkland Dedication Factor: The total parkland dedication requirement shall be ~~0.0043~~0.0068 of an acre per person based on the adopted standard of ~~4.36.8~~ acres of land per 1,000 of ~~ultimate~~ population per the 2022 Parks and Trails Master Plan.² This standard represents the citywide land-to-population ratio for city parks at 5.25 acres of land per 1,000 of population, and land for trails at 1.55 acres of land per 1,000 of population. ~~and may be adjusted periodically through amendments to the Parks Master Plan.~~

(Ord. No. 2021-03 , § 8(Exh. H), 5-17-2021)

C. Notwithstanding Section 17.86.10 (A) above, when the amount of land to be dedicated is less than one quarter acre, or the level of service standards for mini parks in the 2022 Parks and Trails Master Plan have been met for the subject site, the applicant shall pay a fee in lieu of dedication as provided in Section 17.86.40 (B), with the following exceptions:

1. When the land to be dedicated is for a trail identified in Map 14 Proposed Trail System, Table 12 Tier 1 Capital Improvement Plan, or Table A-4 Proposed Trail Capital Improvement Plan of the 2022 Parks and Trails Master Plan;

²Editor's note(s)—~~Parks Master Plan, Implementation Plan section, Pages 4 and 5 indicate a required park acreage total of 64.5 acres. This number, divided by population (2015) of 15,000 equates to 4.3 acres per 1000 population or 0.0043 per person.~~2022 Parks and Trails Master Plan, Section 4.2, Park and Trail Needs, Table 10 (Park and Trail Needs Analysis).

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2. When the land to be dedicated abuts existing or planned parkland that necessitates additional acreage to meet the identified parkland acreage needs as identified in Map 8 Proposed Park System, Table 12 Tier 1 Capital Improvement Plan, or Table A-3 Proposed Park Capital Improvement Plan of the 2022 Parks and Trails Master Plan.

Sec. 17.86.20. Minimum parkland standards.

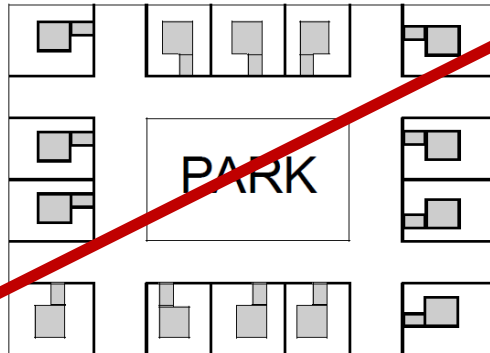
Land required or proposed for parkland dedication shall be contained within a continuous unit and ~~must shall~~ be suitable for active accommodate use as a mini, neighborhood, or mini-community park, as defined in the 2022 Parks and Trails Master Plan, based on the following criteria:

- A. ~~Homes must~~ The primary entrance of single-family homes and duplexes front shall face towards parkland when separated by street right-of-way, on the parkland as shown in the example below: Residential through lots or corner lots that abut more than one street with one of the streets defined as an arterial or collector street shall have the front door face the arterial or collector street as defined by Chapter 17.82.
- B. On the sides of the parkland not fronting onto a street, a pedestrian and bicycle access way shall be provided with a minimum improved surface of ten feet within a 15-foot right-of-way or tract. Pedestrian and bicycle access ways shall be spaced at least once every 400 feet. If the parkland abuts land to be developed for multi-family development or a manufactured home park the multi-family development or manufactured home park shall include a pedestrian and bicycle access way in a public easement from any abutting street right-of-way through the property with multi-family development or a manufactured home park to the parkland.
- C. In all zones, where real property abuts parkland, fence height shall not exceed six feet at the common property line with the parkland. Barbed wire is not permitted on fences abutting parks. This regulation supersedes Section 17.74.40.
- D. ~~Any~~ retaining wall constructed at the perimeter of ~~the a~~ park adjacent to a public right-of-way or private street shall not exceed four (4) feet in height.
- E. The required parkland dedication for parks one acre or greater shall be abutted by street right-of-way for at least 400 linear feet, with the following exceptions for trails and parks less than one acre:
 1. Land dedicated for trails as identified in the 2022 Parks and Trails Master Plan only need to abut street right-of-way for a total of 15 linear feet.
 2. If the land dedication is between half-acre and one-acre the parkland shall be abutted by street right-of-way for at least 200 linear feet.
 3. If the land dedication is less than half-acre the parkland shall be abutted by street right-of-way for at least 100 linear feet.

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- ~~B.F.~~ The required dedication shall be contained as a contiguous unit and not separated into pieces or divided by ~~roadways, streets or other pedestrian barriers.~~
- ~~C.G.~~ The parkland ~~must shall be able to accommodate~~ provide for park facilities, such as play structures and play fields, picnic areas, or other active park use facilities, as described in the 2022 Parks and Trails Master Plan, subject to the following standards: ~~The average slope of the active use parkland shall not exceed 15 percent.~~
 - ~~1.~~ Neighborhood Parks or Community Parks: Not more than 20 percent of the park may exceed 15 percent slope. Zero percent of the park shall include wetlands.
 - ~~1.2.~~ Mini Parks: Not more than 10 percent of the park may exceed 15 percent slope. Zero percent of the park shall include wetlands.
- ~~E.~~ Once dedicated, the City will assume maintenance responsibility for the neighborhood or mini parkland.

Sec. 17.86.30. Dedication procedures.

~~Land dedicated to the City as parkland shall be dedicated on the final plat, or by recording a deed, easement, or other appropriate document when there is not a plat. Prior to approval of the final plat, the developer shall dedicate the land as previously determined by the City in conjunction with approval of the tentative plat.~~
 Dedication of land in conjunction with multi-family development shall be required prior to issuance of building permits, and commencement of construction.

- A. Prior to ~~acceptance of required parkland dedications~~ final plat approval, the applicant/~~developer~~ shall complete the following items for all proposed dedication areas:
 - 1. The ~~developer-applicant~~ shall clear, fill, and/or grade all land ~~to the satisfaction of the City in accordance with the approved grading plan~~, install curb, gutter, and sidewalks in accordance with the 2011 Transportation System Master Plan on the park land adjacent to any street, and seed the park-land; and,
 - 2. The ~~developer-applicant~~ shall submit a Phase I Environmental Site Assessment of the parkland to the City, completed by a qualified professional according to American Society of Testing and Materials (ASTM) standards (ASTM E 1527). The results of this study shall indicate a clean environmental record prior to dedication.
 - a. In the event that the Phase 1 Environmental Site Assessment detects the potential for contaminated soil, the applicant shall perform further assessment, testing and sampling as needed to determine the type and extent of contamination present, and potential remediation steps needed.

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b. If contaminated conditions are present the applicant shall either remediate the condition and submit a report to the City documenting the procedures and final soil conditions or select other property for the parkland dedication.

B. Additional Requirements.

1. ~~In addition to a formal dedication on the plat to be recorded, the subdivider shall convey the required lands to the city by general warranty deed. The developer of a multi-family development or manufactured home park shall deed the lands required to be dedicated by a general warranty deed. In any of the above situations, the land so Land dedicated and deeded or restricted for use as parkland shall not be subject to any other easements, reservations of record, or encumbrances of any kind or easements which, in the opinion of the Director, will that~~ interfere with the use of the land for park, open space, or recreational purposes.

~~The subdivider or developer shall be required to present to the City a title insurance policy on the subject property ensuring the marketable state of the title.~~

2. Where ~~any~~ reservations, encumbrance~~s~~ or easements exists, the applicant may propose an alternative lot or parcel for parkland dedication or the City may require payment in lieu of the dedication of lands, ~~unless it chooses to accept the land subject to encumbrances.~~

C.3. Phased Developments. In a phased development, the required park land for the entire development shall be dedicated ~~prior to approval of the~~ on the final plat for the first phase of the development. Improvements to the land as required by Section 17.86.30.A.1. shall be made completed or bonded per the standards in Chapter 17.100 prior to approval of the final plat for the phase that includes the park-land.

Sec. 17.86.40. Cash Fee in lieu of dedication.

~~At the city's discretion only, the city may accept payment of a fee in lieu of land dedication. The city may require payment in lieu of land when the park land to be dedicated is less than three acres. A payment in lieu of land dedication is separate from Park Systems Development Charges (SDCs), and is not eligible for a credit of Park Systems Development Charges SDCs. The amount of the fee in lieu of land dedication (in dollars per acre) shall be set by City Council Resolution based on relevant economic indices, and it shall be based on the typical market value of developed property (finished lots) in Sandy net of related development costs.~~

~~A. The following factors shall be used in the choice of whether to accept land or cash in lieu:~~

1. ~~The topography, geology, access to, parcel size, and location of land in the development available for dedication;~~
2. ~~Potential adverse/beneficial effects on environmentally sensitive areas;~~
3. ~~Compatibility with the Parks Master Plan, Public Facilities element of the Comprehensive Plan, and the City of Sandy Capital Improvements Program in effect at the time of dedication;~~
4. ~~Availability of previously acquired property; and~~
5. ~~The feasibility of dedication.~~

A. The City shall accept a fee in lieu of dedication from an applicant if the land area proposed to be dedicated is not identified in Map 14 Proposed Trail System, Table 12 Tier 1 Capital Improvement Plan, or Table A-4 Proposed Trail Capital Improvement Plan of the 2022 Parks and Trails Master Plan or is not in compliance with the improvement standards in Section 17.86.20.

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B. The City shall accept a fee in lieu of dedication from an applicant if the land area proposed to be dedicated is not identified in Map 8 Proposed Park System, Table 12 Tier 1 Capital Improvement Plan, or Table A-3 Proposed Park Capital Improvement Plan of the 2022 Parks and Trails Master Plan or is not in compliance with the improvement standards in Section 17.86.20.

C. The City shall accept a fee in lieu of dedication from an applicant if the park area to be dedicated is less than one-quarter acre, or the level of service standard for mini parks described in the 2022 Parks and Trails Master Plan has been satisfied, with the following exceptions:

1. When the land to be dedicated is for a trail identified in Map 14 Proposed Trail System, Table 12 Tier 1 Capital Improvement Plan, or Table A-4 Proposed Trail Capital Improvement Plan of the 2022 Parks and Trails Master Plan;
2. When the land to be dedicated abuts existing or planned parkland that necessitates additional acreage to meet the identified parkland acreage needs as identified in Map 8 Proposed Park System, Table 12 Tier 1 Capital Improvement Plan, or Table A-3 Proposed Park Capital Improvement Plan of the 2022 Parks and Trails Master Plan.

~~B.D. Cash~~ The fee in lieu of parkland dedication for a residential subdivision shall be paid prior to approval of the final plat or as specified below:

1. Fifty (50) percent of the payment shall be paid prior to final plat approval, and
2. The remaining 50 percent of the payment, plus an administrative surcharge specified by City Council resolution, shall be pro-rated equally among the lots and paid at the time of building permit issuance for each lot. ~~plus an administrative surcharge as determined by the City Council through a resolution, will constitute a lien against the property payable at the time of sale.~~

E. The fee in lieu of dedication for a single-family dwelling, duplex, or multi-family dwelling not in conjunction with a residential subdivision shall be paid at the time of building permit issuance for the subject lot or parcel.

Sec. 17.86.50. Minimum standards for open space dedication.

~~The applicant through~~ An application for a subdivision, partition, replat or design review ~~process~~ may propose the ~~designation-dedication~~ and protection of open space areas as part of that process. ~~This~~ However, this open space ~~will shall~~ not be eligible to, ~~however, be~~ counted toward the parkland dedication requirement of Sections 17.86.10 through 17.86.40.

- A. The types of open space that may be provided are ~~as follows~~:
1. *Natural Areas*: areas of undisturbed vegetation, steep slopes, stream corridors, wetlands, wildlife habitat areas, riparian corridors, or areas replanted with native vegetation after construction.
 2. *Greenways*: linear green belts areas linking residential areas with ~~other~~ open space areas. These greenways may contain bicycle paths or footpaths. Connecting greenways between residences and recreational areas ~~are~~ is encouraged.
- B. A subdivision, partition, replat, or design review application proposing designation of open space shall include the following information as part of ~~this~~ the application:
1. Designate the boundaries of all open space areas; and

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2. Specify the manner in which the open space shall be ~~perpetuated~~owned, maintained, and administered; and
 3. Provide for public access to trails included in the 2022 Parks and Trails Master Plan, including but not limited to the Tickle Creek ~~Path~~Trail.
- C. Dedication of open space may occur concurrently with development of ~~the a~~a project. ~~At the discretion of the city~~City. ~~For phased development that will be phased~~, the open space may be set aside in totality and/or dedicated in conjunction with the first phase of the development or incrementally set aside and dedicated in proportion to the development occurring in each phase.
- D. Open space areas shall be maintained so that the use and enjoyment thereof ~~is not diminished or destroyed~~remain safe, healthy, and functional. Open space areas may be owned, preserved, and maintained by any of the following mechanisms or combinations thereof:
1. Dedication to the City of Sandy or ~~an appropriate~~another public agency, ~~approved by the City~~, if there is a public agency willing to accept the dedication. Prior to acceptance of proposed open space, the City ~~may~~shall require the ~~developer~~applicant to submit a Phase I Environmental Site Assessment of the open space area completed by a qualified professional according to American Society of Testing and Materials (ASTM) standards (ASTM E 1527). The results of this study shall indicate a clean environmental record prior to dedication.
 - a. In the event that the Phase 1 Environmental Site Assessment detects the potential for contaminated soil, the applicant shall perform further assessment, testing and sampling as needed to determine the type and extent of contamination present, and potential remediation steps needed.
 - b. If contaminated conditions are present the applicant shall either remediate the condition and submit a report to the City documenting the procedures and final soil conditions or, select another area for parkland dedication.
 2. Common ownership by a homeowner's association that assumes full responsibility for its maintenance;
 3. Dedication of development rights to ~~an appropriate~~another public agency with ownership remaining with the developer or homeowner's association. Maintenance responsibility will remain with the property owner; and/or
 4. Deed-restricted private ownership preventing development and/or subsequent ~~subdivision~~land division and providing for ongoing maintenance responsibilities.
- E. In the event that ~~any private~~an owner of private open space fails to maintain it according to the standards of this Code, the City of Sandy, following reasonable notice, may demand that the deficiency of maintenance be corrected, and may enter the open space for maintenance purposes. All costs thereby incurred by the City shall be charged to those persons having the primary responsibility for maintenance of the open space. The City shall enforce the maintenance requirement, pursuant to Sandy Municipal Code Sections 1.18 or 8.16.

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Exhibit C
Ordinance No. 2022-10

1. Goal 1 – Citizen Involvement. Both the Planning Commission and the City Council held a public hearing prior to adopting the ordinance. City staff completed a presentation explaining the proposed code amendments to Chapters 17.32 and 17.86 at both hearings. The Commission held a public hearing on April 25, 2022. The Council held a public hearing on June 6, 2022. The City provided notice of the public hearings in accordance with state law and the City’s development code. Goal 1 is satisfied.
2. Goal 2 – Land Use Planning. Goal 2 requires the ordinance to be coordinated with other governmental entities and to be supported by an adequate factual base. The City provided 35-day notice to the State of Oregon on July 19, 2021, and modifications on March 11, 2022. Goal 2 is satisfied.
3. Goal 3 – Agricultural Lands. Goal 3 does not apply to the decision.
4. Goal 4 – Forest Lands. Goal 4 does not apply to the decision.
5. Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces. The proposed code amendments help assure protection of natural resources and open space. The amendments also help achieve the goals and policies of the 2022 Parks and Trails Master Plan. Goal 5 is satisfied.
6. Goal 6 – Air, Water and Land Resources Quality. Goal 6 does not apply to the decision.
7. Goal 7 – Areas Subject to Natural Hazards. Goal 7 does not apply to the decision.
8. Goal 8 – Recreational Needs. The proposed code amendments help the City fulfill recreational needs for current and future Sandy residents over the next 15 years in coordination with the 2022 Parks and Trails Master Plan. Goal 8 is satisfied.
9. Goal 9 – Economic Development. Goal 9 does not apply to the decision.
10. Goal 10 – Housing. The proposed modifications to Chapters 17.32 and 17.86 provide clarification and updated language to reflect the needed housing policies in Oregon. Goal 10 is satisfied.
11. Goal 11 – Public Facilities and Services. The proposed code amendments help the City fulfill recreational needs for current and future Sandy residents over the next 15 years in coordination with the 2022 Parks and Trails Master Plan. This text amendment will not undermine or contradict any aspect of the existing public facilities plan. Goal 11 is satisfied.
12. Goal 12 – Transportation. Goal 12 does not apply to the decision.
13. Goal 13 – Energy Conservation. The City’s comprehensive plan with respect to Goal 13 and its standards governing energy conservation are not affected by the decision. Goal 13 is satisfied.
14. Goal 14 – Urbanization. The decision does not analyze or expand the City’s urban growth boundary. Goal 14 is not applicable.



Staff Report

Meeting Date: June 6, 2022

From Shelley Denison, Associate Planner

SUBJECT: 22-011 CPA Revised Parks and Trails Master Plan Adoption

DECISION TO BE MADE:

Whether to adopt the revised Parks and Trails Master Plan, dated May 2022.

PURPOSE / OBJECTIVE:

The purposes of the revisions are as follows:

- Refresh Census data with 2020 data
- Align the Parks and Trails Master Plan with the Transportation System Plan
- Align the level of service and needs analysis methodology with proposed code amendments

BACKGROUND / CONTEXT:

The current Parks and Trails Master Plan was adopted by ordinance in September 2021. Since then, it was determined that a number of revisions are necessary. Details are contained in the following staff report.

RECOMMENDATION:

The Planning Commission, the Parks and Trails Advisory Board, and staff recommend that City Council **approve** the Type IV Comprehensive Plan Amendment to adopt the amended Parks and Trails Master Plan by emergency to replace the existing Plan in its entirety.

SUGGESTED MOTION LANGUAGE:

"I move to accept the first reading of Ordinance 2022-11."

LIST OF ATTACHMENTS/EXHIBITS:

Attachment 1: Staff Report

Attachment 2: Staff Report Exhibits

- Exhibit A: Amendment Summary Memorandum
- Exhibit B: 21-035 CPA Final Order
- Exhibit C: Planning Commission Slides

Attachment 3: Ordinance 2022-11

- Exhibit A: 2022 Parks and Trails Master Plan
- Exhibit B: 2022 Parks and Trails Master Plan Appendices
- Exhibit C: Findings for Ordinance 2022-11

**CITY COUNCIL STAFF REPORT
TYPE IV COMPREHENSIVE PLAN AMENDMENT PROPOSAL**

DATE: June 6, 2022

FILE NO.: 22-011 CPA

PROJECT NAME: Parks and Trails Master Plan Amendments

APPLICANT: City of Sandy

The above-referenced proposal was reviewed as a Type IV Comprehensive Plan Amendment. The following Findings of Fact are adopted supporting approval of the plan in accordance with Chapter 17 of the Sandy Municipal Code.

EXHIBITS:

Applicant's Submittals:

A. Parks and Trails Master Plan Amendment Summary (May 16, 2022)

Additional Exhibits:

B. 21-035 CPA Parks and Trails Master Plan Adoption Final Order (September 20, 2021)

C. Planning Commission slide deck (April 25, 2022)

FINDINGS OF FACT

General

1. These findings are based on the applicant's submittal received in May 2022. This report is based upon the Exhibits listed above.
2. This application proposes to amend and replace the adopted 2021 Parks and Trails Master Plan (Plan). The Plan was prepared by ESA Associates in partnership with the Parks and Trails Advisory Board and a Technical Advisory Committee. It was adopted by Sandy City Council on September 20, 2021. The Plan provides a framework for managing the continuing growth and maintenance of the City's parks and recreation resources through the year 2035.
3. Three key revisions have been made to the amended Plan:
 1. Align the Plan with the Transportation System Plan update;
 2. Refresh U.S. Census data; and
 3. Align the level of service and needs analysis methodology with proposed Sandy Development Code amendments.

4. The specific amendments made are as follows:

Parks and Trails Master Plan:

1. Cover – Updated report title to “Amended”
2. Footer throughout – Updated report title to “Amended,” updated date to “May 2022”
3. Acknowledgements – Revised to include Rochelle Anderholm-Parsch
4. Table of Contents – Revised to delete Appendix G (Code amendments) which will be addressed under separate cover and adoption process
5. Page 9 – Updated Figure 3 and text with 2020 Census data
6. Page 10 – Updated Table 1 and text with 2020 Census data
7. Page 24 – Updated Table 8 to reflect minor updates to a few existing trail alignments. The net result was a .38 miles reduction in existing trail than in the prior plan, which reduces current level of service slightly and increases the current need. This change was carried through to Tables 9, 10, and C-1.
8. Page 25 – Updated Map 6 to reflect minor adjustments in existing trails
9. Page 29 – Text updated to reflect revised population and level of service calculations
10. Page 30 – Updated Table 9 to reflect 2020 Census data and revised trail LOS calculations
11. Page 33 – Updated Table 10 with 2020 Census data and revised LOS and Needs calculations
12. Page 35 – Updated Table 11 to reflect 2020 Census data and revised LOS calculations
13. Page 39 – Update Map 8 to reflect minor adjustments in existing trails
14. Page 49 – Update Map 14 to reflect minor adjustments in existing trails
15. Page 55 – Updated Table 12 to reflect changes to the Tier 1 Trails CIP list resulting from coordination with the TSP

Appendices:

1. Footer throughout – Updated date to “May 2022”
 2. Page A-1 – Updated Table A-1 to reflect changes to the Trail CIP resulting from TSP coordination
 3. Page A-4 to A-5 – Updated Table A-4 to reflect changes to the Trail CIP resulting from TSP coordination
 4. Updated Table C-1 to reflect minor adjustments to existing trails.
 5. Deleted Appendix G (Code amendments) which will be addressed under a separate cover and adoption process
5. As is required by the Sandy Development Code, the re-adoption of the amended Plan is being processed through two land use hearings in front of the Planning Commission and the City Council as a Comprehensive Plan Amendment. A legal notice informing the public of the hearings was included in the Sandy Post on April 13, 2022.
6. On March 9, 2022, the Parks and Trails Advisory Board unanimously recommended approval of the proposed amendments to the Plan.

7. On April 25, 2022, the Planning Commission unanimously recommended approval of the proposed amendments to the Plan.
8. Since the recommendations of approval were made by the Parks and Trails Advisory Board and the Planning Commission, one correction was made to calculations in the plan related to existing trails (see finding 4.7). However, it was determined that this change did not require an additional hearing in front of the Planning Commission.

17.24 – Comprehensive Plan Amendment Procedures

9. This application constitutes an amendment to the City’s existing Comprehensive Plan. Therefore, this municipal code section is applicable.
10. Section 17.24.70 contains two review criteria that must be met. Section 17.24.70(A) states that the change being proposed is the best means of meeting the identified public need. Development Services staff believe that the updates to the Plan meet the need of accurate demographic reporting, best practice level of service analysis, and cohesion with other adopted plans as well as the Sandy Development Code. As Sandy is anticipated to continue to grow in population, this plan appropriately addresses forecasted needs using industry best practices in assessments and recommendations.
11. Section 17.24.70(B) states that the Comprehensive Plan Amendment must conform to all applicable Statewide Planning Goals. The original adoption of the Plan met Goals 1, 2, 5, and 8. (See Exhibit B for further elaboration). However, City staff believes that only Goals 1 and 2 are applicable specifically to the proposed amendments to the Plan.

Goal 1: Citizen Involvement. Goal 1 requires the opportunity for citizens to be involved in all phases of the planning process. In addition to the many ways input was solicited from the public for the creation of the Plan, this amendment process also meets statutory requirements prescribed by Goal 1. Specifically, public notice and land use hearings are being used to meet these requirements.

Goal 2: Land Use Planning. Goal 2 requires that local governments must have and follow a comprehensive land use plan. Part of this Goal includes procedural requirements related to comprehensive plan amendments. This application has followed those procedural requirements.

RECOMMENDATION

The Planning Commission, the Parks and Trails Advisory Board, and staff recommend that City Council **approve** the Type IV Comprehensive Plan Amendment to adopt the amended Parks and Trails Master Plan by emergency to replace the existing Plan in its entirety.



EXHIBIT A

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Suite 310
Portland, OR 97214
503.274.2010 phone
503.274.2024 fax

esassoc.com

memorandum

File No. 22-011 CPA

date May 16, 2022

to Rochelle Anderholm-Parsch, City of Sandy, Parks & Recreation Director

cc Kelly O’Neill, City of Sandy, Development Services Director

from Maureen Raad, PLA, ESA

subject Amendment to the 2022 Parks & Trails Master Plan

This memorandum summarizes revisions to the 2022 Parks & Trails Master Plan that have been incorporated into the 2022 Parks & Trails Master Plan. Revisions were required to align the PTMP with the Transportation System Plan Update, refresh Census data, and align the level of service and needs analysis methodology with proposed Code amendments.

The following pages were revised:

PTSMP Report

- Cover – Updated report title to “Amended”
- Footer throughout – Updated report title to “Amended”, updated date to “May 2022”
- Acknowledgements – Revised to include Rochelle Anderholm-Parsch and new Parks Board Members
- Table of Contents – Revised to delete Appendix G (Code amendments) which will be addressed under separate cover and adoption process.
- Pg 9 – Updated Figure 3 and text with 2020 Census data
- Pg 10 – Updated Table 1 and text with 2020 Census data
- Pg 24 – Updated Table 8 to reflect minor updates to a few existing trail alignments. The net result was a .38 miles reduction in existing trail than in the prior plan, which reduces current level of service slightly, and increases the current need. Carried through to Tables 9, 10 and C-1.
- Pg 25 – Update Map 6 to reflect minor adjustments in existing trails.
- Pg 29 – Text updated to reflect revised population and level of service calculations. Converted trail level of service calculation from miles to acres.
- Pg 30 – Updated Table 9 to reflect 2020 Census data and revised trail LOS calculations

- Pg 33 – Updated Table 10 with 2020 Census data and revised LOS and Needs calculations
- Pg 35 – Updated Table 11 to reflect 2020 Census data and revised LOS calculations
- Pg 39 – Update Map 8 to reflect minor adjustments in existing trails.
- Pg 49 – Update Map 14 to reflect minor adjustments in existing trails.
- Pg 55 – Updated Table 12 to reflect changes to the Tier 1 Parks & Trails CIP list resulting from coordination with the TSP

PTMP Appendices

- Footer throughout – Updated date to “May 2022”
- Pg A-1 – Updated Table A-1 to reflect changes to the Trail CIP resulting from TSP coordination with the TSP
- Pg A-4 to A-5 – Updated Table A-4 to reflect changes to the Trail CIP resulting from TSP coordination with the TSP
- Updated Table C-1 to reflect minor adjustments to existing trails.
- Deleted Appendix G (Code amendments) which will be addressed under separate cover and adoption process.

Attachments:

Amended City of Sandy Parks & Trails Master Plan, May 2022

Amended City of Sandy Parks & Trails Master Plan Appendices, May 2022

EXHIBIT B



39250 Pioneer Blvd
Sandy, OR 97055
503-668-5533

FINDINGS OF FACT AND FINAL ORDER TYPE IV COMPREHENSIVE PLAN AMENDMENT PROPOSAL

DATE: September 20, 2021

FILE NO.: 21-035 CPA

PROJECT NAME: Parks and Trails Master Plan

OWNER/APPLICANT: City of Sandy

The above-referenced proposal was reviewed as a Type IV Comprehensive Plan Amendment. The following Findings of Fact are adopted supporting approval of the plan in accordance with Chapter 17 of the Sandy Municipal Code.

EXHIBITS:

Applicant's Submittals:

- A. Parks and Trails Master Plan
- B. Parks and Trails Master Plan Appendices

Other Exhibits

- C. Planning Commission Presentation Slides

FINDINGS OF FACT

General

1. These findings are based on the applicant's submittal received on June 10, 2021. This report is based upon the Exhibits listed above.
2. This application is for the adoption of the Parks and Trails Master Plan. The Plan was prepared by ESA Associates in partnership with the Parks and Trails Advisory Board and a Technical Advisory Committee. The 2021 Sandy Parks and Trails Master Plan provides a framework for managing the continuing growth and maintenance of the City's parks and recreation resources through the year 2035.
3. The previous Plan was published in 1997. This update to the 1997 Plan was undertaken to address the City's steady population growth, recent expansion of the Urban Growth Boundary (UGB) in 2017, and completion of most of the projects identified in the 1997 Plan. The update sets the year 2035 as the target planning horizon. The general purpose for the new Plan is to:
 - Update the previous plan to reflect current parks and trails system conditions;

- Identify the type and geographic distribution of proposed new parks and trails to meet the needs of continued population growth;
 - Recommend improvements to existing parks to repair or replace older features to reduce maintenance costs and improve user experiences;
 - Recommend funding strategies for future park and trail projects; and,
 - Update the Capital Improvement Plan (CIP) to help guide priorities over the 15-year planning period.
4. The Plan is broken up into six chapters: Introduction, community profile, existing park system, level of service and needs assessment, recommendations, and implementation strategies. There are also eight appendices.
 5. A public hearing was held in front of Planning Commission on August 23, 2021. No public testimony was made at that hearing. After a staff presentation and additional conversation with the Commission, the Planning Commission voted 4-0 to forward a recommendation of approval to City Council.

17.24 – Comprehensive Plan Amendment Procedures

6. This application constitutes an amendment to the City’s existing Comprehensive Plan. Therefore, this municipal code section is applicable.
7. Section 17.24.70 contains two review criteria that must be met. 17.24.70(A) states that the change being proposed is the best means of meeting the identified public need. Development Services staff believe that this Plan is the best means of meeting the need for a comprehensive, up-to-date plan for developing and maintaining the City’s parks and trails facilities. As Sandy is anticipated to continue to grow in population, this plan appropriately addresses forecasted needs using industry best practices in assessments and recommendations.
8. Section 17.24.70(B) states that the Comprehensive Plan Amendment must conform to all applicable Statewide Planning Goals. The following show how the Parks and Trails Master Plan meets relevant goals:

Goal 1: Citizen Involvement. Goal 1 requires the opportunity for citizens to be involved in all phases of the planning process. Multiple public surveys, stakeholder interviews, and open houses have been held to determine how Sandy residents use parks and trails facilities and what their desires are for future parks and trails development. Additionally, two public hearings in front of Planning Commission and City Council are being held at which the public is invited to comment on the Plan.

Goal 2: Land Use Planning. Goal 2 requires that local governments must have and follow a comprehensive land use plan. As we are currently undertaking a complete update of our current comprehensive plan, it will reflect the goals and priorities found in the new Parks and Trails Master Plan. Additionally, Goal 2 requires that cities build their comprehensive plans on a factual base. The factual analysis done in the Parks and Trails Master Plan, such as the

level of service analyses and public engagement results, will be utilized in Sandy's upcoming comprehensive plan.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces. This goal requires that local governments adopt programs which protect natural resources and open space. One specific requirement is the need to inventory recreational trails, which the Parks and Trails Master Plan does. The Plan also includes recommendations for improving and maintaining open spaces and trails.

Goal 8: Recreational Needs. Goal 8 requires that local governments plan for the recreation needs of their residents. It also places priority on recreation areas that are free or available at a low cost to the public. Sandy's Parks and Trails Master Plan meets this goal as it comprehensively plans for the recreational needs of current and future Sandy residents through the next 15 years.

Stan Pulliam
Mayor

RIGHT OF APPEAL

A decision on a land use proposal or permit may be appealed to LUBA by an affected party by filing an appeal with the Director within twelve (12) calendar days of notice of the decision. Any person interested in filing an appeal should contact the city to obtain the form, "*Notice of Appeal*", and Chapter 17.28 of the Sandy Development Code regulating appeals. All applications for an appeal shall indicate the nature of the interpretation that is being appealed and the matter at issue will be a determination of the appropriateness of the interpretation of the requirements of the Code.

An application for an appeal shall contain:

1. An identification of the decision sought to be reviewed, including the date of the decision;
2. A statement of the interest of the person seeking review and that he/she was a party to the initial proceedings;
3. The specific grounds relied upon for review;
4. If de novo review or review by additional testimony and other evidence is requested, a statement relating the request to the factors listed in Chapter 17.28.50; and,
5. Payment of required filing fees.



EXHIBIT C

File # 22-011 CPA

Amended Parks and Trails Master Plan

Planning Commission
April 25, 2022

Request

- Type IV Comprehensive Plan Amendment



Request

- Type IV Comprehensive Plan Amendment
- Amends the Parks and Trails Master Plan adopted in September, 2021

Plan Summary

- Previous plan published in 1997



Plan Summary

- Previous plan published in 1997
- 15-year planning horizon



Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails



Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails
- Recommends locations and types of new parks and trails

Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails
- Recommends locations and types of new parks and trails
- Recommends updates to existing parks and trails

Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails
- Recommends locations and types of new parks and trails
- Recommends updates to existing parks and trails
- Recommends funding strategies for implementation

Amendments

- Align the Parks and Trails Master Plan with the TSP update

Amendments

- Align the Parks and Trails Master Plan with the TSP update
- Refresh Census data with 2020 information

Amendments

- Align the Parks and Trails Master Plan with the TSP update
- Refresh Census data with 2020 information
- Align level of service and needs analysis methodology with proposed Development Code amendments

Review Criteria

- Best means of meeting identified public need



Review Criteria

- Best means of meeting identified public need
- Meets statewide planning goals



Review Criteria: Statewide Planning Goals

- Goal 1: Citizen Involvement
 - Engagement strategy associated with initial Plan
 - Statutory engagement requirements associated with amendment process

Review Criteria: Statewide Planning Goals

- Goal 1: Citizen Involvement
 - Engagement strategy associated with initial Plan
 - Statutory engagement requirements associated with amendment process
- Goal 2: Land Use Planning
 - Procedural requirements related to amending a Comprehensive Plan

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to City Council to adopt the amended Parks and Trails Master Plan as an amendment to the Comprehensive Plan.





NO. 2022-11

AN ORDINANCE ADOPTING A REVISED 2022 PARKS & TRAILS SYSTEM MASTER PLAN AND DECLARING AN EMERGENCY

Whereas, the existing Parks & Trails Master Plan for the City of Sandy (the “2021 Plan”) was adopted by Ordinance No. 2021-26 on September 20, 2021; and

Whereas, The City, in coordination Environmental Science Associates, saw a need to revise specific elements of the 2021 Plan, including revisions to align the City’s adopted Parks and Trails Plan with the most recent Transportation System Plan update, refresh data related to actual and projected City growth, and align the level of service and needs analysis methodology with proposed Development Code amendments; and

Whereas, the City provided notice of the proposed amendments to the Oregon Department of Land Conservation and Development as required under applicable law; and

Whereas, the Planning Commission held a public hearing to review the revised Parks & Trails Master Plan on April 25, 2022 and forwarded a recommendation to City Council to adopt the revised Parks & Trails Master Plan with certain revisions; and

Whereas, the City Council held a public hearing to review the revised Parks & Trails Master Plan together with the Planning Commission’s recommendation on June 6, 2022.

NOW, THEREFORE, THE CITY OF SANDY ORDAINS AS FOLLOWS,

Section 1: The City of Sandy Comprehensive Plan is hereby amended to include the revised Parks & Trails Master Plan of Sandy dated May 2022, attached hereto as “Exhibit A” and incorporated herein by this reference (the “May 2022 Plan”).

Section 2: The May 2022 Plan hereby supersedes and replaces the 2021 Plan.

Section 3: Ordinance No. 2021-26 is hereby repealed.

Section 4: In support of its decision, the City Council hereby adopts the findings in the Staff report dated June 6, 2022 supporting adoption of the May 2022 Plan.

Section 5: An emergency being hereby declared, this Ordinance shall become immediately upon its adoption.

#2022-11

This ordinance is adopted by the Common Council of the City of Sandy and approved by the Mayor this 06 day of June 2022

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

#2022-11

A photograph of a forest path with sunlight filtering through the trees. The path is a dirt trail winding through a dense forest of tall, thin trees. Sunlight streams through the canopy, creating a bright, hazy glow in the center of the image. The ground is covered with fallen leaves and ferns. The overall atmosphere is peaceful and natural.

EXHIBIT A

SANDY

PARKS & TRAILS MASTER PLAN

| 2022

Amended

CITY OF SANDY
PARKS AND TRAILS MASTER PLAN
Update

Prepared for
City of Sandy

May 2022



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Bend	Orlando	San Jose
Camarillo	Pasadena	Santa Monica
Delray Beach	Petaluma	Sarasota
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Los Angeles	San Diego	
Oakland	San Francisco	

D201900682.00

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

ACKNOWLEDGEMENTS

MAYOR AND CITY COUNCIL

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Jeremy Pietzold
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Rich Sheldon
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EXECUTIVE SUMMARY

The 2022 Sandy Parks and Trails Master Plan provides a framework for managing the continuing growth and maintenance of the City's parks and recreation resources through the year 2035. The document is intended to be reviewed and updated regularly in response to plan progress and changing conditions. The plan is a reflection of the community's values and a significant accomplishment made possible by a collaborative effort involving community stakeholders, City Council, the Parks and Trails Advisory Board, the Technical Advisory Committee, and City staff.

The plan is divided into six sections with supporting material included in appendices:

- Chapter 1 describes the purposes of the plan, reports progress made since the prior plan, and identifies related planning documents that have bearing on Sandy's parks and trails system.
- Chapter 2 characterizes the physical and demographic context of the planning area and summarizes public outreach efforts.
- Chapter 3 outlines the park system's organization, classifies and inventories park and trail assets, and briefly discusses other regional recreation providers.
- Chapter 4 explains the concept of level of service and uses it to identify needs in the existing park and trail resources and set goals for future acquisition, development, operations, and maintenance growth.
- Chapter 5 provides recommendations for general priorities and improvements to existing parks, concepts for existing undeveloped parks and trails, and guidance on potential funding and operations changes.
- Chapter 6 identifies strategies to implement and fund the recommended improvements and includes near term capital improvements projects.
- The Appendices contain full capital project lists, design guidelines, existing park and trail inventories, additional context for the undeveloped park concepts in Chapter 5, and a full description of public outreach during the planning process.

Unlike land-constrained Portland and its suburbs, the City of Sandy is largely surrounded by tracts of natural, low density residential, and agricultural lands. The availability of undeveloped land presents an opportunity for the parks and trails system to be extensive, well connected, and high quality. On the other hand, Sandy is one of the fastest growing communities in Oregon and faces consistent pressure to develop land for residential use. The City must be strategic and forward looking to preserve the unique character and charm of beloved assets like Meinig Memorial Park, the Tickle Creek Trail, and Jonsrud Viewpoint, while continuing to develop a diverse, accessible system that serves all community members.

Future parks will be designed to incorporate amenities, features, and practices which prioritize a diverse, inclusive, accessible, and sustainable park system that incorporates public art where possible.

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CHAPTER 1

Introduction

The City of Sandy, Oregon, is located approximately halfway between the state's largest population center, Portland, and its highest mountain, Mt. Hood. The City is adjacent to its namesake, the Sandy River and surrounded by mountains, forests, streams and rolling foothills. The scenic nature of Sandy's setting makes it an attractive bedroom community to the Portland-metro area. It also serves as the first full service city for those headed west from Mt. Hood.

1.1 PLAN PURPOSE

This update to the 1997 City of Sandy Parks Master Plan was undertaken to address the City's steady population growth, recent expansion of the Urban Growth Boundary (UGB), and completion of most of the projects identified in the 1997 Plan. The update sets the year 2035 as the target planning horizon. The general purpose for the amendment is to:

- Update the previous plan to reflect current parks and trails system conditions
- Identify the type and geographic distribution of proposed new parks and trails to meet the needs of continued population expansion
- Recommend improvements to existing parks to repair or replace older features to reduce maintenance costs and improve user experiences
- Recommend funding strategies for future park and trail projects
- Update the Capital Improvement Plan (CIP) to help guide priorities over the 15 year planning period.

1.2 PROGRESS SINCE PREVIOUS MASTER PLAN

When Sandy adopted its first Parks Master Plan in 1997, the parks system was limited to a handful of parks and undeveloped parcels and relied heavily on school, church, and regional park facilities to serve the community. To meet growing demand, the City initiated the planning process by inventorying existing facilities, assessing recreational needs, and crafting recommendations for park development. Current and projected demographics and public engagement efforts informed recommendations which highlighted the following goals:

- Upgrade existing park facilities
- Acquire land for future parks, especially larger tracts, to meet community park needs
- Adjust system development charges to provide funding for future park development
- Develop new pedestrian and bicycle trails and provide connections between parks

- Develop new parks alongside residential and commercial development to ensure equitable access to parks and trails for a growing population

The 1997 Plan also prioritized athletic fields, indoor or covered facilities, sport courts, and the preservation of open space and natural areas. The community expressed interest in developing a cooperative partnership between Sandy and the Oregon Trail School District for joint use, maintenance, and funding of facilities.

Since the adoption of the 1997 Plan, Sandy's population has more than doubled and many of the Plan's goals have been achieved:

- Meinig Memorial Park facilities were upgraded
- The City added 5 mini parks, 6 neighborhood parks, a community park, an urban plaza, a skate park, and over 200 acres of natural and open space
- System development charges were established and have been used as a steady source of funding to develop and improve park and trail facilities
- Nearly two miles of the Tickle Creek Trail has been completed
- Park land is acquired via dedication or purchased using fee in lieu of land payments as a condition of development. Fee in lieu and System Development Charge (SDC) money is combined with grants, partnerships, and volunteer labor to acquire land and develop parks to support new residential development.



Basketball Court at Timberline Park

1.3 RELATED PLANS

Sandy Comprehensive Land Use Plan

The Sandy Comprehensive Land Use Plan is the guiding document for all planning and development efforts in the city. Goal 8 of the Plan directs the City to maintain, preserve, enhance, and reinforce its desirable and distinctive characteristics and those of its individual neighborhoods by providing parks and open space for each neighborhood. The Plan outlines policies and goals to guide park planning efforts. These include:

- Ensure new residential development contributes equitably to park land acquisition, development, and maintenance.
- Establish methods to maintain and enhance the quality and quantity of parks, open space, and recreational facilities and services. Ensure that these facilities and services serve the diverse recreational needs and interests of area residents and are accessible to all members of the community.

- Establish viewpoints for natural vistas and protect natural resources.
- Establish user fees for recreation uses and facility reservations.
- Use improvement funds such as transportation SDC's for sidewalk projects and bicycle facilities that implement elements of the Transportation System Plan.

The Plan also identifies the need to:

- Develop a Parks Master Plan outlining park locations, recreational facilities, and services.
- Develop a parks system that provides both active recreation and exercise and passive enjoyment of the outdoors.
- Locate parks near schools and cooperate with the school district on joint recreational facilities.



Trail at Sandy River Park

The Plan outlines funding policies to use system development charges, bonds, grants, and donations for new parks, open space and facilities. It calls for recreation user fees for recreation uses and facility reservations. The Plan calls for the City to consider the dedication of a portion of road construction and improvement funds for sidewalk projects and bicycle facilities and highlights the need for park maintenance volunteers.

Recommended changes to Goal 8 of the Comprehensive Plan are proposed in Chapter 5 of this report. Sandy will be embarking on a Comprehensive Plan update in 2021, with adoption anticipated in 2023.

Sandy Transportation System Plan

The City's Transportation System Plan (TSP) serves as the foundation for the construction of arterial and collector streets, helps shape the future development of Sandy, and serves as a valuable resource for staff, policy makers, and the public.

The current plan was adopted in 2011. The Bicycle and Pedestrian components of the plan are currently in the process of being updated with expected adoption in 2022. The update will identify strategies to improve mobility throughout Sandy by addressing bike and pedestrian needs, connectivity, increased traffic volumes, funding opportunities, street design, development conditions, and user preferences. Elements of the current (2011) plan that serve both recreation and transportation needs have been incorporated into this plan, including access way / trails that are not associated with roadway projects, and a proposed pedestrian over crossing of Highway 211.

Oregon Statewide Comprehensive Outdoor Recreation Plan

The Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP) identifies current trends in recreation participation and demand and key planning issues facing communities, and provides state and local recommendations to address these issues. The 2019–2023 SCORP identified five important demographic and societal changes facing outdoor recreation providers in the coming years, including an aging population, an increasingly diverse population, lack of youth engagement in outdoor recreation, an underserved low-income population, and the health benefits of physical activity.

The 2019-2023 SCORP identified Sandy’s UGB as a high priority area for families with children and middle old populations (75-84 years). As a high-priority city, Sandy is eligible for potential ranking prioritization when applying for Oregon Parks and Recreation Department (OPRD) grants.

Individual Park Master Plans

The City of Sandy has completed master plans for a number of parks in the system over the past decade. Elements or initial phases of these plans have been implemented, with future phases remaining incomplete. Those master plans supplemented these planning efforts and are included to identify planned improvements, community needs, and estimated costs. Reference master plans include:

- Bornstedt Park Master Plan
- Sandy River Park Master Plan



CHAPTER 2

Community Profile

The City of Sandy's parks and recreation facilities serve a population that is 2-3 times larger than the 12,612 people within City limits. These areas include residents of the villages of Mt. Hood, Boring, Eagle Creek and Estacada. Sandy manages lands within City limits, while Clackamas County manages lands within the Urban Growth Boundary (UGB) and Urban Growth Reserve (UGR). The Sandy UGB expanded in 2017 and 2020.

2.1 PHYSICAL CONTEXT AND PLANNING AREA

Regional Location

Sandy is separated from surrounding cities and towns by rural reserves. The areas of Clackamas County to the east of Sandy are unincorporated small villages: Alder Creek, Brightwood, Wemme, Welches, Zigzag, Rhododendron and Government Camp. These villages are surrounded by the Mt. Hood National Forest and Bureau of Land Management lands, which offer more than a million forested acres providing a wide range of recreational opportunities. Residents in these villages come to Sandy, to meet many of their shopping and personal needs. The larger towns south and west of Sandy including Boring, Eagle Creek and Estacada, are composed of some denser residential areas and large areas of farm and agricultural nursery lands interspersed with large home lots. Farther west, towards Gresham, the nursery land transitions to a more populated and urban setting.



Figure 1 Vicinity Map

Planning Area

The planning area for Sandy's Parks and Trails Master Plan Amendment is defined as the City's Urban Growth Reserve (UGR), with an emphasis on the areas within the recently expanded urban growth boundary (UGB). The undeveloped areas within the UGB and UGR, but outside the City limits, are currently under the planning jurisdiction and policies of Clackamas County until they are annexed into the City.

Sandy is bisected by two state highways that act as significant physical barriers to community connectivity: Highway 26 provides access from Portland and Gresham to the Mt. Hood National Forest. State Highway 211 begins at an intersection with Highway 26 in Sandy and heads south to Estacada, Molalla and beyond.

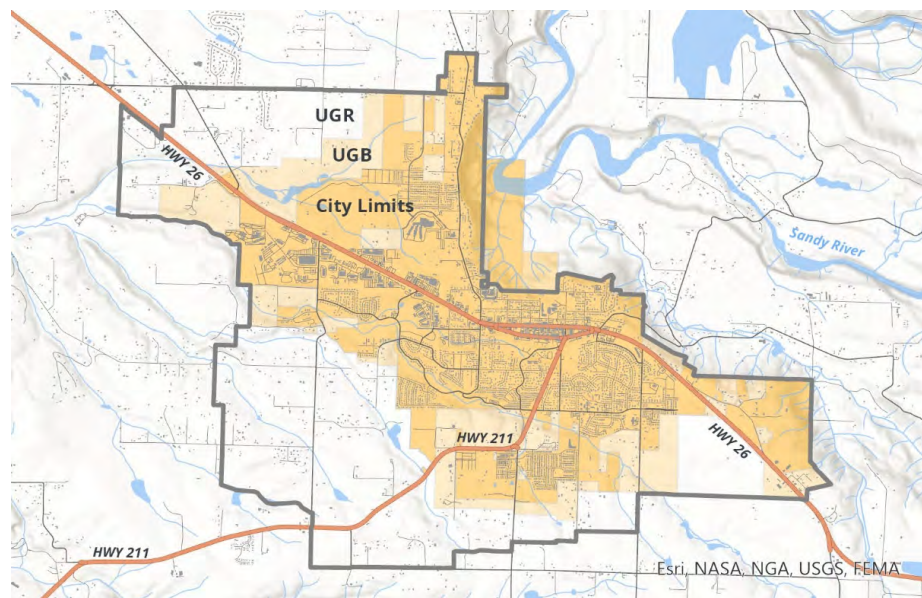


Figure 2 Planning Area

Climate and Surroundings

Sandy's climate is fairly mild with wet winters and occasional wind storms, especially east winds along Bluff Road. Temperatures average in the mid 40's in winter and in the mid 60's in summer. Annual rainfall averages over 75 inches.

Land cover of non-urbanized areas within the planning area consists of a mixture of open agricultural fields (berry fields and nursery stock), small patches of forests, and large lots with single family homes. Forest lands are a mixture of hardwoods (alder, big leaf maples, and vine maples) and conifers (Douglas fir, western hemlock and western red cedar). There are numerous small creeks draining to Tickle Creek, Sandy River, and Deep Creek which support salmon runs. Wildlife is abundant in and around Sandy with signs and sightings of raccoons, possum, coyotes, bear, cougars, bobcats, bald eagles, osprey and a variety of birds.

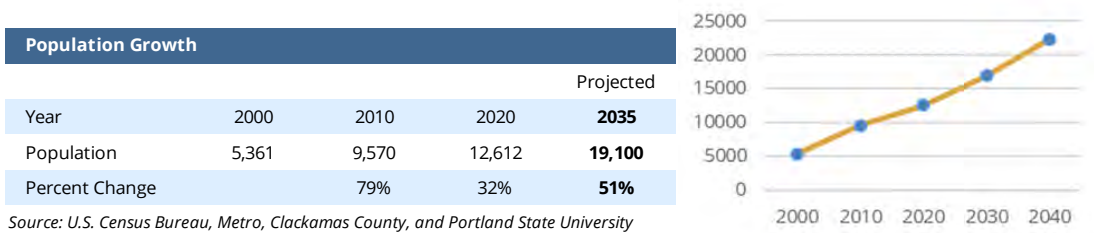
Topography is the most limiting factor for development in Sandy. The north edge of town is defined by the Sandy River canyon and a precipitous drop of nearly 600 feet of elevation. The City sits at 1,000 feet above sea level and elevations generally rise as you head east towards Mt. Hood. Drainages increase south of Sandy and generally flow to the Clackamas River.

2.2 DEMOGRAPHICS

In 2020, there were nearly 4,700 estimated households in Sandy with an average size of 2.77 people. Of those households, 40% had children under the age of 18, and one third included someone over the age of 60. Sandy uses federal census data and population studies conducted by Portland State University.

Population and Age

Sandy’s population grew steadily over the previous decades and is expected to continue this trend through 2035.

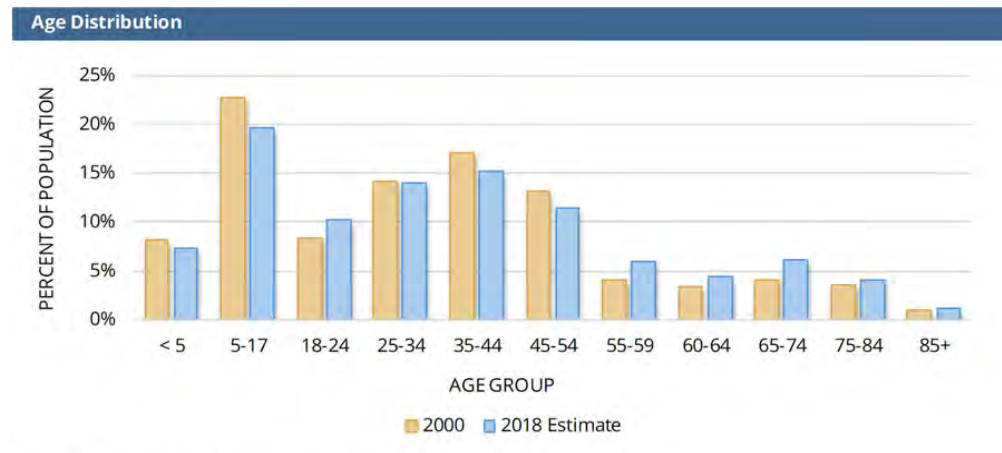


Source: U.S. Census Bureau, Metro, Clackamas County, and Portland State University

Figure 3 Population



The general age group composition remained relatively consistent between 2000 and 2018. Although adults over the age of 55 comprise a smaller percentage of the total population, the older age groups are exhibiting a growing trend which aligns with statewide and national trends. The percentage of adults over age 55 increased from 16% to 22% of the total population.



Source: U.S. Census Bureau and Portland State University

Figure 4 Age Distribution

Race, Ethnicity, and Language

While Sandy remains predominantly white, diversity has been steadily increasing since 2000. The portion of Sandy’s population identifying as Hispanic or Latino increased five-fold since the last parks planning effort. Steady growth of this demographic is expected to continue.

TABLE 1
RACE AND ETHNICITY

Race and Ethnicity	2010	2020
White alone	90%	84%
Black or African American alone	0.9%	1.5%
American Indian and Alaska Native alone	2.5%	4.1%
Asian alone	2.3%	2.8%
Native Hawaiian and Other Pacific Islander alone	0.6%	0.6%
Some Other Race alone	3.8%	6.6%
Hispanic or Latino (of any race)	8.9%	10%
Not Hispanic or Latino	87.5%	90%

Source: U.S. Census Bureau

An estimated 10% of Sandy’s population speaks a language other than English, and an estimated 97% of the population speaks English only or speaks English “very well.”

TABLE 2
LANGUAGE

Language	
Speak only English	90%
Speak a language other than English	10%
Spanish	5.5%
Other Indo-European languages	4.1%
Asian and Pacific Island languages	0.8%

Source: U.S. Census Bureau

Income and Employment

In 2018, an estimated 2% of the Sandy labor force was unemployed. Median household income was consistent with state-wide estimates at \$64,296.

An estimated 11% of Sandy residents’ income was below poverty level with those under the age of 18 contributing a higher rate (around 16%) and those over 18 a slightly lower rate (around 9%).

2.3 PLANNING PROCESS AND COMMUNITY ENGAGEMENT

Planning for the update of the 1997 Parks Master Plan has been ongoing for a number of years. A variety of surveys and other community outreach has been conducted both prior to and through the current Parks and Trails Master Plan update process to insure that the final master plan is in line with community needs and desires. A summary of the types of outreach and input received is included below. A more detailed public engagement summary can be found in Appendix F.

Prior Surveys

2013 Community Needs and Perceptions Survey

In 2013, the City issued an online Parks and Trails Survey to City residents with more than 600 surveys returned. Nearly 97% of the respondents had visited a park within the last year with Meinig Park, Tickle Creek Trail, and Jonsrud Viewpoint being the most popular destinations.

One third of survey respondents said they visited a park daily, another 25% visited weekly or bi-weekly, and another third visited a city park at least monthly. Nearly 90% felt that the city parks were in good or excellent condition.

When asked about park types and park features needed in Sandy, the most common responses included restrooms, picnic facilities and off-leash dog parks. Sandy has since added one dog park, but interest in additional dog parks remains high and users desire more amenities at existing facilities.

Most residents felt that park funds should be allocated to maintain existing facilities and construct new facilities on existing park land rather than be used to purchase additional land for parks and trails.

2018 Longest Day Parkway

In 2018, City staff had a booth at the Longest Day Parkway event held in June to reconnect with the public and gather updated information regarding needs and preferences. The event included a series of display boards with a dot-voting exercise and a one-page questionnaire, which was a streamlined version of the 2013 survey. The responses to the questionnaire were fairly similar to the 2013 survey, with the top parks and park features closely aligned. Notably, the number of respondents that visited parks up to twice a month was substantially higher at 84% of Longest Day Parkway attendees, over 61% of survey participants. This could be in part due to the population likely to participate in this type of event. In the dot exercise, spraygrounds, obstacle courses, and natural play equipment were the top choices across age groups. Kids indicated a preference for an updated skatepark, and trails and natural space, while adults preferred trails and natural space, and sports fields and courts to round out their top five priorities. The survey participants included 44 adults and 107 children

2019 Community Survey

In 2019, the City conducted a Parks and Recreation Survey to City residents. Over 5,000 copies were mailed to residents and an online option was also available. More than 1,200 responses were received, 12% online and 88% by mail. The primary purpose of the survey was to solicit feedback from the community on how to use manage the old Cedar Ridge Middle School, pool and grounds which had been recently acquired by the City. Nearly 75% of respondents supported expanding or renovating the existing pool. The survey also asked for preferences for which amenities to include within the park. Top priorities included paths or trails to the river, playground, outdoor sports fields, and dog park.

Other Surveys

In addition to the surveys noted above, Sandy has conducted several surveys to garner input on potential redevelopment of the former Cedar Ridge Middle School and Olin Bignall Aquatic Center complex, also known as the Sandy Community Campus. Specifically, a survey was conducted in 2014 to gauge interest on the City acquisition of the School District facility. More than half of respondents felt that continued operation of the pool was very important and supported a potential monthly fee to help fund it. In 2020, a survey was conducted to investigate the potential of pursuing an Aquatic and Recreation Fee District to help fund pool renovations, operations and maintenance costs. Initial response included

46% “No”, 43% “Yes”, and 11% “Don’t know”. The formation of a recreation district would require passage by voters, and the analysis of the survey results indicated that the Aquatics & Recreation District formation was not likely to pass.

2020 Parks & Trails Master Plan

The City of Sandy began the Master Plan update with an inventory of existing parks. Parks maintenance staff conducted and documented routine facility condition inventories and identified deferred maintenance needs. Staff reviewed updates to the Transportation Plan, participated in the expansion of the Urban Growth Boundary (UGB) planning process, and reviewed updates to national park land standards.

The City conducted a series of stakeholder meetings, technical advisory committee meetings, open houses, and online surveys to collect data on existing park use patterns, desires and priorities. The Parks Board worked with City planners to review population projections and potential City boundary adjustments that would influence future park locations. The Board developed a preliminary needs assessment based on the findings.

The City reviewed the current development code’s role in parks and trails development and noted opportunities for system expansion.

Technical Advisory Committee

The city formed a technical advisory committee to guide and inform the PTSMP update. The committee was composed of one City Councilor, two Park and Trail Advisory Board members, two City staff, one School District representative, and several local community representatives. The technical advisory committee met six times during the course of the project to review public input, comment on draft maps and reports, and review the proposed master plan.



Stakeholder interviews

A series of stakeholder meetings were conducted to collect input from key user groups within the community. Twelve stakeholders were interviewed to inform the PTSMP update. They represented a diverse array of community groups, residents, and special interests. Key topics included special recreational amenities (skate parks, pump tracks, dog parks, community gardens), sports fields, maintenance and operations, accessibility and universal design, the trail system, and balanced distribution of parks and amenities.

Public Open Houses

Several public open houses were held over the course of the project. The first open house was held at the Sandy Community/Senior Center and was intended to gather input on park distribution, needs and desired park amenities. A questionnaire and comment form was collected at the meeting. The second open house was held at the Sandy Vista Apartments Community room. The meeting included the maps and posters from the first open house, translated into Spanish, as well as a translated questionnaire. The second open house featured bi-lingual staff who were able to present materials and answer questions in both English and Spanish. The third open house was held online due to the ongoing public health crisis. The online open house featured a number of stations with survey questions related to the materials embedded at each station. The online open house materials were translated into a Spanish language flyer and distributed at Sandy Vista Apartments as a follow up to the second open house.



CHAPTER 3

Existing Park System

Sandy is among the fastest growing cities in Oregon. To plan a parks system that will adequately serve its future population, the City must first assess its current condition. Department structure, community partnerships, funding sources, and the park facilities themselves all contribute to the success of the system in meeting anticipated growth.

3.1 ORGANIZATION AND PARTNERSHIPS

Organization

The Parks, Buildings, & Grounds Department program maintains and makes minor improvements to the city's parks, open spaces, public spaces, and public buildings. These activities are funded primarily out of the General Fund.

- **Staff and Roles** - Sandy's parks, grounds, trails, and open spaces are maintained by three full-time employees and a seasonal worker employed during the summer months. Parks maintenance staff also perform minor building maintenance for some City facilities. Local landscaping firms are contracted to maintain landscaping at the library, police building, community center, and two landscape island at either end of downtown.
- **Policy and Planning** - Policy for Sandy's parks system is created by the City Council with assistance from a seven-person citizen advisory board. One City Council member is assigned as a liaison between the Parks & Trails Advisory Board and the Sandy City Council. The Parks & Trails Advisory Board is a volunteer board that supports planning and advocacy for the parks system and assists with park improvement projects.

Partnerships

- **Oregon Trail School District (OTSD)** – The City occasionally provides funding for sports fields and court improvements, and the district rents out facilities for youth and adult recreation sport leagues, summer camps, parades, pet shows, and other community events.
- **AntFarm** - AntFarm is a non-profit dedicated to serving community youth including job and environmental skills training through hands-on volunteer work. The City partnered with AntFarm and its YouthCore Crew to construct trails at Sandy River Park and a community garden at Bornstedt Park.
- **Mt Hood Athletic Club** - The City occasionally partners with the Mt. Hood Athletic Club for special events including fun runs and senior activities.
- **Non-profits and For-profits** - The City is finalizing a permit process that includes an application, fee structure, insurance requirements, and permits to formalize the increasing use of City parks and trails for fundraisers and other events.

- **Volunteers** - Sandy has a long history of parks related volunteerism, including a 100-person effort to construct the Fantasy Forest Playground in Meinig Park, fundraising for dog parks and other improvements, and service day outings such as Solv-it in Sandy. However, there is no coordinated parks and trails volunteer organization to provide consistent operations and maintenance assistance.



Fantasy Forest playground at Meinig Park

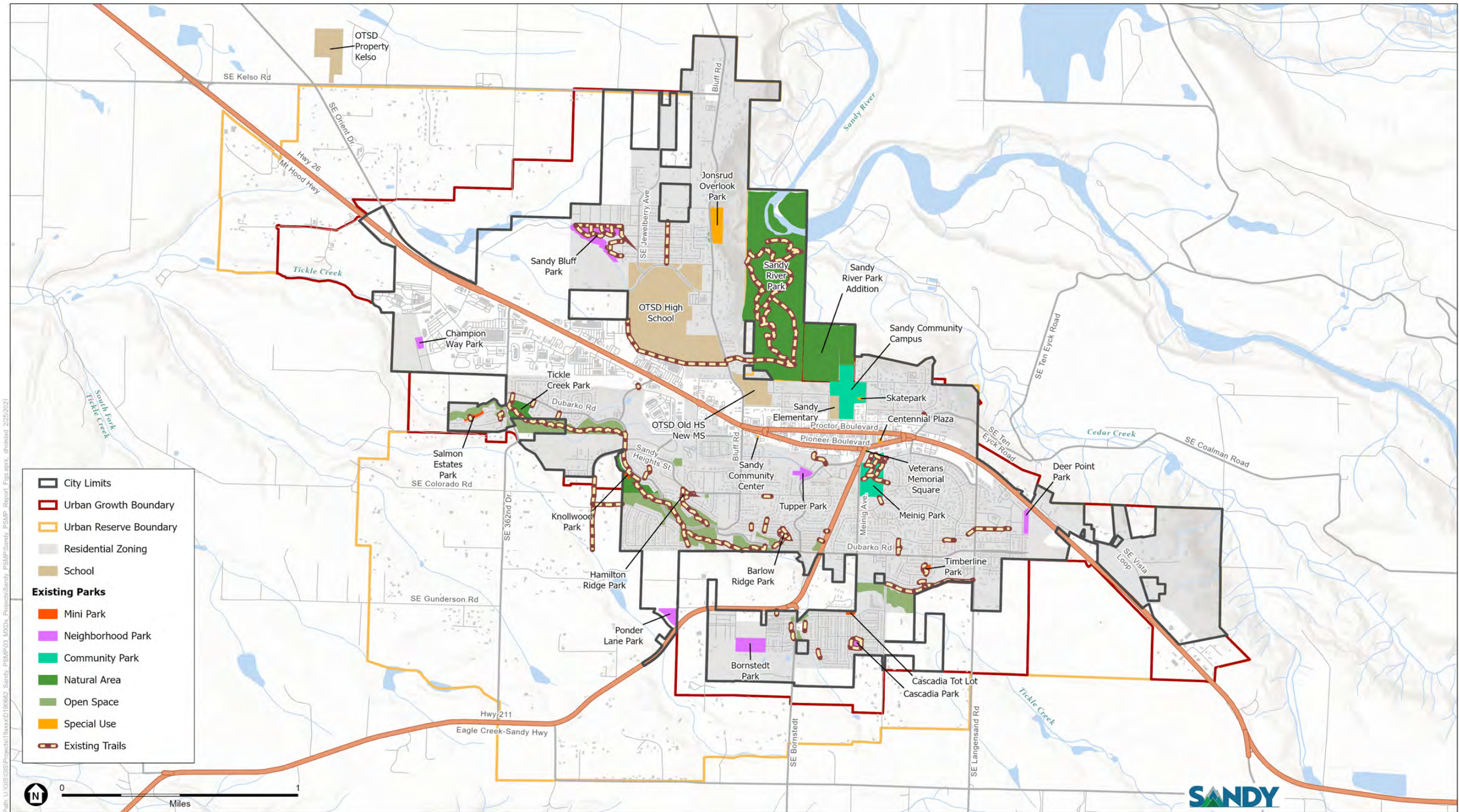
3.2 PARK CLASSIFICATION AND INVENTORY

Sandy classifies its park facilities according to the Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP) developed by Oregon Parks and Recreation Department (OPRD). According to this plan,

“The most effective park system to develop and manage is one made up of a variety of different types of parks, open space areas, and recreational venues, each designed to provide a specific type of recreation experience or opportunity. A park system that is classified and used properly is easier to maintain, encounters less conflicts between user groups, and minimizes negative impacts on adjoining neighbors. A good park classification system also helps assess what facilities are available for current use and what types of parks will be needed to serve the community in the future.”

The prior Park Master plan defined nine park and trail classifications, a number of which were owned and/or operated by other regional providers. Under the Parks and Trails Master Plan update, the park classifications were reviewed and streamlined to focus efforts on the key types of parks that the City currently has in its inventory, and the classifications that are likely to be the most beneficial to the community moving forward. The park system has been reorganized to include five primary classifications to meet the needs of the community:

- Mini parks,
- Neighborhood parks,
- Community parks,
- Natural areas and open space,
- Special use areas.



Esri, NASA, NGA, USGS, FEMA; USFWS NWI, Open Street Map, City of Sandy, OR.

Map 5
Existing Park Inventory



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The following classifications were developed from the SCORP guidelines and selected as most applicable to Sandy’s park system. Each existing park was inventoried for total land area, area developed, and current amenities.

Mini Parks

Mini parks, sometimes called pocket parks, are the smallest park classification. Mini parks provide basic recreation opportunities on small lots, within residential areas serving an area within approximately 5-minute walking time (approximately ¼ mile) from neighbors. Typically less than one acre in size (¼ to ¾ acre), these parks are designed to serve residents in immediately adjacent neighborhoods. Mini parks provide limited recreation amenities, such as small playgrounds, benches, picnic tables, and accessible paths, and normally do not provide off-street parking. Mini parks should be used sparingly, primarily to fill service area gaps in developed neighborhoods, due to their high maintenance demand and limited service area. Sandy currently has six mini parks, all of which are developed.



Timberline Ridge Mini Park

**TABLE 3
MINI PARK INVENTORY**

MINI PARKS			Existing Amenities																					
Park Name	Total Acres	Developed Acres	Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area	Trail Signage
Barlow Ridge Park	0.81	0.81		✓	✓				✓							✓		✓		✓	✓		✓	
Cascadia Park Tot Lot	0.04	0.04			✓				✓											✓				
Hamilton Ridge Park	0.78	0.78		✓	✓				✓			✓						✓		✓	✓			
Knollwood Park Tot Lot	0.60	0.60			✓													✓		✓	✓	✓		✓
Salmon Estates Park	0.77	0.77			✓							✓						✓		✓	✓			
Timberline Ridge Park	0.87	0.87		✓	✓				✓							✓		✓		✓	✓			
Total	3.87	3.87																						

Neighborhood Parks

Neighborhood parks provide close-to-home recreation opportunities, primarily for passive and non-organized recreation activities. They are located within approximately 5-10 minute walking time (approximately ¼ - ½ mile) from local residences, without crossing major roads and/or other structures that can be considered barriers for safe and easy walking and biking. They serve up to a one-half-mile radius, although service areas are also influenced by neighborhood configuration, geographical and transportation barriers, and are generally 2-5 acres in size. Neighborhood parks typically include amenities such as playgrounds, outdoor sports courts, sports fields, picnic tables, pathways, and multi-use open grass areas. They may or may not provide off-street parking. Neighborhood parks can, when practical, be located next to elementary schools in order to provide more efficient use of public resources. Neighborhood parks should avoid inclusion of amenities that could be a draw to people travelling from further distances, such as dog parks, skate parks, and splash pads, unless appropriate support facilities such as restrooms and parking are also provided. Sandy currently has seven neighborhood parks, with four developed parks and three undeveloped parcels.



Deer Point Neighborhood Park

**TABLE 4
NEIGHBORHOOD PARK INVENTORY**

NEIGHBORHOOD PARKS			Existing Amenities																					
Park Name	Total Acres	Developed Acres	Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area	Trail Signage
Bornstedt Park	5.03	5.03	✓	✓	✓	✓	✓	✓	✓		✓	✓						✓		✓	✓			
Cascadia Park	1.83	1.83		✓			✓		✓			✓						✓		✓	✓			
Champion Way Park	0.99	0.00																						
Deer Point Park	1.41	0.00										✓						✓		✓	✓			
Ponder Lane	2.00	0.00																						
Sandy Bluff Park	8.37	8.37	✓	✓								✓						✓	✓	✓	✓			
Tupper Park	1.66	1.66	✓	✓					✓		✓					✓		✓		✓				
Total	21.29	16.89																						

Community Parks



Stage at Meinig Community Park

Community parks are typically larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting the recreation needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces.

Community parks are typically 10 to 30 acres, depending on the spatial requirements of the facilities provided and the amount of land dedicated to natural resource protection. Community

parks provide both active and passive recreation opportunities that appeal to the entire community serving an area within approximately 15 minutes driving time or three miles. While community parks may be proximate to a neighborhood and can provide typical neighborhood park amenities, they are normally designed to be driven to. Community parks typically accommodate large numbers of people, and offer a wide variety of facilities, such as group picnic areas and large shelters, sports fields and courts, large children’s play areas, swimming pools and splash pads, community gardens, extensive pathway systems, community festival or event space, and green space or natural areas. Community parks require additional support facilities, such as off-street parking and restrooms and can also serve as regional trailheads. Sandy currently has two community parks, one of which, Meinig Park, is developed. Sandy Community Campus includes a few amenities such as fields that are left over from its prior role as a school campus, and it houses the Sandy Skate Park but it is primarily undeveloped. Both parks are at the small end of the potential size range which limits the quantity and size of amenities they can accommodate.

**TABLE 5
COMMUNITY PARK INVENTORY**

COMMUNITY PARKS			Existing Amenities																					
Park Name	Total Acres	Developed Acres	Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field ¹	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area	Trail Signage
Sandy Community Campus & Skate Park	14.00	0.25										✓	✓ ¹	✓	✓		✓			✓	✓			
Meinig Memorial Park	10.82	10.82	✓	✓	✓		✓	✓	✓	✓							✓	✓		✓	✓			
Total	24.82	11.07																						

¹ Field is unmaintained and in poor condition

Natural and Open Space

Natural areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and for visual aesthetics/buffering. They may preserve or protect environmentally sensitive areas, such as wildlife habitats, wetlands, riparian corridors, or unique and/or endangered plant species. Natural areas can vary in size from small parcels (less than 10 acres) to large properties of more than 100 acres, and typically serve the entire community. Public access to natural areas may be limited due to the sensitive nature of the habitats and features. Some nature parks may be managed secondarily to provide passive recreation opportunities. These sites may contain trails, interpretive displays, viewpoints, picnic and seating areas. Sandy currently has six natural areas, four of which include trails and other light passive use. Natural area acreage is not considered developed at the same level as other park classifications, but may include developed areas such as trails and trailheads.



**TABLE 6
NATURAL AREA AND OPEN SPACE INVENTORY**

NATURAL & OPEN SPACE			Existing Amenities																					
Park Name	Total Acres	Developed Acres ¹	Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area	Trail Signage
Knollwood Park	5.45	NA																✓		✓	✓	✓		
Sandy River Park	116.28	NA															✓				✓	✓		
Sandy River Park Addition	24.16	NA																			✓	✓		
Sandy Community Campus	7.10	NA																						
Tickle Creek Park	4.92	NA																			✓	✓		
Tickle Creek Open Space Parcels	66.73	NA																						
Total	224.64	NA																						

¹ Natural areas are generally not considered developed at the level of other park types

Special Use Areas



Centennial Plaza

The Special Use classification covers a broad range of park and recreation lands that are specialized or single-purpose in nature. Parks in this category can include waterfront parks, boat ramps, memorials, historic sites, waysides, sites with significant geologic or scenic features, and single purpose such as dedicated sports complexes, dog parks, skate parks, display gardens. Special use parks that have a community or regional draw may

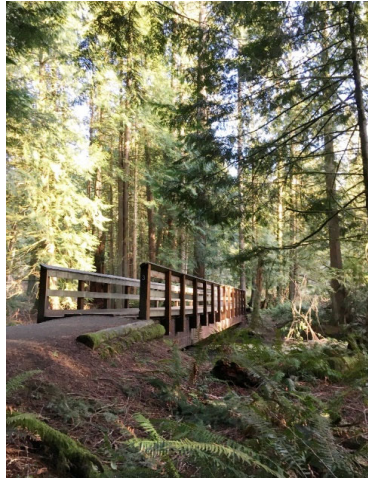
require supporting facilities such as parking or restrooms. Park size is dependent on the special use and can vary from very small to many acres. Sandy currently has four special use areas.

**TABLE 7
SPECIAL USE AREA INVENTORY**

SPECIAL USE AREAS			Existing Amenities																						
Park Name	Total Acres	Developed Acres	Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area	Trail Signage	
Jonsrud Viewpoint	4.91	0.80		✓													✓	✓						✓	
Centennial Plaza	0.22	0.22	✓	✓			✓			✓															
Community / Senior Center	0.10	0.10	✓	✓													✓								
Veterans Memorial Square	0.04	0.04	✓																					✓	
Total	5.27	1.16																							

3.3 TRAIL SYSTEM INVENTORY

Trails



Bridge on the Tickle Creek Trail

The trail classification encompasses a number of trail types including shared-use and pedestrian, hard and soft surface trails and paths to accommodate a variety of activities such as walking, running, biking, dog walking, rollerblading, skateboarding, and horseback riding. Trails may be located within parks or along existing streets and roadways and can serve as part of the bicycle and pedestrian components of the City transportation system. Shared-use trails are designed for use by pedestrians, bicyclists, skateboarders, wheelchairs, and other non-motorized vehicles. These trails are usually hard surfaced to provide accessibility for people with disabilities and wide enough to accommodate both bicyclists and pedestrians. Hard surfaced pedestrian trails are generally found within

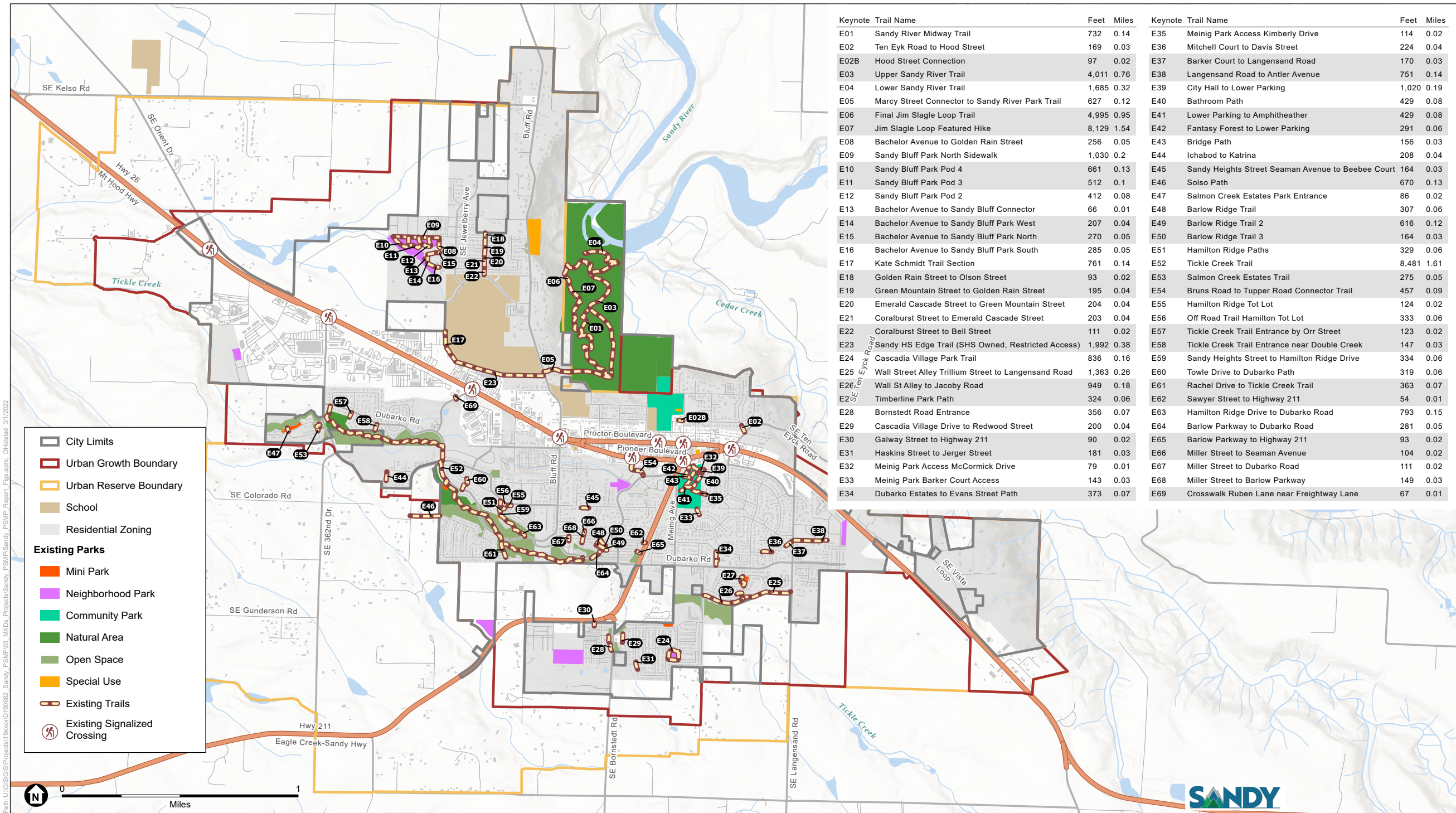
smaller parks and as secondary trails within larger parks. Soft surfaced trails are composed of soft-surface materials, such as soil, crushed rock, hog fuel, and wood chips. Most soft surfaces do not provide accessibility for people with disabilities but are preferable for some recreation activities, such as running and hiking. Trails may include amenities such as directional and control signage, gates, benches, overlooks, drinking fountains, lighting, trailhead kiosks, and interpretive signs.

**TABLE 8
TRAIL INVENTORY**

TRAILS & PATHS WITHIN PARKS		TRAILS & PATHS OUTSIDE PARKS	
Park Name	Miles of Path / Trail	Associated Feature	Miles of Path / Trail
Sandy River Park	3.85	Tickle Creek	2.10
Sandy Bluff Park	0.70	Sandy High School ¹	0.53
Cascadia Park	0.16	Neighborhood Paths	1.05
Timberline Park	0.06	Kate Schmidt Trail	0.14
Meinig Park	0.50	Total	3.82
Salmon Estates Park	0.07		
Barlow Ridge Park	0.21		
Hamilton Ridge Park	0.21		
Total	5.76		

¹High School trail includes restricted access nature trail not always available for public use.

²Trail outside of parks have been converted from miles to acreage for level of service (LOS) in Table 9, based on an assumed 15-foot trail corridor width. Trails within parks are included in park LOS.



Keynote	Trail Name	Feet	Miles	Keynote	Trail Name	Feet	Miles
E01	Sandy River Midway Trail	732	0.14	E35	Meinig Park Access Kimberly Drive	114	0.02
E02	Ten Eyk Road to Hood Street	169	0.03	E36	Mitchell Court to Davis Street	224	0.04
E02B	Hood Street Connection	97	0.02	E37	Barker Court to Langensand Road	170	0.03
E03	Upper Sandy River Trail	4,011	0.76	E38	Langensand Road to Antler Avenue	751	0.14
E04	Lower Sandy River Trail	1,685	0.32	E39	City Hall to Lower Parking	1,020	0.19
E05	Marcy Street Connector to Sandy River Park Trail	627	0.12	E40	Bathroom Path	429	0.08
E06	Final Jim Slagle Loop Trail	4,995	0.95	E41	Lower Parking to Amphitheater	429	0.08
E07	Jim Slagle Loop Featured Hike	8,129	1.54	E42	Fantasy Forest to Lower Parking	291	0.06
E08	Bachelor Avenue to Golden Rain Street	256	0.05	E43	Bridge Path	156	0.03
E09	Sandy Bluff Park North Sidewalk	1,030	0.2	E44	Ichabod to Katrina	208	0.04
E10	Sandy Bluff Park Pod 4	661	0.13	E45	Sandy Heights Street Seaman Avenue to Beebee Court	164	0.03
E11	Sandy Bluff Park Pod 3	512	0.1	E46	Solso Path	670	0.13
E12	Sandy Bluff Park Pod 2	412	0.08	E47	Salmon Creek Estates Park Entrance	86	0.02
E13	Bachelor Avenue to Sandy Bluff Connector	66	0.01	E48	Barlow Ridge Trail	307	0.06
E14	Bachelor Avenue to Sandy Bluff Park West	207	0.04	E49	Barlow Ridge Trail 2	616	0.12
E15	Bachelor Avenue to Sandy Bluff Park North	270	0.05	E50	Barlow Ridge Trail 3	164	0.03
E16	Bachelor Avenue to Sandy Bluff Park South	285	0.05	E51	Hamilton Ridge Paths	329	0.06
E17	Kate Schmidt Trail Section	761	0.14	E52	Tickle Creek Trail	8,481	1.61
E18	Golden Rain Street to Olson Street	93	0.02	E53	Salmon Creek Estates Trail	275	0.05
E19	Green Mountain Street to Golden Rain Street	195	0.04	E54	Bruns Road to Tupper Road Connector Trail	457	0.09
E20	Emerald Cascade Street to Green Mountain Street	204	0.04	E55	Hamilton Ridge Tot Lot	124	0.02
E21	Coralburst Street to Emerald Cascade Street	203	0.04	E56	Off Road Trail Hamilton Tot Lot	333	0.06
E22	Coralburst Street to Bell Street	111	0.02	E57	Tickle Creek Trail Entrance by Orr Street	123	0.02
E23	Sandy HS Edge Trail (SHS Owned, Restricted Access)	1,992	0.38	E58	Tickle Creek Trail Entrance near Double Creek	147	0.03
E24	Cascadia Village Park Trail	836	0.16	E59	Sandy Heights Street to Hamilton Ridge Drive	334	0.06
E25	Wall Street Alley Trillium Street to Langensand Road	1,363	0.26	E60	Towle Drive to Dubarko Path	319	0.06
E26	Wall St Alley to Jacoby Road	949	0.18	E61	Rachel Drive to Tickle Creek Trail	363	0.07
E27	Timberline Park Path	324	0.06	E62	Sawyer Street to Highway 211	54	0.01
E28	Bornstedt Road Entrance	356	0.07	E63	Hamilton Ridge Drive to Dubarko Road	793	0.15
E29	Cascadia Village Drive to Redwood Street	200	0.04	E64	Barlow Parkway to Dubarko Road	281	0.05
E30	Galway Street to Highway 211	90	0.02	E65	Barlow Parkway to Highway 211	93	0.02
E31	Haskins Street to Jerger Street	181	0.03	E66	Miller Street to Seaman Avenue	104	0.02
E32	Meinig Park Access McCormick Drive	79	0.01	E67	Miller Street to Dubarko Road	111	0.02
E33	Meinig Park Barker Court Access	143	0.03	E68	Miller Street to Barlow Parkway	149	0.03
E34	Dubarko Estates to Evans Street Path	373	0.07	E69	Crosswalk Ruben Lane near Freightway Lane	67	0.01

Esri, NASA, NGA, USGS, FEMA; USFWS NWI, Open Street Map, City of Sandy, OR.



Map 6
Existing Trail Inventory

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3.4 OTHER PROVIDERS

Below are some significant parks and natural areas managed by other providers within a ten-mile radius of Sandy.

Bureau of Land Management (BLM)

- **Sandy Ridge Trail System** – 15+ miles of single track mountain biking trails approximately 10 miles east of Sandy.

Oregon Parks and Recreation District (OPRD)

- **Milo McIver State Park** – 2,000-acre park with developed campgrounds, river recreation and fishing access, hiking and equestrian trails, and disc golf. Situated along the Clackamas River near Estacada.
- **Bonnie Lure State Recreation Area** – 150-acre passive day use nature park along the Clackamas River near Eagle Creek.

METRO

- **Oxbow Regional Park** – 2,000-acre park with developed campgrounds, river recreation and fishing access, hiking and biking trails, playgrounds, and wildlife viewing. Situated along the Sandy River east of Gresham.

Clackamas County Parks

- **Boring Station Trailhead** – Transition point between the Springwater Corridor and the Cazadero Trail. Small park in Boring with playground, restroom, picnic shelter.
- **Eagle Fern Park** – 360-acre day-use park with hiking, creek access, fishing, and picnic shelters.
- **Barton Park** – 300-acre park with developed campgrounds, hiking, multiple day use and event amenities, and a variety of river recreation opportunities. Situated along the Clackamas River.
- **Barlow Wayside Park** – 180-acre passive day use nature park with trails near the Sandy River and BLM Sandy Ridge Trail System



Barlow Wayside Trail – Clackamas County Parks

Portland Water Bureau

- **Dodge Park** – Day use river recreation, fishing, playground, and picnic facilities situated along the Sandy River north of Sandy.

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CHAPTER 4

Level of Service and Needs Assessment

The needs assessment provides the information necessary to make informed decisions on how many parks, trails, and facilities to provide in Sandy now and in the future. The community needs identified will be used as a basis for determining recommendations for system-wide improvements, including acquiring or developing new park sites and improving existing parks.

4.1 LEVEL OF SERVICE

The Oregon Statewide Comprehensive Outdoor Recreation Plan defines level of service standards as “measures of the amount of public recreation parklands and facilities being provided to meet that jurisdiction’s basic needs and expectations.”

Level of service (LOS) standards are presented as a range and are meant to be flexible in accommodating the unique demographic, geographic, and economic characteristics of communities. LOS is usually represented as the ratio of park acres or trail miles per 1,000 residents.

Current Total LOS

Sandy’s current LOS was calculated to consider both total park acreage and developed park acreage for each classification. The Current City of Sandy LOS was then compared to the Standard that was established in the 1997 Parks Master Plan and the SCORP recommended ranges to evaluate progress since the last plan. The prior plan set aspirational goals to increase the level of service for almost all park classifications. Sandy has made substantial progress since the 1997 plan. The total park acreage LOS is currently 22.08 acres / 1000 population, which exceeds the standard of 17.40 acres / 1000 set in 1997. The total acreage is bolstered by significant increases in natural area and open space acreage. Analysis of the primary park classifications is summarized below:

- Mini parks - Sandy is exceeding the standard for mini parks, and is above average when compared to the SCORP.
- Neighborhood parks - Sandy is slightly exceeding the standard for total park acreage, with a developed park acreage that is slightly below the target City standard, and is in the middle of the SCORP recommended LOS range.
- Community parks – Sandy is below the standard in both total and developed acreage, and is at the low end of the recommended SCORP range.

**TABLE 9
LEVEL OF SERVICE ANALYSIS**

Park Classification	Total Acres	Developed Acres	Current Total LOS	Current Developed LOS ¹	1997 Parks Master Plan Standard	SCORP Recommended LOS (Acres) ⁵
Mini Parks	3.87	3.87	0.31	0.31	0.10	0.25 to 0.50
Neighborhood Parks	21.29	16.89	1.69	1.34	1.60	1.0 to 2.0
Community Parks	24.82	11.07	1.97	0.88	2.60	2.0 to 6.0
Natural & Open Space ³	224.64	NA	17.81	17.81	12.00	2.0 to 6.0
Special Use Parks	5.27	1.16	0.42	0.09	1.10	No Guidance
Trails (Acres) ⁴	6.95	6.95	0.55	0.55	-	0.9 to 2.7
Total	286.84	39.94	22.74	20.98	17.40	6.15 to 17.2

¹ Level of Service (LOS) calculated based on Acres / 1000 Population

² Current Population based on U. S. Census 2020 of 12,612.

³ Natural Area level of service is based on total acreage.

⁴ Trail miles have been converted to acreage based on an average 15-foot trail corridor. Trails within parks are included under park classification LOS.

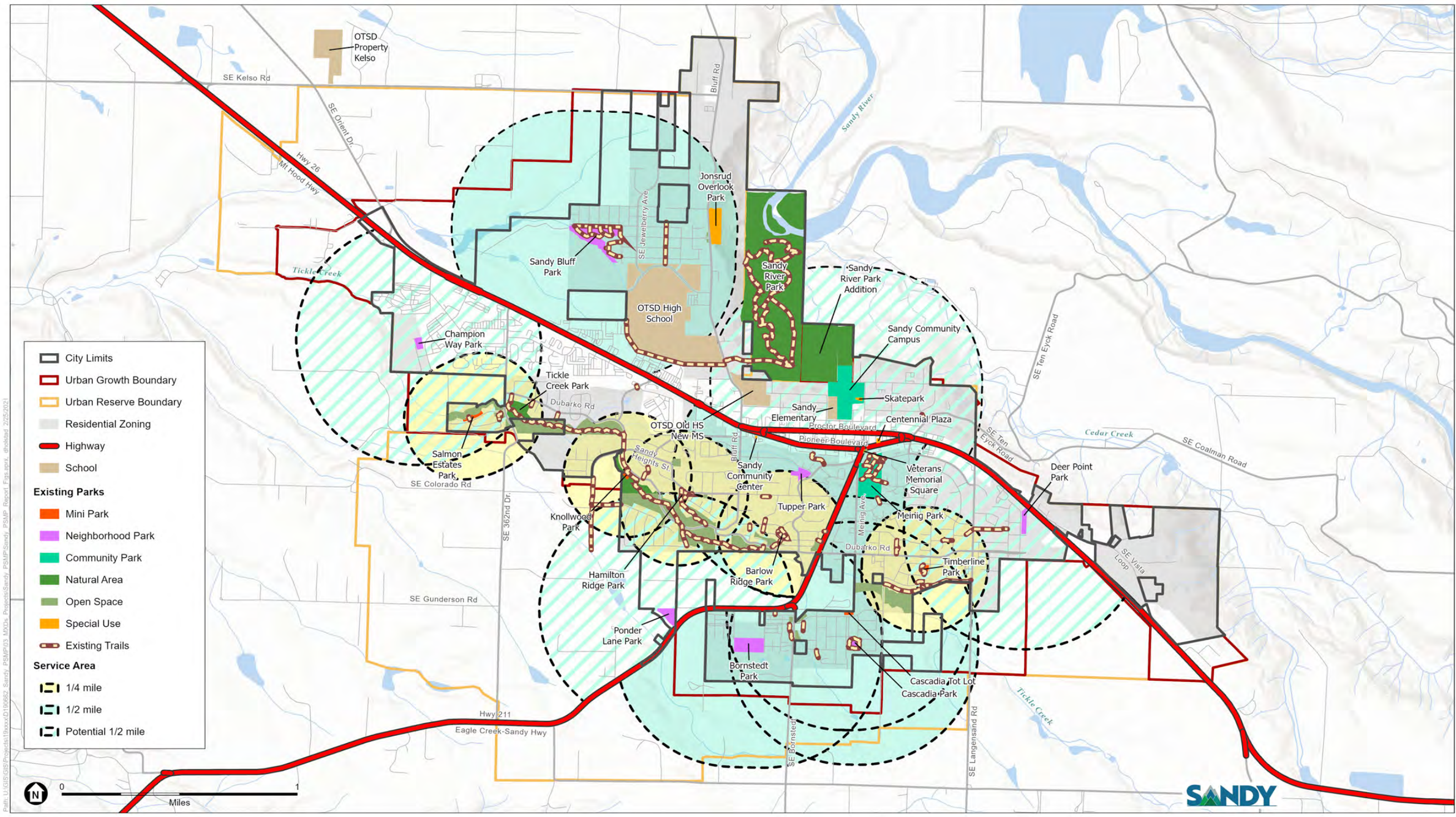
⁵ SCORP Recommended LOS for Trails is 0.5 to 1.5 miles per 1000 Population or 0.9 to 2.7 acres per 1000 based on the 15-foot corridor.

Current Geographic LOS

The geographic service area analysis examines whether residential areas in Sandy are within a reasonable travel distance of mini and neighborhood parks. Service areas for these parks range from 1/4- to 1/2- mile radius, the service areas for existing mini and neighborhood parks are featured in Figure 7.

Because mini and neighborhood parks are generally accessed by walking or biking, major roads, railroad tracks, and natural obstacles such as rivers are considered barriers to access that the service area may not cross. Minor roads, signalized intersections, crosswalks, bridges, under- and over-passes can provide safe crossing, and help to mitigate the access barriers. The following high volume roads are considered barriers:

- **Highway 26** (Pioneer/Proctor Boulevard) is a major regional state highway and bisects the town into north and south. There are multiple signaled pedestrian crossings west of downtown, however some users may feel comfortable crossing in the downtown area where the traffic is divided, the road narrows, and speeds are reduced.
- **Highway 211** begins at an intersection with Highway 26 at the east end of downtown and joins a series of smaller towns along its route to Woodburn. There are no signaled or signed pedestrian crossings, no sidewalks or bike lanes, and traffic flows at high speeds with limited visibility in some locations. This road is a significant physical barrier dividing neighborhoods south of downtown.



Esri, NASA, NGA, USGS, FEMA; USFWS NWI, Open Street Map, City of Sandy, OR.



Map 7
Existing Park Service Areas

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4.2 PARK AND TRAIL NEEDS

Communities establish their target park and trail LOS based on community values and goals and the availability of park land. The recommended LOS identified below is intended to balance the distribution of parks by classification to better meet the needs of the community. When compared to the SCORP recommended range, Sandy's target LOS for the 2035 planning horizon aims at the low end for mini parks, middle range for community parks and trails, high end for neighborhood parks, and a continuation of exceeding recommended acres of natural and open space. Specific figures are established in the table below.

**TABLE 10
PARK AND TRAIL NEEDS ANALYSIS**

Park Classification	Current Developed LOS ¹	SCORP Recommended LOS	Sandy LOS (Acres)	CURRENT	FUTURE	TOTAL
				Current Acres Needed ^{2,3}	Future Acres Needed ⁴	Total Acres Needed
Mini Parks ⁷	0.31	0.25 to 0.50	0.25	-0.72	1.62	0.91
Neighborhood Parks ⁷	1.34	1.0 to 2.0	2.00	8.33	12.98	21.31
Community Parks ⁷	0.88	2.0 to 6.0	3.00	26.77	19.46	46.23
Natural & Open Space ⁵	17.81	2.0 to 6.0	15.00	-35.46	97.32	61.86
Special Use Parks	0.09	No Guidance	-	-	-	-
Trails (Acres) ⁷	0.55	0.9 to 2.7	1.50	11.97	9.73	21.70
Total⁶	20.98	6.15 to 17.2	21.75	47.1	141.1	152.0

¹ Level of Service (LOS) calculated based on Acres / 1000 Population

² Current need based on 2020 United States Census population of 12,612.

³ Acres Needed includes development of existing undeveloped parcels and acquisition to meet current needs.

⁴ Future need based on Sandy Urbanization Study estimated an Average Annual Growth Rate (AAGR) of 2.8%, for a 2035 population of 19,100.

⁵ Natural Area level of service is based on total acreage.

⁶ Total Current parks and acres needed excludes surplus acreage in mini parks and natural areas.

⁷ Parks subject to land dedication or fee-in-lieu to support growth, 6.75 Acres / 1000 Population.

Assessment

While Sandy has made much progress growing its parks and trail system, there is still work to do. Several neighborhood parks such as Champion Way, Deer Point, and Ponder Lane, as well as the newest community park, Sandy Community Campus, remain undeveloped open space which provides minimal recreational opportunity for neighbors. The large natural area of Sandy River Park and newly acquired adjacent parcel are underutilized by the broader community due to inadequate development of access points, trails and support facilities such as parking and restrooms. Over-development of mini parks has strained maintenance resources and resulted in service area gaps between parks.

Based on the recommended level of service target and planning for population growth, Sandy should plan to acquire and develop parks and acreage as noted in Table 10. This roughly equates to 2 mini parks, 9 neighborhood parks, 2 community parks, and nearly 20

miles of trails over the next 15 years. Natural areas will likely be acquired through donation or conservation easement with varying parcel sizes.

Geographic distribution of parks and trails should be equitable and responsive to natural and developed barriers that disrupt service areas. Non-standard amenities, such as skate spots, splash pads, dog parks, nature trails, etc., should also be distributed equitably across the system. This will likely require redevelopment of aging, existing facilities to add or expand amenities to avoid desirable public space clustering around new development.

As noted above, Sandy is currently underserved for developed community parks. This translates to below average access to larger active recreation facilities when compared to SCORP guidelines. Special urgency should be given to the development of community parks to meet demand for active recreation. Sandy's parks system is lacking in sport courts, sport fields, and other active use spaces like disc golf and off-road cycling. These uses are best incorporated into community parks along with a variety of other passive recreation opportunities that appeal to a broad swath of user groups. Amenities such as ball fields, skate parks, and pump tracks are usually located in community parks because they tend to be a regional draw, require adequate space to accommodate the diversity of uses, and need support amenities such as restrooms and parking.

Sandy should also prioritize the development of larger neighborhood parks with programming and space to serve multiple user groups over continued reliance on mini parks which serve a narrower demographic, offer fewer amenities, and require higher levels of maintenance. Larger neighborhood parks could help to improve geographic distribution of a number of elements that are in the current park system, but not at the level necessary to serve all community members. Neighborhood parks can have the capacity to accommodate splash pads, dog parks and community gardens, if sited and distributed appropriately.



With its community garden, splash pad, and parking, Bornstedt Park provides elements with broader appeal than a traditional neighborhood park

4.3 RECREATION AMENITY NEEDS

In addition to park and trail needs, the quantity and distribution of specific recreation facilities, such as picnic tables, basketball courts, and sports fields was assessed. The level of service was determined based on the quantity of each item in the current park system relative to the quantity per 1,000 population.

The resulting level of service was then compared to the SCORP recommended level of service for each facility type. Sandy is doing fairly well in providing access to most of the standard facilities, with a few areas that require attention to address current deficiencies. Facilities that are below the recommended level of service for the current population include volleyball, tennis courts, picnic tables, disc golf, baseball and softball fields. Optional facilities are things that a community may or may not choose to focus on as a priority. A pump track and an indoor swimming pool are the optional facilities that are currently below the recommended level of service and are likely not meeting the needs of the community based on public input. Sandy has one existing indoor pool which is currently closed and was not included as an available facility in the analysis. A non-motorized boat launch could potentially be provided in the future if an appropriate river front site becomes available. Sports fields have not been an historic priority for Sandy. However, multi-use fields could be developed to serve soccer, lacrosse and other field sport needs. While Sandy currently has a skatepark that meets the SCORP recommended level of service for current and future population, it is an older facility which will be need in renovation or replacement in the near term.

TABLE 11
RECREATION FACILITY LEVEL OF SERVICE

Facility Type	Total Facilities in Community	SCORP Recommended Facility LOS ¹	Current Facility LOS ¹	Current Facility Need (Deficit)	Future Facility Need (Growth) ²
Standard Facilities					
Picnic shelters ^{3,4,5,7}	8	0.30	0.63	-4	2
Day-use picnic tables ^{3,4,5,7}	35	10.00	2.77	91	65
Basketball courts / multi-use courts ^{3,4,5}	3	0.20	0.24	0	1
Playgrounds ^{3,4,7}	10	0.40	0.79	-5	3
Soccer fields / Multi-use field ^{4,5}	1	0.20	0.08	2	1
Tennis / Pickleball courts ⁵	0	0.35	0.00	4	2
Off-leash dog parks ⁵	1	0.04	0.08	0	0
Disc golf courses ⁷	0	0.02	0.00	0	0
Volleyball courts	0	0.20	0.00	3	1
Skateboard parks ⁶	1	0.04	0.08	0	0
Amphitheaters	3	0.03	0.24	-3	0
Baseball & Softball fields	1	0.20	0.08	2	1
Optional Facilities					
Pump Track (not in SCORP) ^{3,5,6}	0	0.00	0.00	1	0
Indoor swimming pools ^{3,4}	0	0.05	0.00	1	0
Splash Pads (not in SCORP) ⁶	1	0.00	0.08	-1	0
Community Gardens (not in SCORP) ³	1	0.00	0.08	-1	0
Non-motorized boat launches	0	0.25	0.00	3	2
Lacrosse fields	0	0.15	0.00	2	1
Football fields	1	0.10	0.08	0	1

¹Level of Service (LOS) calculated based on Acres or Miles / 1000 Population

²Future need quantity assumes current need has already been fulfilled

Top Priorities from Public Input

³PTSMF Open House 1 Dot Exercise top 10, February 2020.

⁶PTSMF Online Open House, October 2020

⁴PTSMF Survey 1 top 10, February 2020.

⁷Longest Day Parkway Input, June 2018.

⁵PTSMF Stakeholders interviews, January 2020.

In addition to the traditional facilities included in the SCORP, there are a number of emerging recreation trends that should be considered for addition to the Sandy park system including pickleball, a pump track, sensory gardens, and nature play. Passive recreation including unprogrammed spaces, natural areas, trails and paths are also priorities.

The priority deficiencies should be a focus that can be addressed as existing undeveloped park land is developed into neighborhood and community parks, as noted in the assessment above.

4.4 PLANNING, OPERATIONS, AND MAINTENANCE NEEDS

Parks maintenance staff consists of three full time equivalent (FTE) positions and two ½ FTE position hired on a seasonal basis that are increasingly difficult to fill. Staff commit approximately 15% of their time to building maintenance at City facilities, in addition to overseeing about 275 acres of park land and nearly 10 miles of trails.

According to the National Recreation and Park Association, Sandy’s parks maintenance staff to population ratio is below the lowest end of the national average. Median FTE staffing for jurisdictions serving 20,000 residents or less is 10 per 10,000 residents. With an estimated 2020 population of 11,650 and density of over 3,000 residents per square miles, Sandy’s staffing is below the lower quartile of 5 FTE for sparsely populated jurisdictions (less than 500 residents per square mile).



Aging amenities at Tupper Park

Low staffing levels make it difficult to perform anything more than standard maintenance such as mowing, garbage collection, and restroom cleaning and replenishment. Routine maintenance activities that may be deferred due to limited staff resources can result in reduced longevity of park features, resulting in more frequent replacement. Structures for example require power washing, painting, refinishing, and maintenance checks on hardware and connections to prevent compounding damage from weather exposure that can lead to rot, rust, and structural failure.

Park amenities have finite lifespans and must be replaced at some point. Some low cost features, such as benches or tables, can be repaired or replaced as part of regular maintenance. In other cases, the entire park or portions of the park must be redeveloped to meet modern safety and accessibility standards, respond to increased use demands or environmental factors, or simply replace larger, more expensive elements like custom play structures or sport courts. This type of major maintenance is generally not factored into operations and maintenance budgets and should be considered in capital improvement plans.

CHAPTER 5

Recommendations

This chapter summarizes recommendations for the development of new parks and trails and non-capital recommendations for operations and maintenance. These recommendations are based on the combined results of the existing facilities inventory, needs assessment, and public and stakeholder engagement. Several overarching themes recurred frequently during the planning process including the need for walking and biking connections to parks, additional amenities at existing parks, equitable distribution of park programming and recreation types across the city, access to large, multi-use fields, and improvement of existing undeveloped sites.

5.1 GENERAL PRIORITIES

The following are general recommendations that should be considered in Park and Trail planning and development within the City of Sandy.

- Develop one new community park with sports fields
- Improve geographic distribution of key amenities: dog parks, community gardens, splash pads.
- Improve trail connections and pedestrian transportation throughout the city.
- Provide safe pedestrian crossings for Highways 26 and 211, and Bluff Road. Crossings could be signalized, over- or under-passes.
- Fill service area gaps so that all residential areas are served by either a neighborhood or mini park.
- Develop undeveloped park land: Champion Way, Deer Point, Ponder Lane, and Sandy Community Campus.
- Add unique amenities not currently offered in the park system such as a pump track, pickleball courts, a disc golf course, sensory gardens, nature play, sports field(s), and other unique features.
- Develop a new universal access playground that provides for a range of mobility types and user ages. The playground should be inclusive and provide for children with special needs, including fencing, sensory elements.
- Renovate existing parks to update aging equipment, such as playgrounds, sport courts, and paths: Tupper, Sandy Bluff, Meinig.
- Renovate existing paths and trails throughout the system to provide accessible routes to parks and amenities in accordance with the Americans with Disabilities Act Standards for Accessible Design.

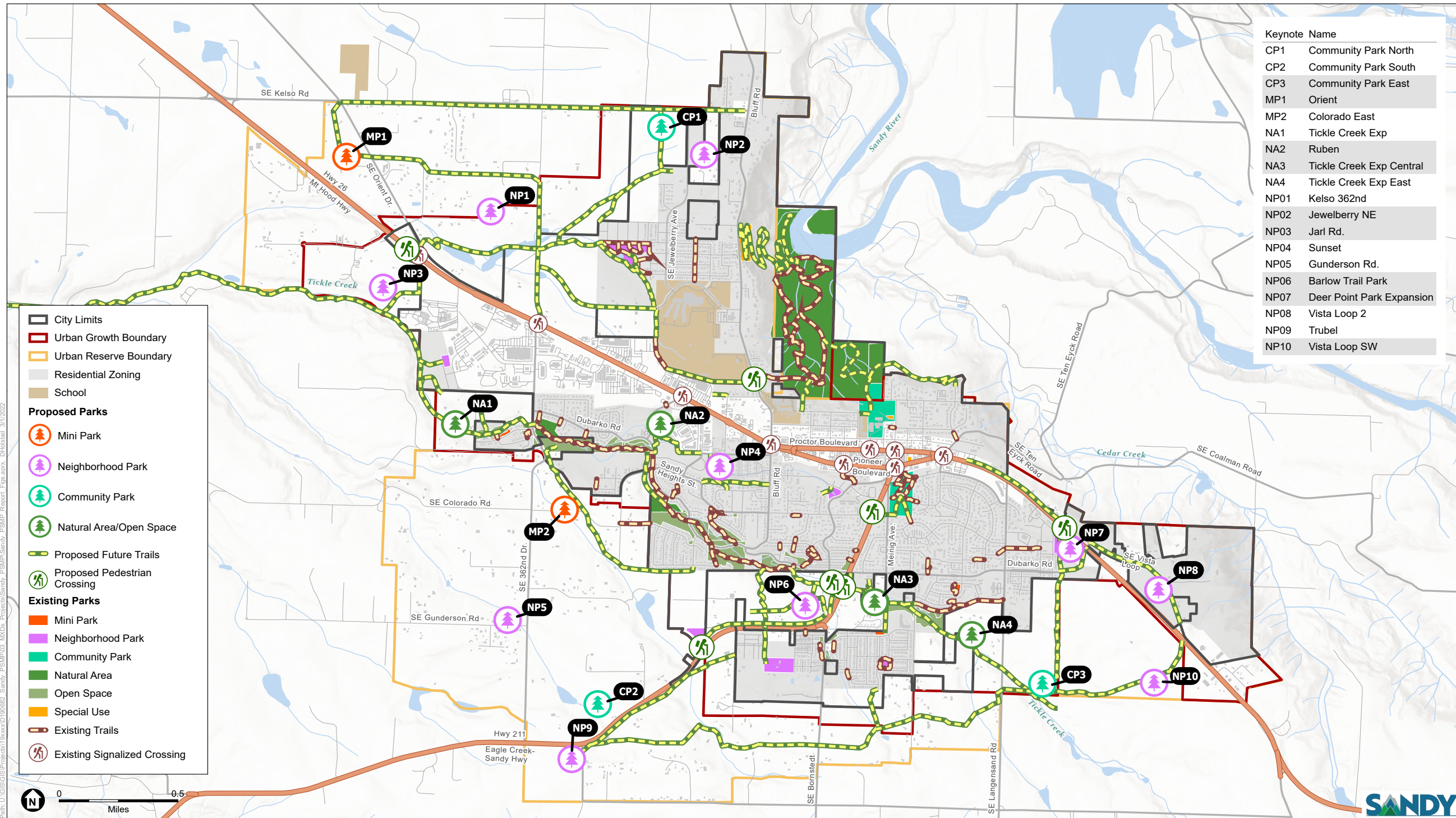
- Negotiate a public access easement with the Oregon Trail School District to allow unrestricted access/use of E17 and E23 trails along south edge of the high school.
- Focus on neighborhood and community park development.
- Minimize acquisition and development of mini parks to only highly constrained areas and small service area gaps without options for larger parcels.
- Prioritize neighborhood parks over mini parks when land is available.
- Residential areas should be served by the ¼-mile service area of a mini park or the ½-mile service area of a neighborhood park.
- Incorporate natural areas, wildlife habitat and native pollinator gardens into all park classifications.

5.2 PARK AND OPEN SPACE IMPROVEMENTS

Proposed Parks

The proposed park system is depicted in Figure 8. It identifies general areas where park land might be acquired to help expand the park system. Many of the proposed parks are located in the Urban Growth Boundary or the Urban Reserve Boundary and would serve new areas of the City in the future. The plan provides a conceptual distribution of proposed parks within the planning area to serve the needs of the current and future population. Specific land acquisitions will be determined based on land availability, areas of residential development, and site suitability for park development. Due to potential variability in park land availability and parcel size, a few additional park sites have been included on the map. After acquisition, park sites will proceed through site specific master planning, which may include site analysis, public outreach, and conceptual design, prior to proceeding with permitting, design, and construction.





Keystone Name	
CP1	Community Park North
CP2	Community Park South
CP3	Community Park East
MP1	Orient
MP2	Colorado East
NA1	Tickle Creek Exp
NA2	Ruben
NA3	Tickle Creek Exp Central
NA4	Tickle Creek Exp East
NP01	Kelso 362nd
NP02	Jewelberry NE
NP03	Jarl Rd.
NP04	Sunset
NP05	Gunderson Rd.
NP06	Barlow Trail Park
NP07	Deer Point Park Expansion
NP08	Vista Loop 2
NP09	Trubel
NP10	Vista Loop SW

- City Limits
- Urban Growth Boundary
- Urban Reserve Boundary
- Residential Zoning
- School
- Proposed Parks**
- Mini Park
- Neighborhood Park
- Community Park
- Natural Area/Open Space
- Proposed Future Trails
- Proposed Pedestrian Crossing
- Existing Parks**
- Mini Park
- Neighborhood Park
- Community Park
- Natural Area
- Open Space
- Special Use
- Existing Trails
- Existing Signalized Crossing



Esri, NASA, NGA, USGS, FEMA; USFWS NWI, Open Street Map, City of Sandy, OR.



Map 8
Proposed Park System



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Existing Parks

Several existing parks within the City include undeveloped or underutilized areas that could better serve the community if they were renovated or expanded to increase the availability of popular amenities.

Bornstedt Park Phase 2

Phase 1 is complete and includes a looped path, splash pad, playground, picnic tables, a community garden, and two picnic shelters. As depicted in Figure 9 below, Phase 2 will include a half-sized basketball court, viewing mound, a community center, and parking, and half street improvements along the north and west sides. This park offers the only splash pad in the city, and even without the planned parking lot, there is ample street parking. These factors combine to make this a destination park and the city should consider including a plumbed restroom as surrounding development continues and use intensifies.



Figure 9 Bornstedt Park Master Plan

Jonsrud Viewpoint

Access to Jonsrud Viewpoint is narrow, and highly constrained by Bluff Road on the west and the steep slope below to the east. It currently functions as single lane pull through drive aisle with a few parallel parking spaces along the side. If a trail connection is developed to connect Jonsrud down the bluff to Sandy River Park, other improvements should be considered at the viewpoint, including accessibility and safety improvements for pedestrian paths, parking reconfiguration, picnic tables, and additional benches.

Meinig Memorial Park

The Fantasy Forest is a wooden play structure, and will require major redevelopment at some point in the future, although maintenance staff estimates at least 10 additional years of use. Although Meinig Park has one plumbed restroom, the City should consider locating another in closer proximity to the heavily used playground and event stage area. An undeveloped portion of the park with informal natural surface trails is separated from the larger park by a small stream and steep slope. This area could be programmed, but consideration should be given to its quality as natural and open space. Trails throughout the park are being undermined by the creek or damaged by tree roots, and may require replacement within the next few years. General park improvements could include delineating circulation and improving structures at event space, adding lighting, and improving paths to meet accessibility standards.



Fantasy Forest Playground at Meinig Park

Sandy Bluff Park

Sandy Bluff Park includes the only dog park in the City, as well as a playground, looped trails, and a bench. Near term priorities for improvement at the park include adding shade structures and other amenities to the dog park, replacing the play structure and improving accessibility to it, and adding picnic facilities and more benches.

Sandy Skate Park

The Sandy Skate Park is currently a standalone special use facility on the edge of the Sandy Community Campus. The skate park is at least 20-years old. There have been significant design and technological advancements in skate parks over its lifespan and its showing its age. A new or revamped skate park was a high priority during public outreach, and is included a potential element of the Sandy Community Campus (SCC) redevelopment. The skate park could be replaced in its current location or combined with the SCC and relocated within the broader planned park improvements.



Sandy Skate Park



Tupper Park

Tupper Park

This aging neighborhood park will require significant redevelopment in the near term. The play structure is at the end of its life span and the sport court pavement is failing. The sport court and much of the lawn are often unusable from poor drainage. Sandy should consider daylighting the creek, adding accessible routes to features, and improving drainage as part of any redevelopment plans.

Sandy River Park

The City should consider implementation of the previously developed Sandy River Park Master Plan. The park currently has no dedicated parking facilities and a few trails. The plan describes an expanded hierarchical trail system, parking and restroom facilities, wayfinding, and riverbank restoration. The plan includes offsite trail connections to other nearby parks including Jonsrud Viewpoint and Sandy Community Campus, which could contribute to an off-street trail network on the north side of Sandy. The plan should be updated to reflect the recent purchase of the adjacent forested parcel to the east and describe the trail connections to the Sandy Community Campus in greater detail.



Jim Slagle Loop Trail at Sandy River Park

Undeveloped Parks

The following concepts present possible solutions for undeveloped parcels that could be developed into new parks. Three of these are classified as neighborhood parks: Champion Way, Deer Point, and Ponder Lane. The Sandy Community Campus is an underdeveloped community park located at the site of the former Cedar Ridge Middle School. See Appendix D for additional details on each of these park sites.

Planning for these new parks should include a focus on filling some of the specific amenity needs within the community, such as a pump track, sport field(s), disc golf, and other features noted elsewhere in this plan.

Champion Way Neighborhood Park

Champion Way is an existing, undeveloped 0.99-acre park located on the west side of Sandy, just south of Highway 26 and the Sandy Cinema. The gently sloping park is bounded by fenced retaining walls on both street frontages, houses and an alley on a third side, and transitions to a steeply sloping forested area on the fourth. The concept would introduce standard neighborhood park amenities including an accessible looped path, playground, open lawn, picnic shelter and tables, and screening planting.

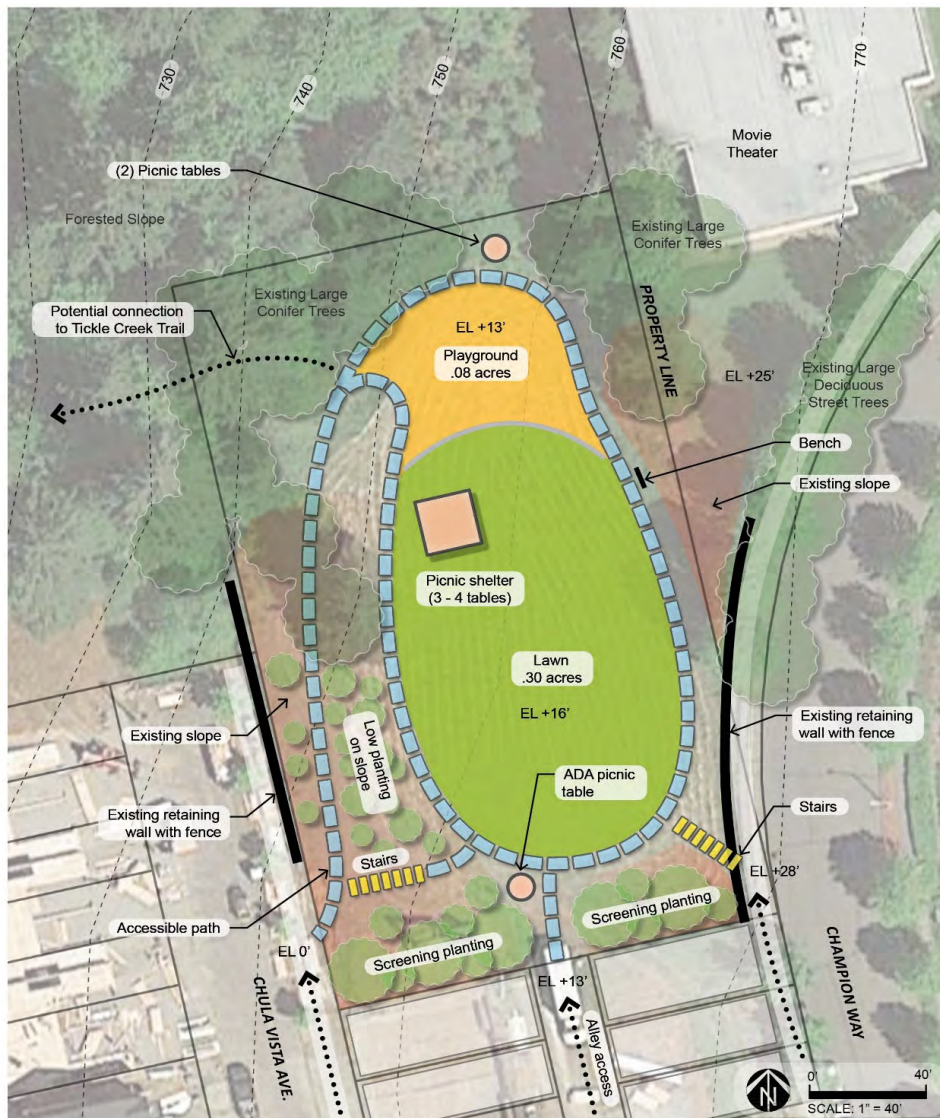


Figure 10
Champion Way Neighborhood Park Concept

Deer Point Neighborhood Park

Deer Point is an existing, undeveloped 1.41-acre park located on the east side of Sandy, just south of Highway 26 and Sandy Vista apartments. The long, narrow, gently sloping parcel is bounded by neighborhood streets on two sides, Highway 26 on a third, and fields with clusters of mature trees to the east. The concept provides standard neighborhood park amenities including an accessible looped path, playground, multi-use field, picnic shelters and tables, and a sport court with the option to expand east into the undeveloped parcel identified as NP 7, Deer Point Expansion on **Figure 8**.



Figure 11
Deer Point Neighborhood Park Concept

Ponder Lane Neighborhood Park

Ponder Lane is a recently acquired, undeveloped 1.94-acre parcel located on the south side of Sandy. The gently sloping park is bounded on the east by a single family residence, Highway 211 to the south, and an under-construction Gunderson Road and neighborhood development to the west and north, respectively. The concept would introduce standard neighborhood park amenities including an accessible looped path, playground, multi-use field, picnic shelter and tables, a fenced off-leash dog park, and a small parking area. See Appendix E for additional detail.

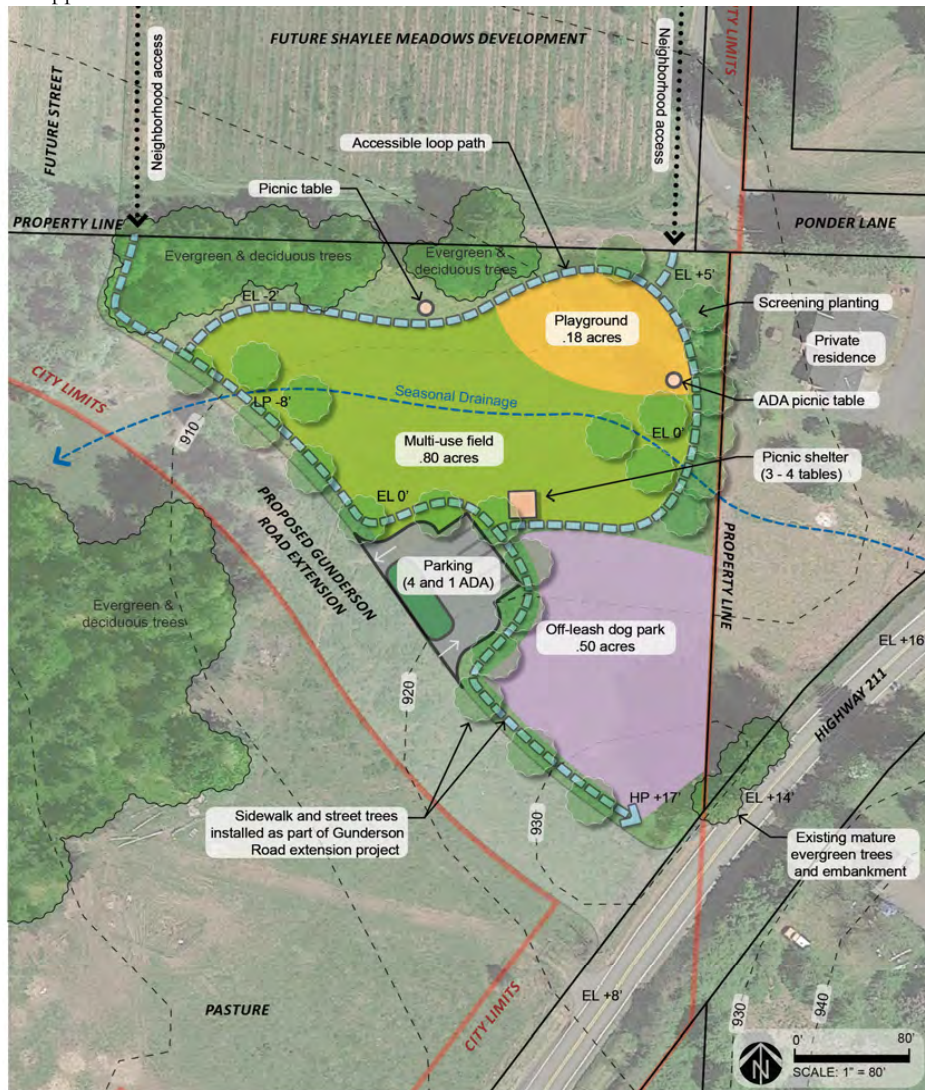


Figure 12
Ponder Lane Neighborhood Park Concept

Sandy Community Campus

This underdeveloped community park consists of school buildings, pool (currently closed), parking lot, and the surrounding land which includes the skate park, football field, track, and trails that connect to Sandy River Park natural area. The pool and buildings will remain closed for the time being and are not considered part of this master plan. City Council is studying options for the Cedar Ridge pool and buildings.

A preliminary concept for redevelopment of the park was created as part of the Aquatic Facility Analysis. The entire park will be too expensive to develop all at one time. The concept was broken into four phases.

The proposed Phase 1 schematic design is below. The final design is likely to evolve, but this concept provides guidance on the type of improvements that could be included in Phase 1. The Phase 1 park concept focuses on redevelopment of the east portion of the park and includes a parking lot, a playground, picnic area, basketball court, and a community garden. Sandy Community Campus will also fill a neighborhood park service area gap for community members within ½-mile of the park. The community expressed interest for prioritizing a pump track and the skate park replacement in Phase 1, while reducing parking.

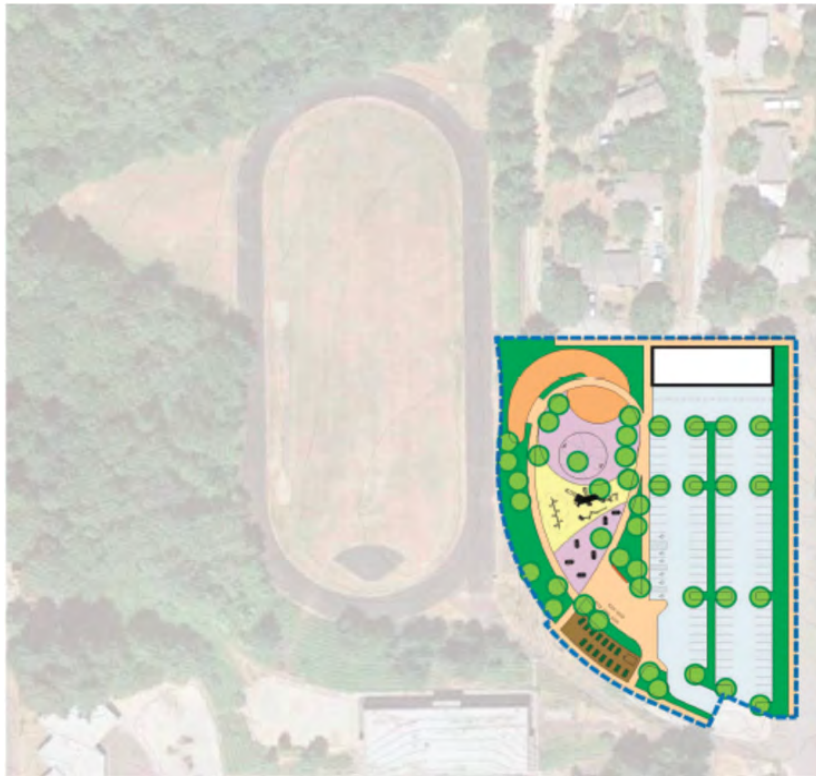


Figure 13
Sandy Community Campus Phase 1 Concept

5.3 TRAIL IMPROVEMENTS

The proposed trail system map includes potential local and regional trails throughout the city. Some of the trails have also been identified in the Transportation System Plan or other regional planning documents or could be incorporated into the new Transportation System Plan update. The goal of the proposed trail system is to create a looped network of trails that connects parks and neighborhoods, and provides opportunities for alternative transportation and recreation throughout the city.



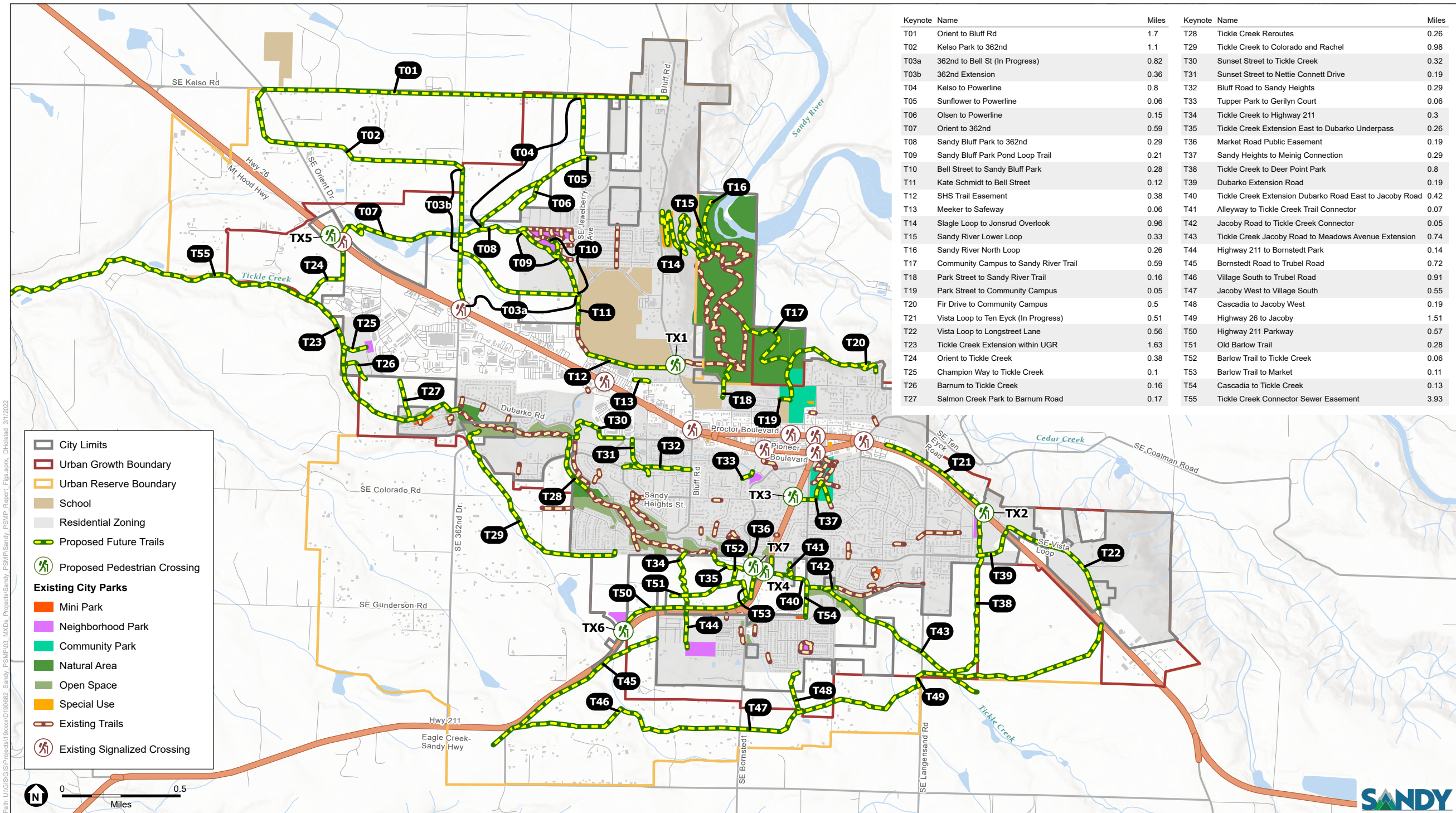
Pedestrian under-pass under Highway 20 in Bend, Oregon

To achieve this goal, an extensive network of trails has been proposed, as depicted in Figure 14, including several major highway crossings. The proposed trail system provides conceptual trail alignments that are intended to provide an alternative pedestrian network, not to replace the sidewalk network or paths associated with road improvements in the Transportation System Plan. Where proposed trails and roads follow similar alignments, trails may be developed initially as gravel multi use paths to serve current needs prior to eventual replacement with paved sidewalks or pathways associated with planned road improvements. Individual trails will require planning and analysis to refine the alignments to meet design criteria, including accommodating steep terrain, avoiding wetlands, potential creek crossings, and connections with other trails. Trail design criteria are further described in Appendix B.

The plan includes new pedestrian crossings at both the east and west ends of the City to facilitate safe crossing of Highway 26, Mt Hood Highway. The plan also includes three crossings of Highway 211, and one crossing of Bluff Road near the high school. The pedestrian crossings could take a number of forms: mid-block crossings with rapid flashing beacon, signalized street intersection, or a grade separated pedestrian bridge or under-pass.

Many of these crossings would be major multi-agency collaborations involving Oregon Department of Transportation (ODOT), Sandy Public Works, Clackamas County, and others. These projects have been identified in this plan as critical to a safe, linked trail system within the City, but they have been omitted from the CIP list, due to the scale and scope of the projects, combined with the necessary buy-in of ODOT and the likely long range implementation.

Budget estimates for the crossings and assumptions on crossing type have been included in the Capital Improvement Plan. Actual project costs will be determined by the type of crossing that is used, and the extent of permitting, design, and agency coordination required for the project. The crossings may also be included as transportation facilities in the Transportation System Master Plan.



Keystone Name	Miles	Keystone Name	Miles
T01 Orient to Bluff Rd	1.7	T28 Tickle Creek Reroutes	0.26
T02 Kelso Park to 362nd	1.1	T29 Tickle Creek to Colorado and Rachel	0.98
T03a 362nd to Bell St (In Progress)	0.82	T30 Sunset Street to Tickle Creek	0.32
T03b 362nd Extension	0.36	T31 Sunset Street to Nettie Connett Drive	0.19
T04 Kelso to Powerline	0.8	T32 Bluff Road to Sandy Heights	0.29
T05 Sunflower to Powerline	0.06	T33 Tupper Park to Gerilyn Court	0.06
T06 Olsen to Powerline	0.15	T34 Tickle Creek to Highway 211	0.3
T07 Orient to 362nd	0.59	T35 Tickle Creek Extension East to Dubarko Underpass	0.26
T08 Sandy Bluff Park to 362nd	0.29	T36 Market Road Public Easement	0.19
T09 Sandy Bluff Park Pond Loop Trail	0.21	T37 Sandy Heights to Meinig Connection	0.29
T10 Bell Street to Sandy Bluff Park	0.28	T38 Tickle Creek to Deer Point Park	0.8
T11 Kate Schmidt to Bell Street	0.12	T39 Dubarko Extension Road	0.19
T12 SHS Trail Easement	0.38	T40 Tickle Creek Extension Dubarko Road East to Jacoby Road	0.42
T13 Meeker to Safeway	0.06	T41 Alleyway to Tickle Creek Trail Connector	0.07
T14 Slagle Loop to Jonsrud Overlook	0.96	T42 Jacoby Road to Tickle Creek Connector	0.05
T15 Sandy River Lower Loop	0.33	T43 Tickle Creek Jacoby Road to Meadows Avenue Extension	0.74
T16 Sandy River North Loop	0.26	T44 Highway 211 to Bornstedt Park	0.14
T17 Community Campus to Sandy River Trail	0.59	T45 Bornstedt Road to Trubel Road	0.72
T18 Park Street to Sandy River Trail	0.16	T46 Village South to Trubel Road	0.91
T19 Park Street to Community Campus	0.05	T47 Jacoby West to Village South	0.55
T20 Fir Drive to Community Campus	0.5	T48 Cascadia to Jacoby West	0.19
T21 Vista Loop to Ten Eyck (In Progress)	0.51	T49 Highway 26 to Jacoby	1.51
T22 Vista Loop to Longstreet Lane	0.56	T50 Highway 211 Parkway	0.57
T23 Tickle Creek Extension within UGR	1.63	T51 Old Barlow Trail	0.28
T24 Orient to Tickle Creek	0.38	T52 Barlow Trail to Tickle Creek	0.06
T25 Champion Way to Tickle Creek	0.1	T53 Barlow Trail to Market	0.11
T26 Barnum to Tickle Creek	0.16	T54 Cascadia to Tickle Creek	0.13
T27 Salmon Creek Park to Barnum Road	0.17	T55 Tickle Creek Connector Sewer Easement	3.93

- City Limits
- Urban Growth Boundary
- Urban Reserve Boundary
- School
- Residential Zoning
- Proposed Future Trails
- Proposed Pedestrian Crossing
- Existing City Parks
 - Mini Park
 - Neighborhood Park
 - Community Park
 - Natural Area
 - Open Space
 - Special Use
- Existing Trails
- Existing Signalized Crossing



Esri, NASA, NGA, USGS, FEMA; USFWS NWI, Open Street Map, City of Sandy, OR.



Map 14
Proposed Trail System

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The City of Sandy Trail system also has the potential to extend and connect to the larger regional trail network beyond the City planning area. Regional trail connections should be wide, paved multi user trails such as Class 1 or 2 as defined in Appendix B, the Park & Trail Design Guidelines. Regional trails may not be eligible for SDC's because they extend beyond the planning area. The City should work with regional partners such as Metro, to identify and pursue grants and other funding sources. Regional trails that could connect to or through the City of Sandy in the future include:

- Extending the Tickle Creek Trail west to connect with the Springwater Trail
- Extending east to the Sandy Ridge bike trail system and the extensive trail network in Mount Hood National Forest.
- Extending south along Highway 211 to connect to the Cazedero Corridor.



Tickle Creek Trail

5.4 PLANNING, OPERATIONS, AND MAINTENANCE

The following recommendations pertain to non-capital planning, operations and maintenance needs:

- Revise the City of Sandy Development Code, Chapters 17.32 and 17.86, to reflect new parks policies identified in this plan.
- Update Goal 8 of the City of Sandy Comprehensive Plan to align with recommendations included in this plan.
- Update the System Development Charge Methodology to reflect current demographics, population growth projections, and level of service recommendations identified in this plan.
 - Consider including a reimbursement fee for surplus park classifications such as mini parks and natural areas.
 - Include all capacity increasing improvements in the SDC, including new amenities at Meinig and Tupper Parks that are excluded in the current SDC.
 - Update SDC fees annually during the budget cycle relative to economic indices.
 - SDC should be updated based on official 2020 census data when available.
 - Consider SDC fee estimates with and without a General Obligation (GO) Bond. Adjust the rate accordingly if GO Bond isn't passed within 5 years.

5. Recommendations

- Update the fee in lieu calculations related to parkland dedication as defined in the City of Sandy Development Code, 17.86, and update the fees annually during the budget cycle relative to economic indices.
- Establish a method for acquisition of Community Park land, such as through fee in lieu or SDC.
- Investigate the potential to implement a General Obligation Bond to help fund park development and major renovation projects identified in the CIP.
- Investigate the potential to implement a Parks Utility Fee to help fund park maintenance and operations.
- Investigate applying stormwater user fees to supplement parks maintenance funding.
- Develop an asset management program including a detailed inventory and assessment of existing amenities to help plan for and prioritize life-cycle renovation and replacement for the existing park system.
- Increase Parks staffing levels to match system growth, including adding a park planner, up to two maintenance and operations staff to meet current needs.
- Consider adding a volunteer coordinator position.
- Consider shifting contracted landscape maintenance in-house (with commensurate staffing increase) or consolidating under a single contract to reduce management and coordination.



Light bollard, drinking fountain, and picnic table in various conditions at Timberline Ridge mini park



CHAPTER 6

Implementation

This chapter identifies a strategy to implement and fund the improvements recommended in this Plan. This is a long range plan that is anticipated to be implemented over the next 15+ years. As the economy, population, development, and other factors evolve and change, the plan will need to be reevaluated, updated, and modified to keep pace with current community needs and align with actual population growth. Capital Project Lists and Cost Estimates were developed to reflect Sandy's park needs through 2035. These projects are organized based on prioritization criteria developed to guide future decision making. Non-Capital costs to maintain the park system and available and potential funding sources are also discussed.

6.1 PRIORITIES

Projects in this plan have been prioritized as short term (Tier 1, 1 to 5 years), mid term (Tier 2, 6 to 10 years), and long term (Tier 3, 11+ years) to distribute park and trail development over the length of the planning period. Key criteria to guide this prioritization were developed from public input, the needs analysis, and general parks goals and policies. The list below is ranked in approximate priority order:

- Develop undeveloped park sites to serve existing neighborhoods.
- Acquire and develop new park land to meet current and future needs, with a particular focus on community parks and existing neighborhood park service area gaps.
- Develop trails to improve connectivity throughout the city, including safe separated crossings of Highways 26 and 211.
- Renovate and upgrade existing parks to expand capacity.
- Distribute parks equitably throughout the city.
- Plan for future growth within the UGB expansion areas, prioritize based on projected timing and location of future growth.

Short term projects have been selected based on these prioritization criteria. Final project selection and development will be determined by City staff, the Parks and Trails Advisory Committee, funding availability, and other factors. Community priorities and focus areas may change over the course of the plan. The priorities and the proposed project lists should be reviewed biennially during the budget cycle to ensure that they align with economic and demographic changes.

6.2 CAPITAL IMPROVEMENT PLAN

The City's capital improvement plan (CIP) is a combination major renovation, and development projects. The list accounts for the priorities identified above. Projects in the CIP are funded through a variety of sources including SDC's, grants, and donations. A general obligation (GO) bond, if approved by voters, could also be a source to fund significant acquisition and development projects. Partnerships, volunteers and other alternative sources may also assist with funding and executing projects, sometimes in the form of in-kind donations of labor or materials. The City General Fund is primarily reserved for Parks Department planning, operations, and maintenance activities and has not been included as a source of funding for capital improvements. Similarly, the land fee-in-lieu funds have not been allocated within the CIP but could be used for acquisition of a large community park parcel identified for development in the CIP.

Costs used in the Capital Improvement Program were derived from a variety of sources.

- Itemized cost estimates were prepared in association with concept plan development for the existing undeveloped park sites (Champion Way, Deer Point, and Ponder Lane), and are included in Appendix D.
- Cost estimates developed through prior park master plan efforts were reviewed. Costs were escalated to account for cost increases since the year the plan was adopted. (Bornstedt, Sandy River Park, and Sandy Community Campus).
- Park development cost estimates for future parks are based on an average size and cost per acre for that park classification, with the assumption that the site is reasonably flat and developable, and is designed to include all standard amenities, some optional amenities, and some half street improvements scaled to the park size.
- Trail development costs are based on a unit cost per linear foot depending on the trail classification, which defines the surface type and width.
- Soft costs, including survey, permitting, design, and project management costs are included in the cost for each project.
- Land acquisition costs were not included in the cost estimates. Land values are highly volatile, and dependent on parcel size, location, development pressure and other factors. Further analysis is anticipated during the Land Dedication / Fee-in-lieu policy review and update.

These costs should be considered to be preliminary budget-level estimates only. Actual project costs will be established for each site as part of the planning and development process. The capital costs included in Table 12 and Appendix A were developed with the following assumptions:

- Costs are based on Quarter 1 of 2021 dollars.
- Costs derived from other planning efforts have been escalated at 3% per year to the current year.
- Annual operations and maintenance fees are excluded from the estimates.
- Land acquisitions costs are excluded from the estimates.

TABLE 12
TIER 1 CAPITAL IMPROVEMENT PLAN

Map ID	Site	Improvements	Cost
Tier 1 Existing Parks			
NP	Deer Point Park	Design, permitting, & development	\$ 1,442,800
NP	Champion Way Park	Design, permitting, & development	\$ 998,700
NP	Ponder Lane Park	Design, permitting, & development	\$ 1,848,000
NP	Sandy Bluff Park	Dog Park; Playground; Picnic Area	\$ 250,000
CP	Sandy Community Campus - Phase 1	Parking area, playground, picnic, skate park	\$ 3,633,200
CP	Meinig Memorial Park	Path renovations, creek restoration	\$ 100,000
NA	Sandy River Park - Phase 1	Trailhead, trails	\$ 800,000
Tier 1 Existing Park Improvement Cost			\$ 9,072,700
Tier 1 Proposed Parks			
NP 4	Sunset	Fill service area gap on portion of City owned parcel	\$ 1,700,000
NP 7	Deer Point Expansion	Expand existing undeveloped park	\$ 1,700,000
CP 1	Community North	Develop future community park in north	\$ 5,900,000
NA 1	Tickle Creek Expansion - West	Opportunity acquisitions/ donations along creek	\$ -
Tier 1 Proposed Park Improvement Cost			\$ 9,300,000
Tier 1 Proposed Trails			
T03 (P21)	362 nd	8' wide asphalt trail	\$ -
T04	Kelso to Powerline	6' - 8' wide gravel trail	\$ 185,800
T05	Sunflower to Powerline	5' concrete path	\$ 32,500
T06	Olson to Powerline	5' concrete path	\$ 81,300
T08 (P19)	Sandy Bluff Park to 362nd	8' wide asphalt trail	\$ 198,100
T09 (P19)	Sandy Bluff Park Pond Loop Trail	8' wide asphalt trail	\$ 143,500
T10 (P19)	Bell Street to Sandy Bluff Park	8' wide asphalt trail	\$ 191,300
T11 (P19)	Kate Schmidt to Bell Street	8' wide asphalt trail	\$ 82,000
T12 (P19)	SHS Trail Easement 1	8' wide asphalt trail	\$ 259,600
T13	Meeker to MH Athletic Club	5' concrete path	\$ 32,500
T17	Community Campus to Sandy River Trail	3' wide natural surface trail	\$ 23,700
T19	Park Street to Community Campus	3' wide natural surface trail	\$ 2,000
T21	Vista Loop to Hood Street	6' - 8' wide gravel trail	\$ -
T28 (P16)	Tickle Creek Reroutes	8' wide asphalt trail	\$ 93,750
T30	Sunset Street to Tickle Creek	3' wide natural surface trail	\$ 12,800
T31	Sunset Street to Nettie Connett Drive	5' wide concrete path	\$ 103,000
T32	Bluff Road to Sandy Heights	3' wide natural surface trail	\$ 11,600
T33	Tupper Park to Gerilyn Court	5' concrete path	\$ 32,500
T35 (P17)	Tickle Creek Extension East to Dubarko Underp;	6' - 8' wide gravel trail	\$ 125,000
T38	Tickle Creek to Deer Point Park	5' concrete path	\$ 432,000
T39	Dubarko Extension Road	8' wide asphalt trail	\$ -
T40 (P22)	Tickle Creek Extension Dubarko East to Jacoby ³	8' wide asphalt trail	\$ 400,000
T41	Alleyway to Tickle Creek Trail Connector	5' concrete path	\$ 37,500
T42	Jacoby Road to Tickle Creek Connector	5' concrete path	\$ -
T44	Bornstedt Park	5' concrete path	\$ 78,000
T50 (P23)	Highway 211 Parkway	8' wide asphalt trail	\$ 406,250
T54	Cascadia to Tickle Creek	6' - 8' wide gravel trail	\$ 30,200
TX1	Bluff Road Crossing (Mid-block)		\$ -
Tier 1 Proposed Trail Improvement Cost			\$ 2,995,000
Total Tier 1 Cost			\$ 21,367,700

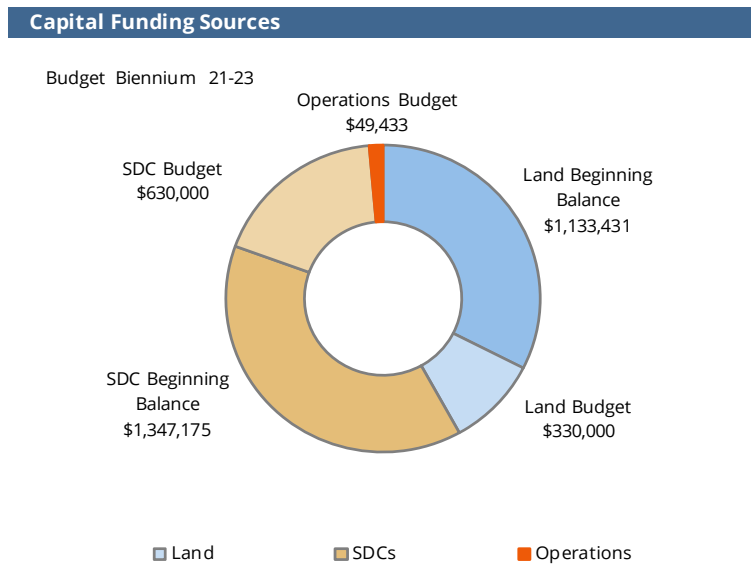
Assumptions:

- Capital project cost estimates are based on 2021 dollars. Costs derived from other planning efforts include escalation of 3% per year up to 2021 dollars
- Annual operations and maintenance fees are excluded from the estimates
- Costs include soft costs (master planning, survey, design, permitting) of 30%
- Land Acquisition costs are excluded from the estimate

The complete Capital Improvement project lists for the 15-year planning period in this plan is included in Appendix A. Tier 1 or near term projects have been identified and prioritized for development within the next five years. These projects generally fulfill the top priorities identified above.

6.3 FINANCING STRATEGIES

There are numerous funding sources available to address both capital and non-capital funding needs for park and trail acquisition and development. The most commonly used funding sources are outlined below. A summary of additional potential grant options is included in Appendix E. Sandy uses a variety of funding approaches to achieve parkland acquisition and park and trail construction. The existing beginning balance and forecast budget from the primary funding sources (land fee in lieu and SDC's) for the current biennium are depicted in Figure 15. No other funding sources, such as grants, were included in the City budget for Parks and Trails.



Source: City of Sandy Draft Budget Biennium 21-23

Figure 15
FY 2021-2023 Budget Parks Capital Funding

This budget information was reviewed and updated to reflect current available balances and develop capital funding estimates for the next 5 years. Funding levels can be expected to fluctuate from year to year and are influenced by the economic climate, population growth, construction activity and other factors. The Tier 1 capital project list exceeds the available funding from the current funding sources alone. In addition to the funding sources included in the biennial budget, the capital funding estimate includes the assumption that additional funding sources will be leveraged to fulfill the plan

goals. These additional funding sources include grants, donations, volunteers, urban renewal funds, and a general obligation bond. The annual SDC estimate is based on the FY 19-21 biennial budget and is likely to adjust upward with an SDC update and increase in residential development generating more funding than in prior budget cycles.

TABLE 13
CAPITAL FUNDING ESTIMATE

Funding Source	Amount
SDC Annual Budget Estimate	\$ 315,000
General Fund	\$ -
Grants	\$ 100,000
Donations / Volunteers	\$ 50,000
Estimated Annual Revenue	\$ 465,000
Estimated 5-year Revenue	\$ 2,325,000
Park System Development Charge (SDC) Balance ¹	\$ 1,355,028
Urban Renewal Funds	\$ 3,300,000
General Obligation Bond	\$ 15,000,000
Estimated 5-Year Capital Funding Total	\$ 21,980,028

¹ Fund balance as of 4/27/2021

Currently, the primary funding source for land acquisition has been either land dedication or fee-in-lieu funding. This process is described in greater detail in the following section. Similar to the SDC's, the fees collected have not kept pace with the current cost of land in the area. Due to this, the revenue generation has been below the potential, and is anticipated to improve after Chapter 17.86 of the Sandy Development code is updated. Additional funding sources that could be used for land acquisition in addition to development include grants and bonds. The available balance could be used to acquire new park land to help fulfill needs identified through this planning process.

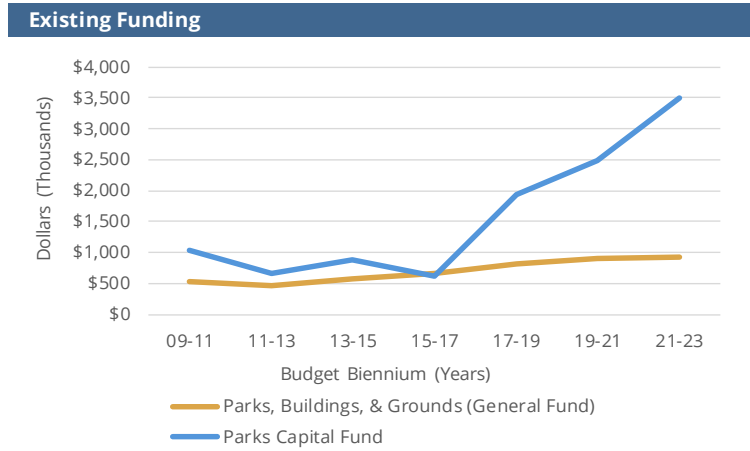
TABLE 14
LAND ACQUISITION FUNDING ESTIMATE

Funding Source	Amount
Land (Fee in Lieu) Annual Budget Estimate	\$ 165,000
Estimated 5-year Land (Fee-in-Lieu) Revenue	\$ 825,000
Land (Fee in Lieu) Beginning Balance ¹	\$ 1,133,431
Estimated 5-Year Land Acquisition Total	\$ 1,958,431

¹ Fund balance as of 4/27/2021

6.4 OPERATIONS AND MAINTENANCE

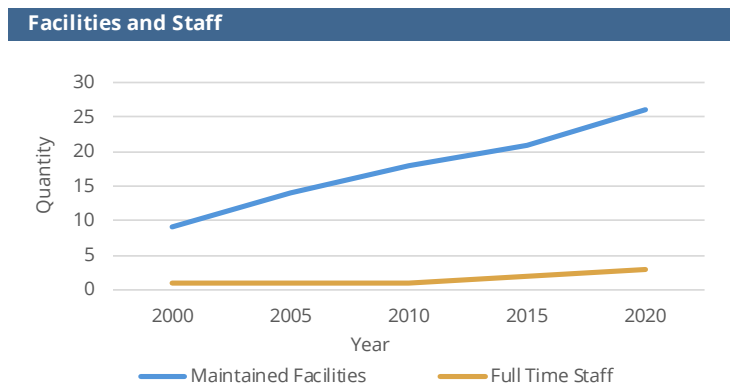
Operations and maintenance budgets are currently funded through the City General Fund. Figure 16 below shows a comparison of the parks maintenance funding and the parks capital fund. The parks capital fund is a combination of SDC's and fee in-lieu funds collected. The steep growth aligns with population growth and development in recent years.



Source: City of Sandy Biennial Budgets

Figure 16
Existing Funding Trend

Figure 17 depicts the relationship between the number of full time staff and the number of maintained facilities over the previous 20 years, and closely correlates with the increased capital funding in Figure 16. Nearly half of the park system’s facilities have been added in the past 15 years. As noted previously staff are already stretched to adequately maintain the current parks and trails. As these facilities age, and the park system expands, the maintenance burden will increase. The City should plan for additional staff and increased maintenance costs when drafting future budgets.



Source: City of Sandy Biennial Budgets, Google Earth

Figure 17
Maintenance Staff Levels and Facilities Maintained

Operations and maintenance can be funded through a variety of sources. The general fund provides the current funding, but is stretched by many demands. As the park system grows, other funding sources should be explored. Sources of funding for operations and maintenance are more limited than those for capital projects. Two options to consider to fund maintenance of the growing park system are a parks utility fee and a local option levy.

6.5 FUNDING SOURCES

Existing Funding Sources

Park Land Dedication Policy

The park land dedication policy is defined in Chapter 17.86 of the Sandy Development Code and used to acquire land. New residential subdivisions, planned developments, multi-family or manufactured home park developments are required to provide park land to serve future residents of those developments.

Since the adoption of the 1997 Plan, the City has had the option to choose to require land dedication or collect fee in lieu funds on a case-by-case basis as development occurred. When park or trail land dedication is required, a formula is used to determine the acreage required based on the number of residential units and anticipated population. The land dedication requirement is in addition to SDC's collected for development.

The land dedication generally provides smaller neighborhood parks to serve new subdivisions. Fees collected can be combined to purchase larger parcels, such as community parks.

In addition, developers may propose the designation and protection of open space and/or greenway corridor areas as part of the City platting process. This open space does not count towards parkland dedication requirements. Open spaces may include natural areas of undisturbed vegetation, steep slopes, stream corridors, wetlands, or restored vegetation areas. Greenway corridors may link residential areas with parks and open space areas and may contain pedestrian and bike paths.

System Development Charges

Parks and trails system development charges (SDCs) are one-time fees assessed on new development to cover a portion of the cost of providing parks and trails to serve population growth associated with new development. The fees are assessed as part of building permits and may include two components: 1) a reimbursement fee to recover the cost of eligible existing improvements in the transportation and parks systems that will serve the new development and 2) an improvement fee to contribute to the cost of planned, eligible capacity-increasing park improvements which will serve the new development. Sandy's current park and trail SDC's have not been increased regularly to keep pace with market growth and development pressure, and are currently among the lowest in the region. As

noted in the recommendations in Chapter 5, an SDC methodology update should be implemented as soon as possible, to bring Sandy's rates in line with our communities in the region and insure that new development is paying an appropriate share of the current and future park system.

Potential Funding Sources

Grants

Historically grants have been used to assist in development of some parks in the City of Sandy. A wide array of grants are available from or administered through a number of sources including Oregon Parks and Recreation Department, Oregon Department of Transportation, Housing and Urban Development Block Grants. They generally require a percentage funding to be matched from another source. The match can be SDC's, donated or volunteered time, or recent prior expenditures such as land acquisitions. Additional detail on selection of specific grants that are likely to be most applicable to the Sandy park and trail system are included in Appendix E.

General Obligation Bond

There are several types of bonds that can be used a variety of public improvements. A general obligation bond can be used to fund capital improvements, renovations, and new facilities if approved a vote. A bond could form the basis for a comprehensive funding package to implement major acquisitions and development. A general obligation bond has been included in the 5-year revenue estimate.

Parks Utility Fee

A parks utility fee could be implemented a fee added to the monthly utility bill. The fee level would be determined by the revenue generation desired to support parks maintenance and operations, or could be divided between operations. The City Council has the authority to impose a fee without a vote of the electorate. A utility fee could be combined with other funding sources to provide revenue for maintenance or to support capital improvements funded through other sources. Implementing a fee of \$3.00 per month per single family residence and \$2.25 per multi family residence could generate adequate funding to support one or two additional FTE positions for operations and maintenance. Revenue generated by a utility fee could also be divided between parks operations and debt service on a bond.

Local Option Levy

A local option levy could be used to generate revenue to fund operations, maintenance, and/or capital projects. It is a tax based on assessed property value and must be approved in an election. The levy period is dependent on the intended use of the funds. An operations and maintenance levy would assess additional property taxes for a fixed period, after which time it would need to be renewed by another round of voter approval.

EXHIBIT B

APPENDIX A

Capital Project List

The full capital improvement plan for the duration of the planning period is included in the following tables. The plan is broken into three tables: existing park, proposed park and proposed trail capital costs.

**TABLE A-1
CAPITAL IMPROVEMENT PLAN SUMMARY**

Improvement Category	Cost
Existing Park Improvements	\$ 18,214,900
Proposed Park Improvements	\$ 34,980,000
Trail Improvements	\$ 13,313,100
Total	\$ 66,508,000

**TABLE A-2
EXISTING PARK CAPITAL IMPROVEMENT PLAN**

Park Class	Site	Improvement Notes	Cost
Tier 1			
NP	Deer Point Park	Design, permitting, & development	\$ 1,442,800
NP	Champion Way Park	Design, permitting, & development	\$ 998,700
NP	Ponder Lane Park	Design, permitting, & development	\$ 1,848,000
NP	Sandy Bluff Park	Dog Park; Playground; Picnic Area	\$ 250,000
CP	Sandy Community Campus - Phase 1	Parking area, playground, picnic, skate park	\$ 3,633,200
CP	Meinig Memorial Park	Path renovations, creek restoration	\$ 100,000
NA	Sandy River Park - Phase 1	Trailhead, trails	\$ 800,000
Tier 1 Total Proposed Park Improvement Cost			\$ 9,072,700
Tier 2			
NP	Bornstedt Park - Phase 2	Half street, half-sized sport court, and viewing mound	\$ 652,000
NP	Tupper Park	ADA Improvements; Playground; Sport Court; Furnishings; Drainage; Stream daylighting	\$ 750,000
CP	Sandy Community Campus - Phase 2	Site grading, track removal, park trails, informal play area	\$ 2,481,100
CP	Meinig Memorial Park	ADA improvements, lighting, trails, dog park,	\$ 273,200
NA	Sandy River Park - Phase 2	Trails, river bank restoration	\$ 650,000
Tier 2 Total Proposed Park Improvement Cost			\$ 4,806,300
Tier 3			
CP	Sandy Community Campus - Phase 3	Amphitheater and event space	\$ 2,731,700
CP	Sandy Community Campus - Phase 4	Challenge course, bike pump track	\$ 1,104,200
CP	Meinig Memorial Park	Playground Renovation	\$ 500,000
NA	Sandy River Park Addition	Trails included in Community Campus	\$ -
Tier 3 Total Proposed Park Improvement Cost			\$ 4,335,900
Total Existing Park Improvement Cost			\$ 18,214,900

Assumptions:

1. Capital project cost estimates are based on 2021 dollars. Costs derived from other prior planning efforts include escalation of 3% per year up to 2021 dollars
2. Annual operations and maintenance fees are excluded from the estimates
3. Costs include soft costs (master planning, survey, design, permitting) of 25% for NP and CP, 30% for MP

**TABLE A-3
PROPOSED PARK CAPITAL IMPROVEMENT PLAN**

Park Key	Site	Land		Improvement Notes	Cost
		Acres	Acq		
Tier 1					
NP 7	Deer Point Expansion	2.0	Yes	Include disc golf or pump track?	\$ 1,700,000
NP 4	Sunset	2.0	Yes	City owned parcel	\$ 1,700,000
CP 1	Community North	10.0	Yes	Potential acquisition opportunities	\$ 5,900,000
NA 1	Tickle Creek Expansion - West	TBD	Yes	Opportunity acquisitions/ donations along riparian corridor. See Trail CIP for trail costs.	\$ -
Tier 1 Total Proposed Park Cost					\$ 9,300,000
Tier 2					
NP 3	Jarl Road	2.0	Yes		\$ 1,700,000
NP 2	Jewelberry NE	2.0	Yes	Existing service area gap	\$ 1,700,000
NP 8	Vista Loop	2.0	Yes	Existing service area gap	\$ 1,700,000
CP 3	Community East	12.5	Yes		\$ 6,900,000
NA 3	Tickle Creek Expansion - Central	TBD	Yes	Opportunity acquisitions/ donations along riparian corridor. See Trail CIP for trail costs.	\$ -
NA 4	Tickle Creek Expansion - East	TBD	Yes	Opportunity acquisitions/ donations along riparian corridor. See Trail CIP for trail costs.	\$ -
Tier 2 Total Proposed Park Cost					\$ 12,000,000
Tier 3					
MP 1	Orient	0.5	Yes		\$ 490,000
MP 2	Colorado East	0.5	Yes		\$ 490,000
NP 1	Kelso 362nd	2.0	Yes		\$ 1,700,000
NP 5	Gunderson Road West	2.0	Yes		\$ 1,700,000
NP 6	Barlow Trail	2.0	Yes		\$ 1,700,000
NP 9	Trubel	2.0	Yes		\$ 1,700,000
NP 10	Vista Loop SW	0.0	Yes		\$ -
CP 2	Community South	10.0	Yes		\$ 5,900,000
NA 2	Ruben	TBD	Yes	Potential wetland natural area with boardwalk	\$ -
Tier 3 Total Proposed Park Cost					\$ 13,680,000
Total Proposed Park Cost					\$ 34,980,000

Assumptions:

1. Capital project cost estimates are based on 2021 dollars.
2. Annual operations and maintenance fees are excluded from the estimates
3. Costs include soft costs (master planning, survey, design, permitting) of 25% for NP and CP, 30% for MP
4. Land Acquisition costs are excluded from the estimate
5. Listed recreation facilities could be stand alone development or embedded within larger parks.

**TABLE A-4
TRAILS CAPITAL IMPROVEMENT PLAN**

Map ID	Name	Trail Class ¹	Surface	Length (FT)	Cost	Land Acquisition (Acres)
Tier 1						
T03a(P21)	362 nd to Bell ^{2,5}	1	Asphalt	4,330	\$ -	0.00
T04	Kelso to Powerline	2	Gravel	4,224	\$ 185,800	1.45
T05	Sunflower to Powerline	3	Concrete	317	\$ 32,500	0.00
T06	Olson to Powerline	3	Concrete	792	\$ 81,300	0.00
T08 (P19)	Sandy Bluff Park to 362 nd ²	1	Asphalt	1,531	\$ 198,100	0.53
T09 (P19)	Sandy Bluff Park Pond Loop Trail ²	1	Asphalt	1,109	\$ 143,500	0.00
T10 (P19)	Bell Street to Sandy Bluff Park ²	1	Asphalt	1,478	\$ 191,300	0.25
T11 (P19)	Kate Schmidt to Bell Street ²	1	Asphalt	634	\$ 82,000	0.22
T12 (P19)	SHS Trail Easement 1 ²	1	Asphalt	2,006	\$ 259,600	0.00
T13	Meeker to Safeway	3	Concrete	317	\$ 32,500	0.11
T17	Community Campus to Sandy River Trail	4	Natural	3,115	\$ 23,700	0.00
T19	Park Street to Community Campus	4	Natural	264	\$ 2,000	0.00
T21	Vista Loop to Ten Eyck ⁵	3	Concrete	2,693	\$ -	0.00
T28 (P16)	Tickle Creek Reroutes ²	2	Gravel	1,373	\$ 93,750	0.24
T30	Sunset Street to Tickle Creek	4	Natural	1,690	\$ 12,800	0.00
T31	Sunset Street to Nettie Connett Drive	3	Concrete	1,003	\$ 103,000	0.00
T32	Bluff Road to Sandy Heights	4	Natural	1,531	\$ 11,600	0.35
T33	Tupper Park to Gerilyn Court	3	Concrete	317	\$ 32,500	0.00
T35 (P17)	Tickle Creek ExtEast to Dubarko Underpass ²	2	Gravel	1,361	\$ 125,000	0.47
T38	Tickle Creek to Deer Point Park	3	Concrete	4,208	\$ 432,000	1.45
T39	Dubarko Extension Road ⁵	1	Asphalt	0	\$ -	0.00
T40 (P22)	Tickle Creek Ext Dubarko East to Jacoby ²	1	Asphalt	2,243	\$ 400,000	0.77
T41	Alleyway to Tickle Creek Trail Connector	3	Concrete	365	\$ 37,500	0.13
T42	Jacoby Road to Tickle Creek Connector ⁵	3	Concrete	0	\$ -	0.00
T44	Bornstedt Park	3	Concrete	760	\$ 78,000	0.00
T50 (P23)	Highway 211 Parkway	1	Asphalt	3,010	\$ 406,250	0.00
T54	Cascadia to Tickle Creek	2	Gravel	686	\$ 30,200	0.24
TX1	Bluff Road Crossing ⁵		Midblock		\$ -	
Tier 1 Total Proposed Trail Cost					\$ 2,995,000	6.20
Tier 2						
T03b(P21)	362 nd Extension ²	1	Asphalt	1,901	\$ 375,000	0.00
T14	Slagle Loop to Jonsrud Viewpoint	4	Natural	5,069	\$ 38,500	1.22
T15	Sandy River Lower Loop	4	Natural	1,742	\$ 13,300	0.00
T16	Sandy River North Loop	4	Natural	1,373	\$ 10,400	0.00

Table Continued on Following Page

TABLE A-4 (CONTINUED)

Map ID	Name	Trail Class ¹	Surface	Length (FT)	Cost	Acquisition (Acres)
Tier 2 - Continued						
T18	Park Street to Sandy River Trail	4	Natural	845	\$ 6,400	0.00
T20	Fir Drive to Community Campus	4	Natural	2,640	\$ 20,100	0.64
T23 (P20)	Tickle Creek Extension within UGR ²	2	Gravel	8,659	\$ 380,900	1.49
T25	Champion Way to Tickle Creek	4	Natural	581	\$ 4,400	0.00
T26	Barnum to Tickle Creek	4	Natural	898	\$ 6,800	0.00
T27	Salmon Creek Park to Barnum Road	3	Concrete	898	\$ 92,200	0.31
T34	Tickle Creek to Highway 211	2	Gravel	1,584	\$ 69,700	0.27
T36	Market Road Public Easement ^{2,5}	3	Concrete	0	\$ -	0.00
T37	Sandy Heights to Meinig Connection	4	Natural	1,514	\$ 11,500	0.00
T43	Tickle Creek Jacoby to Meadows Ave Ext	2	Gravel	3,923	\$ 172,600	1.35
TX2	Hwy 26 / Vista Crossing ⁵		Underpass		\$ -	0.00
TX3	Hwy 211 / Meinig Crossing ^{3,5}		Overpass		\$ 3,185,000	0.00
TX4	Hwy 211 / Dubarko Crossing (Signal) ⁵		Midblock		\$ -	0.00
Tier 2 Total Proposed Trail Cost					\$ 4,386,800	5.28
Tier 3						
T01	Orient to Bluff Road ^{4,5}	1	Asphalt	8,976	\$ -	0.00
T02	Kelso to 362 nd	2	Gravel	5,808	\$ 255,500	2.00
T07 (P18)	Orient to 362 nd (Bell Street Extension)	1	Asphalt	3,115	\$ 675,000	0.00
T22	Vista Loop to Longstreet Lane	3	Concrete	2,957	\$ 303,600	0.00
T24	Orient to Tickle Creek	2	Gravel	2,006	\$ 88,300	0.35
T29	Tickle Creek to Colorado & Rachel	2	Gravel	5,174	\$ 227,600	1.78
T45	Bornstedt Road to Trubel Road	1	Asphalt	3,828	\$ 495,400	1.32
T46	Village South to Trubel Road	1	Asphalt	4,819	\$ 623,600	1.66
T47	Jacoby West to Village South	1	Asphalt	2,883	\$ 373,100	0.99
T48	Cascadia to Jacoby West	3	Concrete	996	\$ 102,300	0.34
T49	Highway 26 to Jacoby	1	Asphalt	7,973	\$ 1,031,700	0.00
T51	Old Barlow Trail	3	Concrete	1,478	\$ 151,700	0.51
T52	Barlow Trail to Tickle Creek	2	Gravel	317	\$ 13,900	0.11
T53	Barlow Trail to Market	2	Gravel	581	\$ 25,600	0.00
T55	Tickle Creek Connector Sewer Easement ⁴	2	Gravel	20,777	\$ 914,000	0.00
TX5	Hwy 26 / Orient Crossing ⁵		Overpass		\$ -	0.00
TX6	Hwy 211 / Gunderson Crossing ⁵		Midblock		\$ 150,000	0.00
TX7	Tickle Creek Bridge at Market		Bridge		\$ 500,000	0.00
Tier 3 Total Proposed Trail Cost					\$ 5,931,300	9.06
Total Development Cost for All Trail Projects					\$13,313,100	20.54

¹ See Appendix B for trail class descriptions

² Trails identified in the 2011 Transportation System Plan, trail ID from TSP denoted as (P#) under 'Map ID'. Costs include preliminary development to gravel surface. Full development cost including paved surface included in Transportation System Plan.

³ Cost derived from 2011 TSP, escalated for inflation at 3% per year

⁴ Regional trail extends outside of planning area boundary.

⁵ TSP funded project that will fill gap in PTSMP trail network

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APPENDIX B

Park & Trail Design Guidelines

These design standards outline general development approaches and criteria for parks and trails in the Sandy park system. Sandy should consider developing additional design standards such as avoiding tree removal and limiting environmental impact, and could also define elements such as graphic sign standards, plant palettes, and specific site furnishing products to create familiarity for park users, and simplify maintenance. The standards should be flexible in order to highlight a park's distinct context and sense of place. For example, a particular site furnishing may be appropriate at both an urban plaza and neighborhood park, but may not be appropriate at a natural area trailhead. Park structures, furnishings, and signage should adhere to applicable sections of "Sandy Style" as described in Chapter 17.90 of the Sandy Development Code.

All City park facilities should be designed to be usable by all people to the greatest extent possible, regardless of age, physical ability, or other segregating factor - an approach known as universal design. Consideration should also be given to the selection and application of the most appropriate set of accessibility standards to a given facility based on legal requirements and environmental context. For example, a neighborhood park playground may need to adhere to stricter accessibility standards than a hiking trail located in a natural area park. The 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design include standards and design criteria that should be included in all public facilities, including parks. These standards include guidance on the design of accessible routes, ramps and stairs, parking, drinking fountains, restrooms, play areas, sports facilities, swimming pools, and outdoor developed areas. In addition, the United States Department of Agriculture (USDA), Forest Service has developed Outdoor Recreation Accessibility Guidelines (FSORAG) which provide guidance on trails, beach access, and recreation sites. The FSORAG is intended to guide development on National Forest lands but is widely used by local governments to provide standards for trails in natural areas where application of the ADA Standards would be excessively impactful to the natural environment. Future parks should be planned to comply with ADA Standards, with the exception of natural area trails which may be developed using the FSORAG. More information is included under the trail section.

Parks

The recommendations presented in Table B-1 are the **minimum** development standards for the park classifications described in Chapter 3.2 of this report. Additional or expanded amenities are encouraged where conditions allow or when park programming increases demand. Generally, the park design standards are scaled based on the park size and intended use, with smaller parks including less amenities than larger parks. The first seven amenities are considered 'standard' park facilities and should be included in all mini, neighborhood, and community parks. Inclusion of the 'optional' amenities can depend on a variety of factors including site suitability, public input, community needs, available budget, and other considerations.

Amenities to include in natural areas, open spaces and special use areas will vary based on the specific site characteristics and conditions. Because of the variable nature of these spaces, Sandy should exercise discretion regarding appropriate amenities on a case-by-case basis. All of the amenities included in Table B-1 can be considered 'Optional' for these park classifications.

**TABLE B-1
PARK DESIGN STANDARDS**

Amenities	Mini Parks	Neighborhood Parks	Community Parks
Playground	2,000 square feet	3,500 square feet	6,000 square feet
Flat, Irrigated Lawn	3,000 square feet	1/4 acre	1 acre
Trash Receptacle	1	1	1 per 2 acres
Pet Waste Station	1	1	1 per 2 acres
Bicycle Parking	2 stalls	4 stalls	As required per code, but not less than 1 per acre
Picnic Table	1 per 1/4 acre	1 per 1/2 acre	2 per acre
Bench	1 per 1/4 acre	1 per 1/2 acre	1 per acre
Drinking Fountain	Optional	1	1 per 5 acres
Sport Court (half-sized)	Optional	Optional	Optional
Sport Court (full-sized)	Optional	Optional ¹	at least 1
Open Multi-Use Field	Optional	Standard	Standard
Sport Field	-	Optional ¹	at least 1
Looped Walking Path	Optional	Standard	Multiple
Splash Pad	-	Optional ¹	Optional ²
Dog off-leash area	-	Optional ¹	Optional ²
Picnic Shelter (3-4 tables)	-	Optional ¹	Multiple
Picnic Shelter (6-8 tables)	-	-	Optional ²
Restroom	-	Optional	Standard
Community Garden	-	Optional	Optional ²
Event Space	-	-	Optional ²
Disc Golf	-	-	Optional ²
Pump Track	-	-	Optional ²
Skate Spot / Park	-	Optional ¹	Optional ²
Natural Area	-	-	Optional ²
Off-street Parking	-	-	Standard
¹ Neighborhood parks should include at least 1 of noted optional amenities			
² Community parks should include at least 3 of noted optional amenities			



Meinig Park and Centennial Plaza host the only plumbed restrooms in the system

Parks that include destination type amenities shall include permanent public restrooms in the development of the parks. Destination amenities include skate parks, pump tracks, dog parks, splash pads, sports fields, community gardens, or any other park amenity that is likely to attract park users from beyond the 1/2-mile service area considered walking distance to the park. Where porta potties are used in lieu of a restroom building, a permanent three-sided structure shall be provided to improve

aesthetics and security of the units. Porta potties and enclosures should be sized and designed to meet the requirements of the Americans with Disabilities Act. The use of permanent or semi permanent porta potties should be confirmed with state and local building codes. Restrooms, picnic shelters, porta potty enclosures, and other park structures shall be designed to comply with the “Sandy Style” guidelines.

Trails

Trail standards have been developed to provide guidance for future trail development and maintenance or replacement. The trail standards are intended to provide a range of options to improve trail safety and minimize user conflict. These trail classifications and design guidelines have been used to inform the cost estimates included in the trails capital improvement plan. Some trails may need to be re-classified and improved over time if congestion or high use levels develop. Graphic standards should be developed to unify wayfinding and informational signage at trailheads and along trails.

**TABLE B-2
TRAIL DESIGN STANDARDS**

	Shared Use Path	Shared Use Path	Neighborhood Connector	Natural Area Trail
Users	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists
Surface	Asphalt	Gravel ¹	Concrete or Asphalt	Natural Surface
Width	10-12'	6-8'	5-6'	3' Minimum
Level of Use	High	Moderate	Moderate	Low
Accessibility Standard	ADA	ADA	ADA	FSORAG

¹ Trails may initially be built as gravel surface and upgraded to paved surface in future phase

The following images illustrate the recommended trail classes based on common conditions:

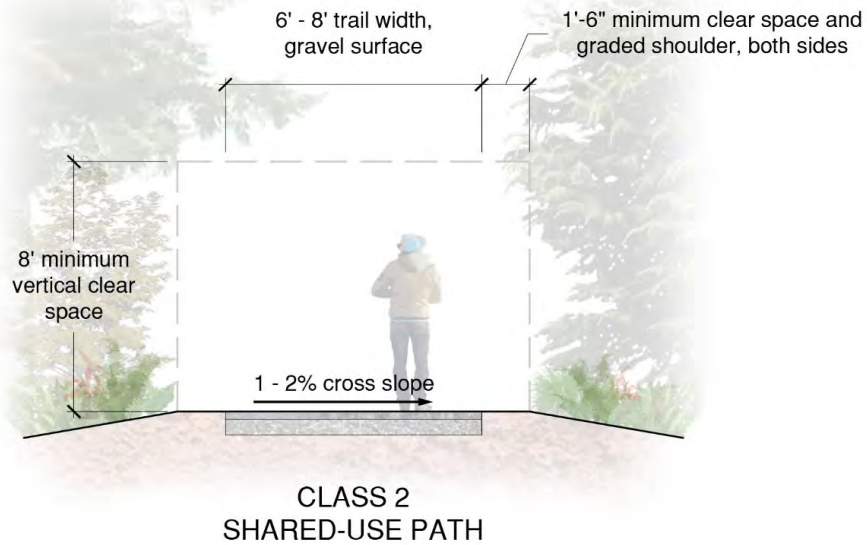
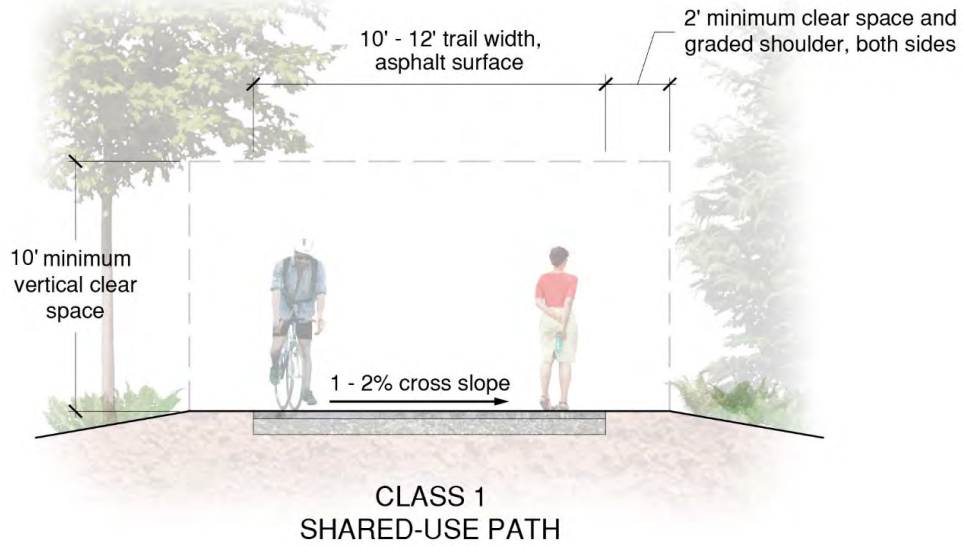
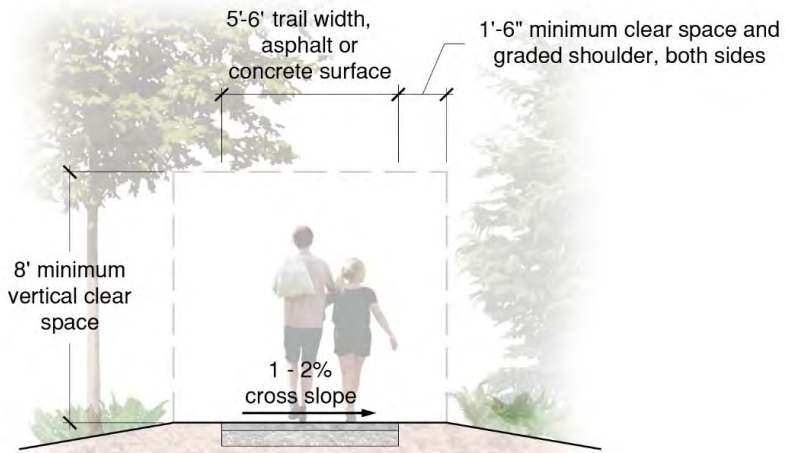
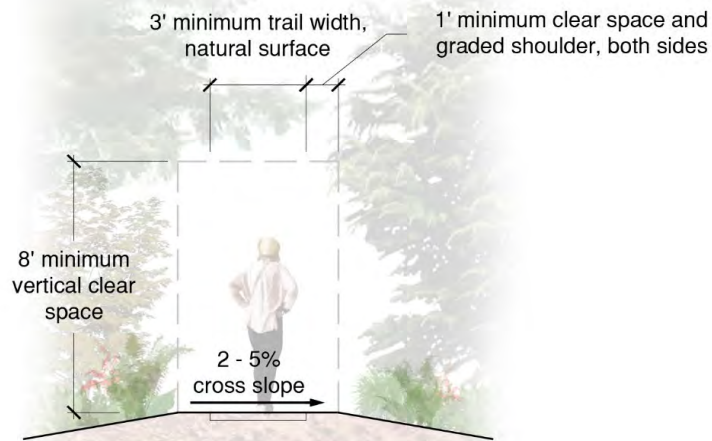


Figure B-1
Trail Standards – Class 1 & 2



**CLASS 3
NEIGHBORHOOD CONNECTOR PATH**



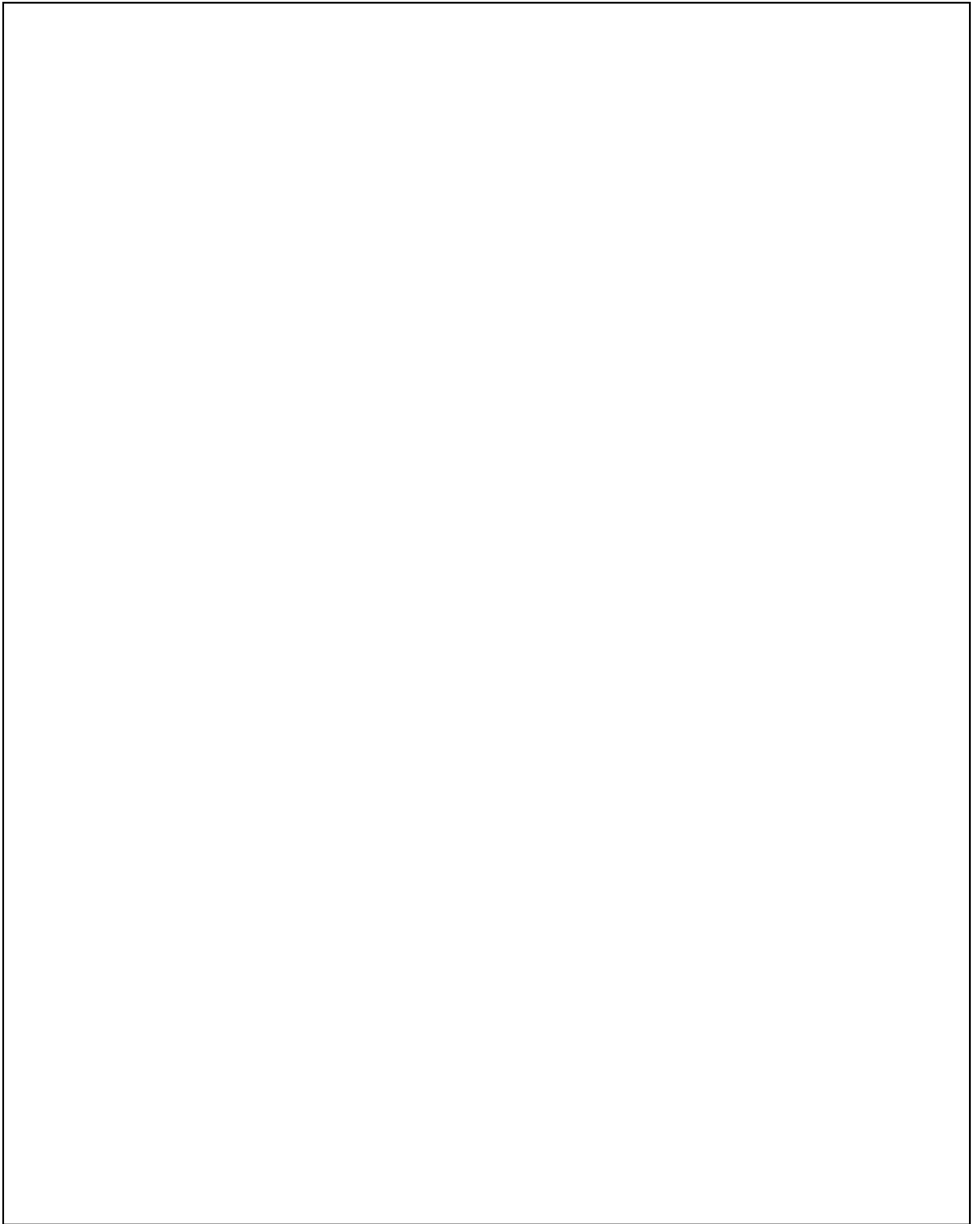
**CLASS 4
NATURAL AREA TRAIL**

Figure B-2
Trail Standards – Class 3 & 4

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APPENDIX C

Existing Park & Trail Inventory



APPENDIX C

Existing Park & Trail Inventory

**TABLE C-1
EXISTING PARK INVENTORY**

Park Name	Total Acres	Developed Acres	Existing Amenities																				
			Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area
Barlow Ridge Park	0.81	0.81	✓	✓			✓							✓	✓	✓	✓	✓	✓	✓			
Cascadia Park Tot Lot	0.04	0.04		✓			✓											✓					
Hamilton Ridge Park	0.78	0.78	✓	✓			✓		✓						✓	✓	✓	✓	✓				
Knollwood Park Tot Lot	0.60	0.60		✓											✓	✓	✓	✓	✓	✓			✓
Salmon Estates Park	0.77	0.77		✓					✓						✓	✓	✓	✓	✓				
Timberline Ridge Park	0.87	0.87	✓	✓			✓							✓	✓	✓	✓	✓	✓				
Bornstedt Park	5.03	5.03	✓	✓	✓	✓	✓	✓	✓	✓					✓	✓	✓	✓	✓				
Cascadia Park	1.83	1.83	✓			✓	✓		✓						✓	✓	✓	✓	✓				
Champion Way Park	0.99	0.00																					
Deer Point Park	1.41	0.00							✓						✓	✓	✓	✓	✓				
Ponder Lane Park	2.00	0.00																					
Sandy Bluff Park	8.37	8.37	✓	✓					✓						✓	✓	✓	✓	✓				
Tupper Park	1.66	1.66	✓	✓			✓		✓					✓	✓	✓	✓	✓	✓				

Park Name	Total Acres	Developed Acres	Existing Amenities																				
			Restroom	Drinking Fountain	Playground	Splash Pad	Picnic Shelter	Group Shelter	Picnic Tables	Stage / Amphitheater	Community Garden	Open Field	Baseball Field	Soccer Field	Skate-park	Sport Court	Parking	Benches	Dog Park Fenced	Dog Waste Station	Hiking / Walking Path	Bike Trails	Interpretive Area
Sandy Community Campus	14.00	0.00									✓	✓	✓		✓			✓	✓	✓			
Meinig Memorial Park	10.82	10.82	✓	✓	✓		✓	✓	✓	✓					✓	✓		✓	✓	✓			
Knollwood Park	5.45	NA		✓											✓			✓	✓	✓			
Sandy River Park	116.28	NA													✓				✓	✓			
Sandy River Park Addition	24.16	NA																	✓	✓			
Sandy Community Campus	7.10	NA																					
Tickle Creek Park	4.92	NA																	✓	✓			
Tickle Creek Open Space Parcels	66.73	NA																					
Jonsrud Viewpoint	4.91	0.80		✓												✓	✓						✓
Sandy Skate Park	0.00	0.00	✓										✓		✓								
Centennial Plaza	0.22	0.22	✓	✓			✓		✓														
Community / Senior Center	0.10	0.10	✓	✓											✓								
Veterans Memorial Square	0.04	0.04	✓																				✓

**TABLE C-2
EXISTING TRAIL INVENTORY**

Map ID	Trail Name	Miles	Notes
E 01	Sandy River Midway Trail	0.14	Sandy River Park
E 02	Ten Eyk Road to Hood Street	0.03	Neighborhood Path
E 02B	Hood Street Connection	0.02	Neighborhood Path
E 03	Upper Sandy River Trail	0.76	Sandy River Park
E 04	Lower Sandy River Trail	0.32	
E 05	Marcy Street Connector to Sandy River Park Trail	0.12	
E 06	Final Jim Slagle Loop Trail	0.95	
E 07	Jim Slagle Loop Featured Hike	1.54	
E 08	Bachelor Avenue to Golden Rain Street	0.05	
E 09	Sandy Bluff Park North Sidewalk	0.20	
E 10	Sandy Bluff Park Pod 4	0.13	
E 11	Sandy Bluff Park Pod 3	0.10	
E 12	Sandy Bluff Park Pod 2	0.08	
E 13	Bachelor Avenue to Sandy Bluff Connector	0.01	
E 14	Bachelor Avenue to Sandy Bluff Park West	0.04	
E 15	Bachelor Avenue to Sandy Bluff Park North	0.05	
E 16	Bachelor Avenue to Sandy Bluff Park South	0.05	
E 17	Kate Schmidt Trail Section	0.14	Undeveloped Right of Way
E 18	Golden Rain Street to Olson Street	0.02	Sandy High School
E 19	Green Mountain Street to Golden Rain Street	0.04	
E 20	Emerald Cascade Street to Green Mountain Street	0.04	
E 21	Coralburst Street to Emerald Cascade Street	0.04	
E 22	Coralburst Street to Bell Street	0.02	
E 23	Sandy HS Edge Trail (SHS owned, Restricted Access)	0.38	
E 24	Cascadia Village Park Trail	0.16	Cascadia Park
E 25	Wall Street Alley Trillium Street to Langensand Road	0.26	SE Tickle Creek - 395th Avenue to Langensand Road
E 26	Wall Street Alley to Jacoby Road	0.18	
E 27	Timberline Park Path	0.06	Timberline Park
E 28	Bornstedt Road Entrance	0.07	Deep Creek
E 29	Cascadia Village Drive to Redwood Street	0.04	
E 30	Galway Street to Highway 211	0.02	
E 31	Haskins Street to Jerger Street	0.03	Neighborhood Path
E 32	Meinig Park Access McCormick Drive	0.01	Meinig Park
E 33	Meinig Park Barker Courtt Access	0.03	
E 34	Dubarko Estates to Evans Street Path	0.07	Neighborhood Path

Map ID	Trail Name	Miles	Notes
E 35	Meinig Park Access Kimberly Drive	0.02	Meinig Park
E 36	Mitchell Court to Davis Street	0.04	Neighborhood Path
E 37	Barker Court to Langensand Road	0.03	Neighborhood Path
E 38	Langensand Road to Antler Avenue	0.14	Neighborhood Path
E 39	City Hall to Lower Parking	0.19	Meinig Park
E 40	Bathroom Path	0.08	
E 41	Lower Parking to Amphitheater	0.08	
E 42	Fantasy Forest to Lower Parking	0.06	
E 43	Bridge Path	0.03	
E 44	Ichabod to Katrina	0.04	Neighborhood Path
E 45	Sandy Heights Street Seaman Avenue to Beebee Court	0.03	Neighborhood Path
E 46	Solso Path	0.13	Gravel Road to Creek
E 47	Salmon Creek Estates Park Entrance	0.02	Salmon Estates Park
E 48	Barlow Ridge Trail	0.06	Barlow Ridge Park
E 49	Barlow Ridge Trail 2	0.12	
E 50	Barlow Ridge Trail 3	0.03	
E 51	Hamilton Ridge Paths	0.06	Hamilton Ridge Park
E 52	Tickle Creek Trail	1.61	Hamilton Ridge Park
E 53	Salmon Creek Estates Trail	0.05	
E 54	Bruns Road to Tupper Road Connector Trail	0.09	Neighborhood Path
E 55	Hamilton Ridge Tot Lot	0.02	Hamilton Ridge Park
E 56	Off Road Trail Hamilton Tot Lot	0.06	
E 57	Tickle Creek Trail Entrance by Orr Street	0.02	Hamilton Ridge Park
E 58	Tickle Creek Trail Entrance near Double Creek	0.03	
E 59	Sandy Heights Street to Hamilton Ridge Drive	0.06	Hamilton Ridge Park
E 60	Towle Drive to Dubarko Path	0.06	Neighborhood Path
E 61	Rachel Drive to Tickle Ceerk Trail	0.07	Neighborhood Path
E 62	Sawyer Street to Highway 211	0.01	Neighborhood Path
E 63	Hamilton Ridge Drive to Dubarko Road	0.15	to Hamilton Ridge Park
E 64	Barlow Parkway to Dubarko Road	0.05	to Barlow Ridge Park
E 65	Barlow Parkway to Highway 211	0.02	Neighborhood Path
E 66	Miller Street to Seaman Avenue	0.02	Neighborhood Path
E 67	Miller Street to Dubarko Road	0.02	Neighborhood Path
E 68	Miller Street to Barlow Parkway	0.03	Neighborhood Path
Total		9.71	

APPENDIX D

Undeveloped Park Concepts

Champion Way Neighborhood Park

EXISTING CONDITIONS

- The park is bounded by Champion Way on the east and Chula Vista Avenue on the west. An alley between houses connects to the park from the south.
- Retaining walls and fences are located along both street frontages due to the steep transitions between the streets and the park.
- The central portion of the site is gently sloping, with steeper slopes along the transitions from the streets into the park.
- The alley provides an opportunity for an easier park entry point at similar elevation to the central area.
- There is a forested, natural area to the north and west of the park, with a potential trail connection to Tickle Creek Trail.

PARK CONCEPT

- The Champion Way Park concept includes standard neighborhood park amenities:
- Public access would be provided from all three street frontages.
 - A stairway would be provided on Champion Way due to the steep terrain.
 - Accessible paths would be provided from the alley and Chula Vista Avenue.
 - In addition to the accessible path, a stairway would be provided at the Chula Vista entrance to provide direct access up the hill into the park.
- The entries would connect to an internal loop trail in the central area of the park.
- The playground would be located at the north end of the park.
- An open lawn area would be located in the central portion of the park adjacent to the picnic shelter and playground.
- Additional picnic tables would be provided around the park.
- Trees would be planted along the south boundary to provide a buffer for the adjacent houses.



ESA CHAMPION WAY PARK - SITE ANALYSIS
CITY OF SANDY

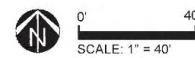


Figure D-1
Champion Way Park – Site Analysis

**TABLE D-1
CHAMPION WAY PARK DEVELOPMENT COST ESTIMATE**

Item	Notes	Units	QTY	Unit Cost	Total Cost
Erosion Control	Construction entrance, tree protection, etc	LS	1	\$ 10,000.00	\$ 10,000
Utilities	Water meter, backflow, trenching	LS	1	\$ 15,000.00	\$ 15,000
Earthwork	Grading	CYD	2,000	\$ 40.00	\$ 80,000
ROW Extension	Half Street incl sidewalk, asphalt, curb	LF	150	\$ 500	\$ 75,000
ROW Extension	Sidewalk between ex and extension	SF	450	\$ 15	\$ 6,750
Paved Accessible Paths	Concrete Pavement - 6' width	SF	4,700	\$ 15	\$ 70,500
Stairs	Concrete w/ handrail - 7' width	SF	225	\$ 100	\$ 22,500
Picnic Shelter & Pad	Prefabricated - 16'x16'	EA	1	\$ 35,000	\$ 35,000
Playground Surfacing	Engineered wood fiber& subdrainage	SF	4,000	\$ 10	\$ 40,000
Playground Curb and Ramp		LF	285	\$ 30	\$ 8,550
Playground Equipment	Structure, swings, climber	LS	1	\$ 100,000	\$ 100,000
Picnic Tables	Includes concrete pad	EA	7	\$ 2,000	\$ 14,000
Site Furnishings	Benches (3), bike racks (3), drinking fountain, dog bag dispenser, trash, bollards.	LS	1	\$ 15,000	\$ 15,000
Park Signs	Entry and rules	LS	1	\$ 5,000	\$ 5,000
Irrigation	Lawn and planting areas	SF	21,000	\$ 2.00	\$ 42,000
Open Lawn	Soil preparation and seeding	SF	13,000	\$ 2.00	\$ 26,000
Landscape Improvements	Trees, shrubs, and groundcover, mulch	SF	8,000	\$ 5.00	\$ 40,000
Subtotal of Construction Costs					\$ 605,300
Contingency (for Design Development)				25%	\$ 151,325
Contractors General Conditions (Mobilization, OH & Profit, Bonding & Insurance)				15%	\$ 90,795
Soft Costs (City Project Management, Design & Permitting Fees)				25%	\$ 151,325
Total Construction Costs					\$ 998,745

Assumptions:

1. Costs are in 2021 dollars and do not include escalation.
2. Costs do not include annual operations and maintenance fees
3. Cost estimate is a rough order of magnitude based on a preliminary park concept. Contingency is intended to cover design details to be determined.
4. Poured-in-place rubber surfacing in the playground would be an additional \$15 per square foot

Deer Point Neighborhood Park

EXISTING CONDITIONS

- The park is easily accessed from the neighborhood to the west.
- The parcel is long and narrow.
- It is bounded by Meadow Avenue on the west and Fawn Street to the south.
- Traffic noise from Highway 26 can be heard in some portions of site.
- The site is gently sloping from south to north.
- Steeper slopes occur along the transitions from the streets into the park.
- There is a potential pedestrian connection to an existing sidewalk along Highway 26
- The park property could be expanded to the east with future development of that parcel.
- Mature trees, particularly in the expansion area to the east, provide shade.
- There is an existing drainage swale on the parcel east of the park.

PARK CONCEPT

- Sidewalks would be built along Meadow Avenue and Fawn Street.
- A paved, accessible trail would pass through the site, forming two loops with the sidewalks along the street.
- A trail connection would connect to the sidewalk along Highway 26.
- A picnic shelter is located in the north portion of the site adjacent to the loop trail and playground.
- A large multi-use field would be located in the central portion of the park.
- A basketball half-court or other sport court would be located at the south end of the park.
- If the park were expanded in the future, the trail loop could expand onto the adjacent parcel along with an additional picnic shelter and picnic areas. There is potential to add amenities such as disc golf, a bicycle pump track and/or more walking trails.



ESA DEER POINT PARK - SITE ANALYSIS
CITY OF SANDY



Figure D-2
Deer Point Park – Site Analysis

**TABLE D-2
DEER POINT PARK DEVELOPMENT COST ESTIMATE**

Item	Notes	Units	QTY	Unit Cost	Total Cost
Erosion Control	Construction entrance, tree protection, etc	LS	1	\$ 20,000.00	\$ 20,000
Utilities	Water meter, backflow, trenching	LS	1	\$ 15,000.00	\$ 15,000
Earthwork & Site Prep	Rough and fine grading.	CYD	3,000	\$ 40.00	\$ 120,000
Paved Accessible Paths	Concrete Pavement - 6' width	SF	7,020	\$ 15	\$ 105,300
ROW	Half Street incl sidewalk, asphalt, curb	LF	200	\$ 500	\$ 100,000
Stairs	Concrete w/ handrail - 7' width	SF	175	\$ 100	\$ 17,500
Picnic Shelter & Pad	Prefabricated - 16'x16'	EA	1	\$ 35,000	\$ 35,000
Playground Surfacing	Engineered wood fiber & sub-drainage	SF	4,000	\$ 10	\$ 40,000
Playground Curb and Ramp		LF	255	\$ 30	\$ 7,650
Playground Equipment	Structure, swings, climbers, slide	LS	1	\$ 100,000	\$ 100,000
Sports Court	Half court, backstop (1), benches(2)	LS	1	\$ 50,000	\$ 50,000
Picnic Tables	Includes concrete pad	EA	7	\$ 2,000	\$ 14,000
Site Furnishings	Benches (3), bike racks (3), drinking fountain, dog bag dispenser, trash, bollards.	LS	1	\$ 15,000	\$ 15,000
Park Signs	Entry and rules	LS	1	\$ 5,000	\$ 5,000
Irrigation	Lawn and planting areas	SF	40,000	\$ 2.00	\$ 80,000
Open Lawn	Seeding and soil preparation	SF	20,000	\$ 2.50	\$ 50,000
Landscape Improvements	Shade trees, shrubs & ground cover, mulch	SF	10,000	\$ 5.00	\$ 50,000
ROW Landscape	Street trees & groundcover, mulch	SF	10,000	\$ 5.00	\$ 50,000
Subtotal of Construction Costs					\$ 874,450
Contingency (for Design Development)				25%	\$ 218,613
Contractors General Conditions (Mobilization, OH & Profit, Bonding & Insurance)				15%	\$ 131,168
Soft Costs (City Project Management, Design & Permitting Fees)				25%	\$ 218,613
Total Construction Costs					\$ 1,442,843

Assumptions:

1. Costs are in 2021 dollars and do not include escalation.
2. Costs do not include annual operations and maintenance fees
3. Cost estimate is a rough order of magnitude based on a preliminary park concept. Contingency is intended to cover design details to be determined.
4. Poured-in-place rubber surfacing in the playground would be an additional \$15 per square foot
5. Costs exclude work in potential expansion parcel to the east

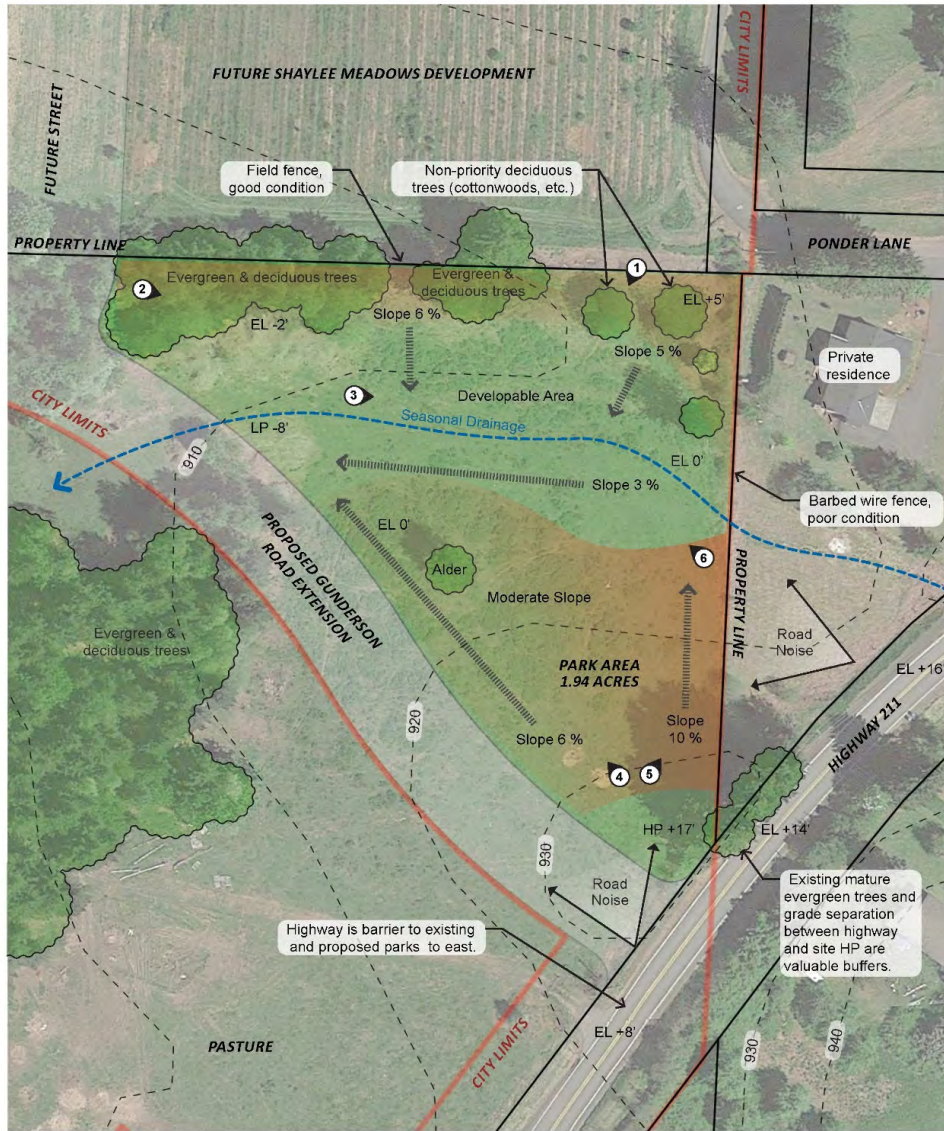
Ponder Lane Neighborhood Park

EXISTING CONDITIONS

- The parcel has good potential neighborhood access from Ponder Lane, a future street and Gunderson Road extension.
- Highway 211 is a barrier between the park and neighborhoods to the east.
- The park slopes gently from both the north and south toward a seasonal drainage in the center.
- Mature trees provide shade and screen views of adjacent uses.
- Traffic noise from Highway 211 can be heard within the park.

PARK CONCEPT

- Pedestrian access is possible from Ponder lane in the northeast corner, a future street in the northwest corner, and potentially Highway 211 in the southeast corner.
- A sidewalk would be built along Gunderson Road, connecting to an accessible paved loop trail within the park.
- A playground would be located in the northeast corner, adjacent to the trail and picnic areas.
- A picnic shelter would be located in the center of the park, between the dog park and the multi-use field.
- A fenced off-leash dog area would be located in the south portion of the park.
- All park features would be designed to meet accessibility requirements to the extent possible.
- There could be an opportunity for a crosswalk at Gunderson Road if the street were extended across Highway 211.



ESA PONDOR LANE PARK - SITE ANALYSIS
CITY OF SANDY



Figure D-3
Ponder Lane Park – Site Analysis

**TABLE D-3
PONDER LANE PARK DEVELOPMENT COST ESTIMATE**

Item	Notes	Units	QTY	Unit Cost	Total Cost
Erosion Control	Construction entrance, tree protection, etc	LS	1	\$ 20,000.00	\$ 20,000
Utilities	Water meter, backflow, trenching, culverts	LS	1	\$ 20,000.00	\$ 20,000
Earthwork & Site Prep	Rough and fine grading	CYD	4,000	\$ 40.00	\$ 160,000
Parking Lot	Asphalt	SF	4240	\$ 5	\$ 21,200
Parking Lot Curb and Ramp		LF	360	\$ 25	\$ 9,000
Paved Accessible Paths	Concrete Pavement - 6' width	SF	4,400	\$ 12	\$ 52,800
ROW Improvements	Half street incl. curb, sidewalk, asphalt				\$ 200,000
ROW Sidewalk	Concrete Pavement - 6' width	SF	3,360	\$ 12	\$ 40,320
Picnic Shelter & Pad	Prefabricated - 16'x16'	EA	1	\$ 35,000	\$ 35,000
Playground Surfacing	Engineered wood fiber, subdrainage	SF	7,930	\$ 10	\$ 79,300
Playground Curb and Ramp		LF	350	\$ 30	\$ 10,500
Playground Equipment	Structure, swings, slide, climbers	LS	1	\$ 100,000	\$ 100,000
Picnic Tables	Includes concrete pad	EA	6	\$ 2,000	\$ 12,000
Site Furnisings	Benches (3), bike racks (3), drinking fountain, dog bag dispenser, trash, bollards.	LS	1	\$ 15,000	\$ 15,000
Park Signs	Entry and rules	LS	1	\$ 5,000	\$ 5,000
Irrigation	Multi-use field and dog park	SF	61,800	\$ 2.00	\$ 123,600
Open Lawn	Soil preparation and seeding (Multi-use field and Dog Park)	SF	61,800	\$ 2.00	\$ 123,600
Landscape Improvements	Trees, shrubs & groundcover, mulch	SF	12,000	\$ 5.00	\$ 60,000
ROW Landscape	Trees, shrubs & groundcover, mulch	SF	3,400	\$ 5.00	\$ 17,000
Dog Park	Fences, gates, hose bibs	LS	1	15,700	\$ 15,700
Subtotal of Construction Costs					\$ 1,120,020
Contingency (for Design Development)				25%	\$ 280,005
Contractors General Conditions (Mobilization, OH & Profit, Bonding & Insurance)				15%	\$ 168,003
Soft Costs (City Project Management, Design & Permitting Fees)				25%	\$ 280,005
Total Construction Costs					\$ 1,848,033

Assumptions:

1. Costs are in 2021 dollars and do not include escalation.
2. Costs do not include annual operations and maintenance fees
3. Cost estimate is a rough order of magnitude based on a preliminary park concept. Contingency is intended to cover design details to be determined.
4. Poured-in-place rubber surfacing in the playground would be an additional \$15 per square foot

Sandy Community Campus

The City has the potential to use Urban Renewal Agency (URA) and other funds to renovate the school grounds into a park. Based on the needs analysis, the City would benefit from an additional neighborhood or community park in this area.

EXISTING CONDITIONS

- The Sandy Community Campus park site includes an old football field and track from the former school.
- The majority of the park is fairly flat, before sloping up to the former school buildings at the south end.
- The north end of the park transitions into forested slope and connects to the Sandy River Park natural area.
- The Sandy Skate Park is located in the southeast corner of the site.

PARK CONCEPT

- A preliminary concept for redevelopment of the park was created as part of the Aquatic Facility Analysis. The entire park will be too expensive to develop all at one time. The concept was broken into four phases. Below is the full build out concept.



Figure D-4
Sandy Community Campus Master Plan

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APPENDIX E

Potential Grants

Oregon Park & Recreation Department (OPRD) Grant Programs

OPRD administers a number of grant programs that can be used to support planning, design and development of public parks and trails. These grants focus on capital improvements and do not provide funding for maintenance and operations.

- Local Government Grant Program (LGGP) can be used for acquisition, planning, development or major rehabilitation of public outdoor park and recreation facilities that are consistent with the goals outlined in the SCORP. A 40% match is required for communities the size of Sandy. The City's share of the match can be composed of a variety of sources including donations, City labor and equipment, general fund, other grant sources, SDC's, cost of land acquisition within the past 6 years, and/or cost of planning within the last two years.
- Recreational Trails Program (RTP) is a federally funded grant program that is administered by OPRD. It can be used to fund a variety of trail project types, including land or easement acquisition, trail and trailhead design, renovation of existing trails, safety improvements, and construction. The required match ranges from 20-40% depending on the size of the grant requested and can include volunteer labor and other donations.
- Land and Water Conservation Fund (LWCF) is another federally funded grant program that is administered by OPRD. The grants can be used to fund land acquisition and development of outdoor recreation facilities. Eligible projects need to be consistent with SCORP goals and objectives, the local adopted comprehensive plan or park system master plan, and the Americans with Disabilities Act (ADA). LWCF will fund up to 50% of project costs, but unlike the LGGP, prior project costs cannot be used for a match. Use of LWCF funding results in a permanent Section 6(f) resource protection to maintain the site for public recreation in perpetuity. Impacts to a 6(f) protected site require an extensive review and approval process, similar to an environmental impact analysis, and any impacts need to be mitigated to replace the lost recreation area in kind.

In addition, OPRD includes compiled sources of grant opportunities on their website. Links to the documents are below:

Potential Funding Sources for Outdoor Recreation:

<https://www.oregon.gov/oprd/GRA/Documents/GRA-Other-Outdoor-Recreation-Funding-Sources.pdf>

Potential Recreational Trail Funding Sources:

<https://www.oregon.gov/oprd/GRA/Documents/GRA-Other-Recreational-Trail-Funding-Sources.pdf>

Oregon Department of Transportation (ODOT) Grant Programs

ODOT's Local Government Assistance program administers transportation oriented grant programs to facilitate transportation improvements throughout the state. Many of these are specific to vehicular transportation, but a selection are available for pedestrian and bicycle safety and connectivity, and can be used for trail systems and crossing safety improvements.

- Connect Oregon Program can be used for bicycle and pedestrian infrastructure improvements to ensure that Oregon's transportation system is diverse and efficient. The grant is competitive and requires a 30% match from other funding sources.
- Safe Routes to Schools focusses on bicycle and pedestrian improvements to facilitate safe access between residential areas and schools. Funds can be used for sidewalk, bike lanes, crosswalk safety improvements, including flashing beacons. The funds are limited and highly competitive
- Competitive Construction Grant Program.

APPENDIX F

Preliminary Parks System Development Charge Analysis

To: Tracy Johnson, Environmental Science Associates
From: Doug Gabbard, FCS GROUP
CC: John Ghilarducci, FCS GROUP
RE: Preliminary Parks SDC Analysis

Date: April 23, 2021

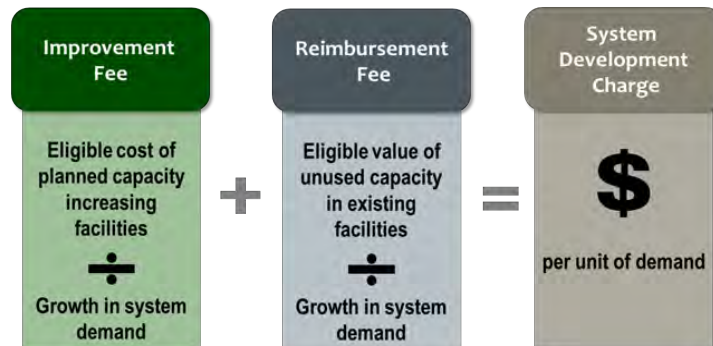
PRELIMINARY PARKS SDC ANALYSIS

This technical memorandum provides a preliminary calculation of a new parks system development charge (SDC) for the City of Sandy (City).

METHOD OF CALCULATION

SDCs are one-time fees imposed on new and increased development to recover the cost of system facilities needed to serve that growth.

In general, SDCs are calculated by adding an improvement fee component and a reimbursement fee component (if applicable)—both with potential adjustments. Each component is calculated by dividing the eligible cost by growth in units of demand. The unit of demand becomes the basis of the charge. Below is an illustration of this calculation:



GROWTH

In a parks master plan, growth is often measured as an increase in population due to new development (including redevelopment) activities. The increase in population causes an increase in parks usage. According to the City’s new parks master plan, population in the city is expected to grow to 19,100 from 11,650 during the planning period of 2020 to 2035. This implies a growth of 7,450 residents during the planning period, which will form the denominator of the SDC calculation.

Further, a growth of 7,450 residents means that 39.01 percent of the 2035 population will be residents that arrive during the planning period. That percentage is called the growth share. The growth share will be useful in the improvement fee section of this memo.

IMPROVEMENT FEE COST BASIS

A project's eligible cost is the product of its total cost and its eligibility percentage. The eligibility percentage represents the portion of the project that creates capacity for future users.

Calculating the eligibility percentage for parks projects can be done in multiple ways. Parks projects can generally be divided into two lists: the expansion list and the infill list. Projects on the expansion list add a measurable quantity of park acres, trail miles, or special use facilities to the parks system inventory. Projects on the infill list add amenities to existing park facilities. Each list requires a different method of determining the eligibility of its projects. Both lists will be discussed in separate sections below and then brought back together to determine the full improvement fee cost basis.

Expansion List

Projects on the expansion list add a measurable quantity of park acres, trail miles, or special use facilities to the parks system inventory. The two tables below show all the parks projects that fit that description. The tables also display the park type of each parks project, the priority tier of each project, its total cost, and the quantity of acres or trail miles added. In addition, the last two columns of **Table 1** shows the number and type of park acres absorbed from other parks.

Table 1: Park Projects on the Expansion List

Park Name	Park Type	Tier	Total Cost	Acres Added	Acres Absorbed	Type of Park Acres Absorbed
Deer Point Park	Neighborhood Park	Tier 1	\$ 1,382,100	0.99	0.99	Undeveloped Park
Champion Way Park	Neighborhood Park	Tier 1	840,600	1.41	1.41	Undeveloped Park
Ponder Lane Park	Neighborhood Park	Tier 1	1,468,200	2.00	2.00	Undeveloped Park
Jewelberry NE	Neighborhood Park	Tier 1	1,250,000	2.00	-	
Ruben	Natural & Open Space	Tier 1	1,250,000	2.00	-	
Vista Loop	Neighborhood Park	Tier 1	1,250,000	2.00	-	
Community North	Community Park	Tier 1	6,562,500	15.00	-	
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	-	-	-	
North Bluff	Mini Park	Tier 2	325,000	0.50	-	
Colorado East	Mini Park	Tier 2	325,000	0.50	-	
Kelso 362nd	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Jarl Road	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Deer Point Expansion	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Vista Loop SW	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Community South	Community Park	Tier 2	6,562,500	15.00	-	
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	-	-	-	
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	-	-	-	
Orient	Mini Park	Tier 3	325,000	0.50	-	
Martin Road	Mini Park	Tier 3	325,000	0.50	-	
Village Boulevard South	Mini Park	Tier 3	325,000	0.50	-	
Colorado	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Gunderson Road West	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Trubel	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Langensand SW	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Community East	Community Park	Tier 3	6,562,500	15.00	-	
Ruben	Natural & Open Space	Tier 3	-	-	-	
Sandy Community Campus - Phases 1-4	Community Park		9,950,200	14.00	14.00	Undeveloped Park
			\$ 48,703,600	87.90	18.40	

Source: Environmental Science Associates, City staff.

Table 2: Trail Projects on the Expansion List

Trail Name	Tier	Total Cost	Miles Added
Sandy Bluff Park Pond Loop Trail	Tier 1	\$ 45,200	0.21
Bell Street to Sandy Bluff Park	Tier 1	59,600	0.28
Kate Schmidt to Bell Street	Tier 1	26,600	0.12
SHS Trail Easement 1*	Tier 1	82,500	0.38
Community Campus to Sandy River Trail	Tier 1	22,300	0.59
Park Street to Community Campus	Tier 1	1,700	0.05
Vista Loop to Hood Street	Tier 1	467,600	0.92
Tickle Creek Reroutes	Tier 1	57,100	0.26
Tupper Park to Gerilyn Court	Tier 1	28,700	0.06
Tickle Creek to Highway 211	Tier 1	65,300	0.30
Trickle Creek Extension East to Dubarko Underpass	Tier 1	55,900	0.26
Trickle Creek Extension Dubarko East to Jacoby	Tier 1	92,100	0.42
Alleyway to Trickle Creek Trail Connector	Tier 1	35,000	0.07
Jacoby Road to Trickle Creek Connector	Tier 1	26,100	0.05
Kelso Bluff to Orient	Tier 2	1,025,300	1.61
Kelso to Powerline	Tier 2	172,200	0.79
Sunflower to Powerline	Tier 2	28,600	0.06
Olson to Powerline	Tier 2	76,300	0.15
Sandy Bluff Park to 362nd	Tier 2	136,200	0.63
Slagle Loop to Jonsrud Overlook	Tier 2	35,800	0.96
Sandy River Lower Loop	Tier 2	12,500	0.33
Sandy River North Loop	Tier 2	9,900	0.26
Park Street to Sandy River Trail	Tier 2	6,200	0.16
Fir Drive to Community Campus	Tier 2	18,600	0.50
Trickle Creek Extension within UGR	Tier 2	354,600	1.64
Champion Way to Tickle Creek	Tier 2	7,200	0.19
Barnum to Tickle Creek	Tier 2	5,400	0.14
Salmon Creek Park to Barnum Road	Tier 2	87,700	0.17
Sunset Street to Tickle Creek	Tier 2	12,200	0.32
Sunset Street to Nettie Connett Drive	Tier 2	94,900	0.19
Bluff Road to Sandy Heights	Tier 2	10,800	0.29
Market Road Public Easement	Tier 2	95,500	0.19
Sandy Heights to Meinig Connection	Tier 2	10,700	0.29
Tickle Creek Jacoby Rd to Meadows Ave Extension	Tier 2	161,100	0.74
Highway 211 to Bornstedt Park	Tier 2	72,800	0.14
Kelso Park to Orient Park	Tier 3	147,400	0.68
362nd to Kelso Park	Tier 3	96,500	0.45
Orient to Powerline	Tier 3	128,000	0.59
Meeker to MH Athletic Club	Tier 3	32,500	0.06
Vista Loop to Longstreet Lane	Tier 3	514,600	1.02
Orient to Tickle Creek	Tier 3	82,400	0.38
Tickle Creek to Colorado & Rachel	Tier 3	212,000	0.98
Tickle Creek to Deer Point Park	Tier 3	403,200	0.80
Dubarko Extension Road	Tier 3	119,300	0.19
Bornstedt Road to Trubel Road	Tier 3	462,300	0.73
Village South to Trubel Road	Tier 3	582,000	0.91
Jacoby West to Village South	Tier 3	348,200	0.55
Cascadia to Jacoby West	Tier 3	95,400	0.19
Highway 216 to Jacoby	Tier 3	963,900	1.51
Tickle Creek Connector Sewer Easement	Tier 3	853,100	3.94
Total		\$ 8,541,000	26.69

Source: Environmental Science Associates, City staff.

Note that the costs for projects on these two tables do not include land acquisition costs, although those are perfectly eligible for inclusion in an improvement fee (as long as they are not recovered in any other kind of development impact fee).

For projects on the expansion list, eligibility is determined by a level-of-service analysis that quantifies the park facilities that are needed for growth (and are therefore eligible to be included in an improvement fee cost basis). Park facilities can be measured by sorting them into categories, or by considering their respective units of measurement. Further, in either approach, the current or future level-of-service may be targeted. These two separate choices create four distinct and equally defensible ways of calculating the eligibility percentage of each project.

Each method will be examined in the sections below.

Current Level-of-Service (By Category and Unit of Measurement)

Determining SDC eligibility for parks projects using the current level-of-service requires determining the quantity of parks facilities needed to maintain the current level-of-service. Any projects that add facilities in excess of that quantity are ineligible.

The City has seven relevant parks categories for determining its level-of-service by category. These are shown in the upper panel of the first column in **Table 3**. Each category receives its own level-of-service. Using neighborhood parks as an example, the City currently has 16.89 acres of neighborhood parks. Using the 2020 population discussed above, this implies that there are 1.45 acres of neighborhood parks per 1,000 residents. The parks project list, when completed, will add 24.40 acres of neighborhood parks. However, based on the 2035 population and the current level-of-service, only 10.80 additional acres of neighborhood parks are needed. So, only 10.80 acres out of the 24.40 acres added by the project list are eligible for inclusion in the improvement fee cost basis, or 44.27 percent.

The same line of reasoning is used to develop the eligibility percentages for other parks categories. Further, calculating eligibility using level-of-service by unit of measurement follows the same approach. The eligibility percentage for each parks category or unit of measurement is shown in the “Eligibility” column of **Table 3**.

Table 3: Improvement Fee Eligibility under the Current Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	Additional Needed to Maintain LoS	Eligibility
By category:						
Mini Park	Acres	3.87	0.33	2.50	2.47	98.99%
Neighborhood Park	Acres	16.89	1.45	24.40	10.80	44.27%
Community Park	Acres	10.82	0.93	59.00	6.92	11.73%
Natural & Open Space	Acres	224.64	19.28	2.00	143.65	100.00%
Undeveloped Park	Acres	22.51	1.93	-18.40	14.39	0.00%
Special Use Area	Number	4.00	0.34	0.00	2.56	0.00%
Trail	Miles	9.84	0.84	26.69	6.29	23.57%
By Unit of Measurement:						
Acres of Parks and Natural Areas	Acres	278.73	23.93	69.50	178.24	100.00%
Number of Special Use Sites	Number	4.00	0.34	0.00	2.56	0.00%
Miles of Trails	Miles	9.84	0.84	26.69	6.29	23.57%

Source: Environmental Science Associates, City staff.

Future Level-of-Service (By Category and Unit of Measurement)

To determine SDC eligibility using the future level-of-service, the proposed additional quantity of parks facilities is added to the current quantity of parks facilities. Using the future population, a future level-of-service is then calculated. Then, that level-of-service is compared to the current parks system to determine if any current deficiencies exist against the future level-of-service. Only parks projects that do not cure existing deficiencies are considered eligible for the improvement fee cost basis under this method.

As in the previous section, calculating SDC eligibility based on future level-of-service can be done both when measuring parks facilities by category and when measuring by unit of measurement.

Table 4 below outlines both methods using the future level-of-service. Using neighborhood parks as an example, the City currently has 16.89 acres of neighborhood parks. The parks project list, when completed, will add 24.40 acres of neighborhood parks. This results in a future level-of-service of 2.16 acres of neighborhood parks per 1,000 residents in 2035. If that level-of-service was applied to the 2020 population, a minimum of 25.18 acres would be needed. However, there are currently only 16.89 acres. Thus, the difference between 16.89 and 25.18 acres, or 8.29 acres, must be added to the system to cure a deficiency. So, only the remaining 16.11 acres added by the project list, or 66.01 percent of the neighborhood parks projects, are eligible for inclusion in the improvement fee cost basis under this method.

The same approach is used to develop the eligibility percentages for other parks categories. Calculating eligibility using level-of-service by unit of measurement follows the same logic. The eligibility percentage for each parks category or unit of measurement is shown in the “Eligibility” column of **Table 4** below.

When calculating an SDC based on the future level-of-service, it is possible that there may be park facilities eligible for inclusion in a reimbursement fee. This occurs when the future level-of-service for a parks category or unit of measurement is lower than the current level-of-service. If this is this case, and if the future level-of-service is targeted, then it follows that the parks system has an excess of parks facilities. The final column of **Table 4**, “Reimbursable Quantity,” shows the reimbursable quantity of parks facilities by category and unit of measurement which can be used to calculate a reimbursement fee.

Table 4: Improvement Fee Eligibility under the Future Level of Service

	Units	2020 Quantity	Change in Quantity	2040 Units per 1,000 Residents	2020 Minimum Quantity	Eligibility	Reimbursable Quantity
By category:							
Mini Park	Acres	3.87	2.50	0.33	3.89	99.39%	-
Neighborhood Park	Acres	16.89	24.40	2.16	25.18	66.01%	-
Community Park	Acres	10.82	59.00	3.66	42.59	46.16%	-
Natural & Open Space	Acres	224.64	2.00	11.87	138.24	100.00%	86.40
Undeveloped Park	Acres	22.51	-18.40	0.22	2.51	0.00%	20.00
Special Use Area	Number	4.00	0.00	0.21	2.44	0.00%	1.56
Trail	Miles	9.84	26.69	1.91	22.28	53.38%	-
By Unit of Measurement:							
Acres of Parks and Natural Areas	Acres	278.73	69.50	18.23	212.40	100.00%	66.33
Number of Special Use Sites	Number	4.00	0.00	0.21	2.44	0.00%	1.56
Miles of Trails	Miles	9.84	26.69	1.91	22.28	53.38%	-

Source: Environmental Science Associates, City staff.

Infill List

Projects on the infill list do not add park acres or trail miles to the parks system, but they do add amenities to existing park facilities that will be used by both current and future users. **Table 5** displays all projects on the infill list.

If a project adds amenities, those amenities are assumed to benefit both current and future users proportionately. Therefore, that project’s eligibility percentage is assumed to be the growth share discussed in the “Growth” section above. Projects that do not add amenities, but instead repair or renovate existing amenities, do not add capacity for future users and so receive an eligibility percentage of zero percent.

Table 5: Infill List Projects

	Tier	Total Cost	Eligibility	Eligible Costs
Sandy Bluff Park	Tier 1	\$ 125,000	39.01%	\$ 48,757
Sandy River Park - Phase 1	Tier 1	800,000	39.01%	312,042
Bornstedt Park - Phase 2	Tier 2	252,000	39.01%	98,293
Tupper Park	Tier 2	750,000	39.01%	292,539
Meinig Memorial Park	Tier 2	273,200	39.01%	106,562
Sandy River Park - Phase 2	Tier 2	650,000	39.01%	253,534
Meinig Memorial Park	Tier 3	500,000	0.00%	-
Sandy River Park Addition	Tier 3	-	39.01%	-
Total		\$ 3,350,200		\$ 1,111,727

Source: Environmental Science Associates, City staff.

Improvement Fee Cost Basis

Combining the eligible costs identified in the expansion and infill lists creates the full improvement fee cost basis. **Table 6** displays all four methods of calculating the eligible costs of the expansion list. While the eligible cost of the expansion list varies by method, the eligible cost of the infill list does not vary. As shown, the eligible costs for the improvement fee ranges from \$16.6 million when targeting the current level-of-service by category up to \$54.4 million when targeting the future level-of-service by unit of measurement.

Table 6: Improvement Fee Cost Basis

By Category	Cost	Current LoS		Future LoS	
		Eligibility	Eligible Cost	Eligibility	Eligible Cost
Mini Park	\$ 1,625,000	99%	\$ 1,608,624	99%	\$ 1,615,012
Neighborhood Park	16,190,900	44%	7,167,062	66%	10,686,831
Community Park	29,637,700	12%	3,475,763	46%	13,680,288
Natural & Open Space	1,250,000	100%	1,250,000	100%	1,250,000
Undeveloped Park	-	0%	-	0%	-
Special Use Area	-	0%	-	0%	-
Trail	8,541,000	24%	2,013,460	53%	4,559,543
Expansion Projects Total	\$ 57,244,600		\$ 15,514,909		\$ 31,791,673
Infill Projects	3,350,200		1,111,727		1,111,727
Total	\$ 60,594,800		\$ 16,626,636		\$ 32,903,401
By Unit of Measurement					
Acres of Parks and Natural Areas	\$ 48,703,600	100%	\$ 48,703,600	100%	\$ 48,703,600
Number of Special Use Sites	-	0%	-	0%	-
Miles of Trails	8,541,000	24%	2,013,460	53%	4,559,543
Expansion Projects Total	\$ 57,244,600		\$ 50,717,060		\$ 53,263,143
Infill Projects	3,350,200		1,111,727		1,111,727
Total	\$ 60,594,800		\$ 51,828,788		\$ 54,374,870

Source: Previous tables.

REIMBURSEMENT FEE COST BASIS

The reimbursement fee collects the cost of existing parks facilities that are available for future users. A reimbursement fee is possible for a parks SDC only when the future level-of-service is targeted. As discussed in the sections above, the parks system does have park facilities available for future use. However, the costs for these park facilities were not calculated for this preliminary parks SDC analysis, and so there is no reimbursement fee cost basis in this memo.

ADJUSTMENTS

Oregon Revised Statutes (ORS) 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in the SDC cost basis. After consultation with the City, we estimate the City will spend about \$28,290 over the planning period on the compliance costs allowed by statute.

Another typical adjustment to an SDC is the deduction of available fund balance from the total cost basis. Existing fund balance of \$1,223,401 was deducted from the improvement fee cost basis.

CALCULATED SDC

Table 7 below summarizes the calculation of the SDC. As shown, the total cost basis ranges from \$15.4 million up to \$53.2 million depending on the method chosen for calculating level-of-service. When dividing by the expected growth in residents during the planning period of 7,450, the total SDC per resident ranges from \$2,075 up to \$7,142. Because each method is equally defensible, \$7,142 is the maximum allowable SDC per resident.

Table 7: Calculated SDC

	Current by Category	Future by Category	Current by Unit	Future by Unit
Cost Basis:				
Improvement Fee	\$ 16,626,636	\$ 32,903,401	\$ 51,828,788	\$ 54,374,870
Estimated Improvement Fee Fund Balance	(1,223,401)	(1,223,401)	(1,223,401)	(1,223,401)
Compliance Costs	28,290	28,290	28,290	28,290
Total Cost Basis	\$ 15,431,525	\$ 31,708,290	\$ 50,633,677	\$ 53,179,759
Growth in Residents	7,450	7,450	7,450	7,450
Improvement Fee per Resident	\$ 2,071	\$ 4,256	\$ 6,796	\$ 7,138
Compliance Fee per Resident	4	4	4	4
Total SDC per Resident	\$ 2,075	\$ 4,260	\$ 6,800	\$ 7,142
Fee Schedule:				
	Residents per Dwelling Unit			
Single-family dwelling unit	2.73	\$ 5,665	\$ 11,629	\$ 18,563
Multi-family dwelling unit	2.02	4,200	8,622	13,763
Mobile home dwelling unit	2.20	4,563	9,366	14,952

Source: Previous tables, City staff, 2015-2019 American Community Survey 5-Year Estimates, Tables B25024 and B25033 (residents per dwelling unit).

The last panel in **Table 7** shows the SDC calculated for various residential development types. The SDC is scaled to these types based on the average number of residents per dwelling unit, which is taken from Census data. As shown, the maximum allowable SDC for a single-family dwelling unit is \$19,496.

FUNDING PLAN

If the City implements the full parks SDCs calculated above, SDC revenues will still not be sufficient to cover the cost of the project list and additional revenue will be needed. Further, if a lower SDC is implemented, the amount to be collected from other sources will grow. **Table 8** below provides a summary of the funding plan for the City’s project list under the recommended method of calculating the parks SDC.

Table 8: Funding Plan

	Future by Unit
Resources	
Beginning fund balance	\$ 1,223,401
SDC revenue	53,179,759
Other needed revenue	6,219,930
Total resources	\$ 60,623,090
Uses	
Project list (total cost)	\$ 60,594,800
Compliance costs	28,290
Ending fund balance	-
Total requirements	\$ 60,623,090

Source: Environmental Science Associates, City staff, previous tables.

At a minimum, the City will require \$6,219,930 of non-SDC revenue to complete the capital improvement plan. One possible source is a general obligation bond with a voter-approved levy. As shown in the table below, the tax rate required to pay the debt service on such a bond issue would be 47.67 cents per \$1,000 of assessed value. For a house with an assessed value of \$300,000, the annual debt service levy would be \$143.

Table 9: General Obligation Bond with Low Proceeds

	Low Scenario
Bond proceeds	\$6,219,930
Interest rate	4.00%
Maturity (years)	20
Annual debt service	\$457,673
Assessed value in FY 2020-21	\$960,166,014
Bond levy tax rate	\$0.4767
Tax on \$300,000 house	\$143

In contrast, if the City wished to finance its entire capital improvement plan with a general obligation bond and make park SDCs unnecessary, the burden on a house with an assessed value of \$300,000 would be \$1,393 per year.

Table 10: General Obligation Bond with High Proceeds

	High Scenario
Bond proceeds	\$60,594,800
Interest rate	4.00%
Maturity (years)	20
Annual debt service	\$4,458,671
Assessed value in FY 2020-21	\$960,166,014
Bond levy tax rate	\$4.6436
Tax on \$300,000 house	\$1,393

INDEXING

ORS 223.304 allows for the periodic indexing of SDCs for inflation, as long as the index used is:

- (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

We recommend that the City index its parks SDC to the *Engineering News Record* Construction Cost Index for the 20-City Average and adjust charges annually. There is no comparable Oregon-specific index.

OPPORTUNITIES TO REFINE THE ANALYSIS

This SDC analysis should be considered preliminary. Further data and analysis will improve the defensibility of the SDC. **Table 11** outlines some of the opportunities for improvement. Each item is listed with its estimated impact on the final calculated SDC.

Table 11: Analysis Improvement Opportunities

	Likely Impact on SDC
Year of Construction for Existing Parks	Higher
More Accurate Compliance Cost Estimates	Higher
Land Acquisition Costs	Higher
Planned Year of Construction for Future Parks	None
Reimbursement Fee Fund Balance	Unknown
Better Categorization of Expansion Projects	Unknown

Note that while outlining the planned year of construction for future parks will have no impact on the final SDC number, showing the timing of projects in the SDC methodology is required by ORS 223.309(1).

APPENDIX G

Public Outreach Summary

SANDY PARKS AND TRAILS MASTER PLAN

PUBLIC OUTREACH SUMMARY

Prepared for:
City of Sandy



Prepared by:
JLA Public Involvement

Winter 2021

Project Overview

Over the course of 2020, the City of Sandy worked to update their Parks and Trails Master Plan to better serve the community's needs now and into the future. In addition to conducting research on the existing conditions, the Master Plan update has been guided by input from the community to help the City ensure future park and trail projects serve the needs and desires of Sandy residents. The goals of the update are to:

- Identify the necessary parks and trails that are needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

Two phases of targeted outreach were conducted:

- Phase 1: Outreach was conducted from January – March 2020 and focused on creating awareness of the project, sharing existing conditions information, and gathering feedback about the community's needs and desires for future parks and trails facilities.
- Phase 2: Outreach was conducted in September – October 2020 and was focused on reporting out what was heard from the community in the previous phase, as well as sharing and soliciting feedback on proposed improvements to the overall Parks and Trails system and concepts for Champion Way, Deer Point, and Ponder Lane neighborhood parks, and the Sandy Community Campus.

Following both phases of public outreach, the draft Master Plan will be revised to include community input before sharing it with the City Council for acceptance.

PHASE 1 OUTREACH (JANUARY – MARCH 2020)

Participation and Format

The first phase of outreach included the following activities:

Stakeholder Interviews

On January 28, 2020, twelve community stakeholders were interviewed in small groups with two to three people and in some cases, one. These stakeholders were recruited based on their special knowledge, expertise, or experience with the Sandy Parks system. Each interview began with introductions and a brief project overview from the City and ESA. The main purpose of the interviews was to gather insight on needs, gaps and priorities within the Parks and Trails system that would help inform the Master Plan development process. A summary of the stakeholder interviews can be found at the end of this document in **Appendix B**.

Open House #1

The first in-person open house took place on February 27, 2020 at the Sandy Senior Center. Attendees were provided a project fact sheet at the door and invited to view a variety of display boards, as well as speak with project staff from the City of Sandy. Display boards included project information and feedback opportunities in the form of a dot exercise to identify preferred park amenities. Attendees were encouraged to ask questions and provide comments on print versions of the survey. **Approximately 28 people attended the open house and 21 completed survey questionnaires at the event.** A summary of the feedback received can be found in at the end of this document in **Appendix C**.

Bilingual Event

The project team held a bilingual event to gather feedback via hard copy questionnaires on March 11, 2020 at the Sandy Vista Apartments, a complex that houses predominately Spanish-speaking individuals and families. Participants were able to share their experience with Sandy parks, learn more about the park system, ask questions, and submit print surveys. Bilingual staff assisted with the presentation and communication with community members. The survey was available in both English and Spanish language versions at the event. **A total of 27 people submitted print survey responses.** A summary of the feedback received can be found in at the end of this document in **Appendix D.**

Online Survey

In addition to the in-person events, a corresponding online survey was available from February 28 to March 15, 2020. **A total of 81 surveys were submitted online.** A summary of the feedback received can be found in at the end of this document in **Appendix C.**

Outreach and Notification

For the first phase of outreach, the following methods were used to promote participation in the open house events and the online survey.

- Project website: The City posted information on the project website about the open house event and a link to the online survey.
- City e-mail list: The City distributed an announcement about the open house and online survey to their e-mail list.
- Social media posts: The City posted an event to their Facebook page advertising the in-person open house and shared the online survey on Facebook separately.
- Spanish Language outreach event at Sandy Vista: Flyers were distributed to every apartment unit and posted in the common areas with the date, time and location of the meeting.

PHASE 2 OUTREACH (SEPTEMBER – OCTOBER 2020)

Participation and Format

The second phase of outreach included the following activities:

Online Open House Event

Due to the ongoing COVID-19 public health crisis, the outreach was primarily online. The online open house event was posted for public viewing and participation from September 24 to October 25. During that time, the site garnered 1,573 unique visitors, with 72 people completing the online questionnaire. A summary of the feedback received can be found in at the end of this document in **Appendix E.** The bilingual mailer can be found in **Appendix F.**

Online open house located at: <https://openhouse.jla.us.com/sandy-ptsm#>

Spanish Language Community Survey

Since a second follow-up event at Sandy Vista Apartments was not possible due to the COVID-19 pandemic, a Spanish language survey was developed and distributed to residents of Sandy Vista in order to provide current information about the Master Plan effort and solicit input on proposed park designs concepts. A summary of the feedback received can be found in at the end of this document in **Appendix E.**

Outreach and Notification

For the fall round of outreach, a flyer was developed and distributed to the community by the City to promote the online open house feedback opportunity. In addition, the City promoted the event on their Social Media platforms and distributed the link to the online open house via their e-mail list serve. The city website also directed visitors to the online open house.

APPENDIX E.1: PROJECT FACT SHEET

Sandy Parks & Trails Master Plan



In Sandy we are proud of our parks system, from the 1.75-mile Tickle Creek Trail, to neighborhood playgrounds, to the 127-acre Sandy River Park. All told, there are 17 facilities within Sandy city limits. Those parks, grounds, trails and open spaces are maintained by just two full-time employees and a summer worker.

But the city is growing. After more than 20 years, it is time for an updated Parks & Trails Master Plan to serve our growing community in the near future, and for years to come.

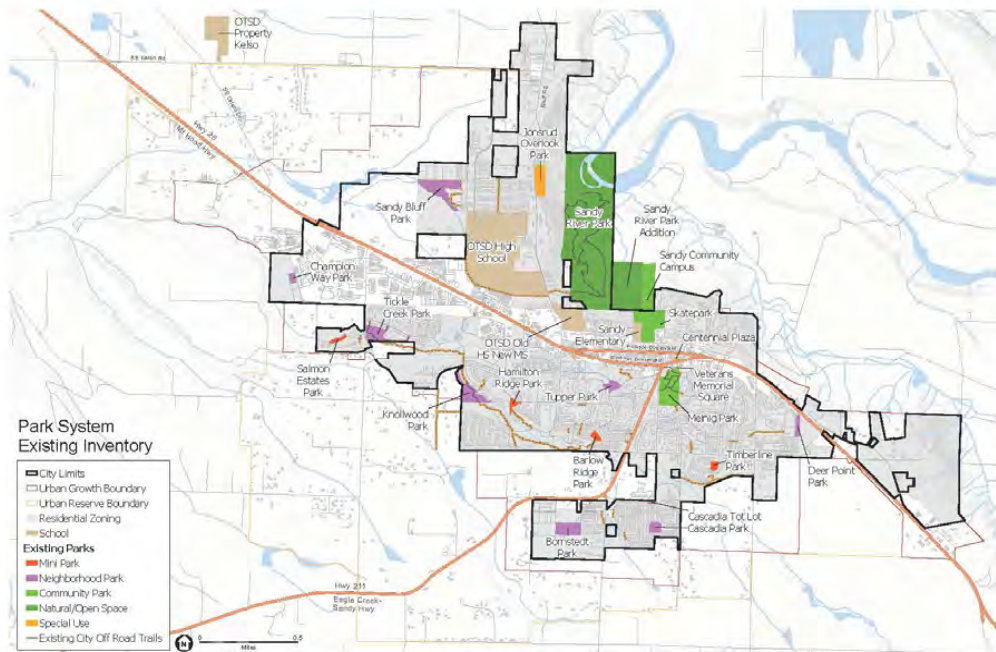
What's a "Master Plan"?

It's a reference document, a little like a map or an owner's manual. In this case, the City of Sandy will use it to help make sure future park and trail projects serve the goals, needs and hopes of residents like you.

The master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails in future decades).





We need your input!

We need you to tell us how you use parks now and how you may use them in the future. This might include parks and trails connectivity and how you access them.

We also want to hear your preferences for potential park and trail projects and learn which ones you think should take priority (and why) as money becomes available.

What's next

The planning process is currently underway and will take approximately 10 months to complete. There will be multiple opportunities for community engagement and input to help guide the process. A Technical Advisory Committee (TAC), comprised of Sandy community members will meet at multiple times throughout the project to help guide the work of the project team, in addition to one-on-one interviews with key community groups, public open houses and online surveys.

**December–
January**

Project start,
establish priorities

**February–
April**

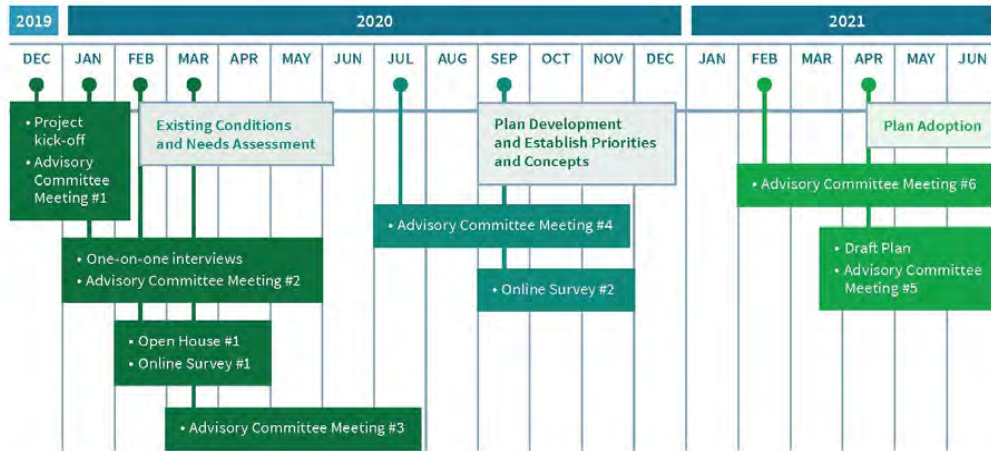
Existing Conditions
and Needs Assessment

**August–
October**

Plan Development
and Concepts

Mid-2021

Plan Adoption



For questions or more information, contact Nancy Ream Enabnit: 503.668.7535 | nancyenabnit@gmail.com.

APPENDIX E.2: STAKEHOLDER INTERVIEW SUMMARY

On January 28, 2020, Environmental Science Associates (ESA), JLA Public Involvement and the City of Sandy interviewed twelve community stakeholders based on their special knowledge, expertise or experience with the Sandy Parks system. Interviews were conducted in small groups with two to three people and in some cases, one. Each interview began with introductions and a brief project overview from the City and ESA. The main purpose of the interviews was to gather insight on needs, gaps and priorities within the Parks and Trails system that would help inform the Master Plan development process.

This report is a compilation of stakeholder responses that summarizes the key themes and most-often heard comments, and a few individual responses are included to give a fuller indication of the type of feedback received.

STAKEHOLDERS INTERVIEWED:

- Melissa Thompson, Sandy Senior Center & area resident
- Juntu Oberg, NW Trails Alliance
- Olga Gerberg, Latinx Community
- Carol Cohen, OBRA & area resident
- Susan Drew, Community Gardens & area resident
- Martin Montgomery, Sandy Mt. Festival & Kiwanis
- Joseph Preston, Parks Maintenance
- Chris Hargrave, Youth Sports & area resident
- Sarah Richardson, Adult Softball, Dog Park & area resident
- Carissa Strobel, Mike Strobel and Lori Engdall, Eastwind Running

Several other groups were invited, but did not attend, including:

- Sandy Helping Hands
- Ant Farm
- Community Action Center
- Sandy Transit
- SHS Green Club
- Mt. Hood Athletic Club
- Swimming Pool
- Police
- Library
- Pickle Ball

KEY THEMES:

Several themes emerged. It is important to note that these themes are not universally accepted points of view, but simply those that were raised by multiple interviewees.

Feedback about Needed facilities/amenities:

The following thoughts and ideas were offered by interview participants when asked what they felt was needed in regard to future Parks and Trails facilities and amenities. Most ideas were offered by more than one person, and a few were just mentioned by one.

- Pump tracks/skills course
- Sports fields for pick up sports, such as soccer, baseball
- Trails and trail connections (Tickle Creek to Cazadero, connect with Timberline Trail, add trail at Sandy Vista, Sandy River rustic trails, incorporate Tickle Creek trail, connect with Springwater)
 - Safer road crossings (underpass/overpass at 212/Hwy 26)
 - Include wayfinding on trails/paths
 - Trail system loop around city
 - Utilize powerline corridors
 - Connect Tickle Creek Trail connections off road
- Pickle Ball
- More programming/amenities for disabled, such as:
 - sensory gardens
 - raised beds for community gardens
 - improved surface trails
 - accessible trails
 - universal designed playground, such as Harper's in Portland
- Sports complex with lights and synthetic turf
- Standing Wave/Whitewater Park
- Progressive skills complex for both bike and skate skills.
- Outdoor basketball hoops
- Dog park trail system with natural features
- Shelters
- Restrooms
- Covered shelters/multipurpose spaces
- Family oriented facilities, broad appeal with activities for a range of age groups: open field/ soccer, picnic area, BBQ's
- Improve geographic distribution of facilities:
 - Community garden for north side of town (Knollwood?)
 - Dog park for south side of town
 - Basketball Court north side of town
 - Large field on south side of town.

Feedback about favorite parks and trails:

During the course of the conversation with stakeholders, a few popular parks and trails were mentioned. Those include:

- Tupper
- Tickle Creek
- Bornstedt
- Meinig Park

Parks that are in need of repair:

At least a few people mentioned parks that are in need of repair or rehabilitation. Those include:

- Tupper Park playground equipment
- Meinig Park (ADA access, power distribution, improved paths & bridges, undeveloped space could be improved, additional restrooms)
- Skatepark (demolish, redesign and relocate)

Nearby regional facilities:

A few people mentioned other, nearby regional facilities owned and managed by other providers, or other facilities as examples of what was desired in Sandy. Those are as follows:

- Timberline Trail – Mt. Hood (future connection)
- Sandy Ridge Trail system - Welches
- Cazadero/ Springwater Trail – Gresham to Portland (future connection)
- Hoodview Sports Complex – North Clackamas (example facility of what is desired in Sandy)
- Harper's Playground – Portland (example facility of what is desired in Sandy)
- Oral Hull Sensory Garden (example facility of what is desired in Sandy)
- Rock Ridge Bike Skills Course – Bend (example facility of what is desired in Sandy)
- Pump Track, Family man bike skills course – Hood River (example facility of what is desired in Sandy)
- Tree Course – Hagg Lake (example facility of what is desired in Sandy)
- Estacada has 2 disc golf courses.
- McKay Park Standing Wave – Bend (example facility of what is desired in Sandy)
- Standing wave – Boise (example facility of what is desired in Sandy)

Concerns and areas for improvement:

Overall, the comments provided by stakeholders were positive and supportive of the Master Planning effort. A few comments were shared with regard to how the system could be improved, such as:

- Cleanliness of parks. Some parks, particularly trails and natural areas are littered with garbage and needs. Homelessness is an issue in these areas.
- Parks appear private/not accessible to the Latinx community. More outreach and communication are needed to provide a more welcoming, accessible environment. Consider using universal symbols on signs in addition to terms as well as provide materials and signage in Spanish.
- It will be important to engage the Latinx community during the Master Planning process. Consider holding a separate, Spanish language meeting at Sandy Vista Community Room.
- Recreation programming at Senior/Community Center is great but could be marketed better.

- Future landscaping should include native, drought resistant plants and shrubs to reduce maintenance. Limit planting flower beds in key locations. Turf and trees are easier to maintain.
- Consider integrated pest management (reduce need to spray chemicals).
Provide trail maps in addition to park maps.

APPENDIX E.3: SPRING 2020 OPEN HOUSE AND ONLINE SURVEY

DISPLAY BOARDS

Sandy Parks & Trails Master Plan



What is a "Master Plan"?

It is a reference document, a little like a map or an owner's manual. In this case, the City of Sandy will use it to help make sure future park and trail projects serve the goals, needs and hopes of residents like you.

The master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails in future decades).



Why are we doing this?

In Sandy we are proud of our parks system, from the 1.75-mile Tickle Creek Trail, to neighborhood playgrounds, to the 127-acre Sandy River Park. All told, there are 19 parks within Sandy city limits. The parks, trails and open spaces are maintained by just two full-time employees and a summer worker.

After more than 20 years, it is time for an update to the Parks & Trails Master Plan. The City is growing and we need a plan to serve our community now and into the future.

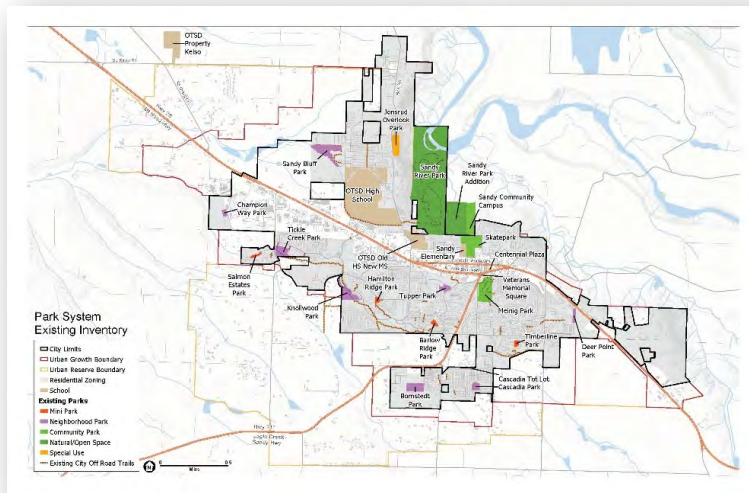
Sandy Parks & Trails Master Plan



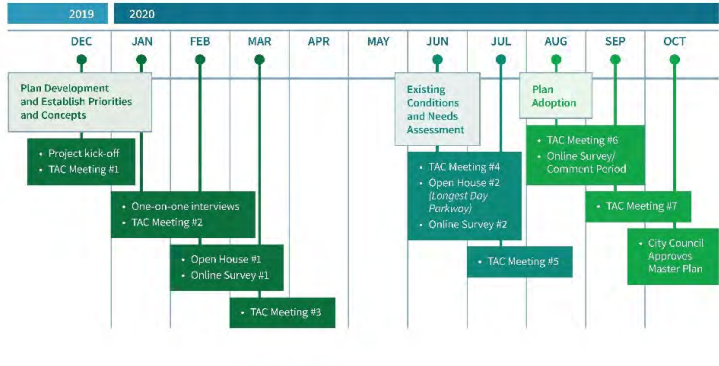
WELCOME

Please sign in!
We invite you to:

- Sign up and stay updated on the project.
- Ask questions! Talk with staff.
- Visit each station and learn more about the project.
- Complete a comment form to share your thoughts.









Sandy Parks & Trails Timeline



Proposed Amenities

What facilities or activities are most needed in the community? (check all that apply)



	Restroom
	Natural/Gravel Trails
	Paved Multi-Use Trails
	Picnic Areas/Shelters
	Playgrounds
	Soccer/Multipurpose Fields

Proposed Amenities

What facilities or activities are most needed in the community? (check all that apply)



Baseball and Softball Fields



Indoor Community Centers



Indoor Swimming Pools



Community Gardens



Disc Golf



Skateboard Park



Bicycle Pump Track

Proposed Amenities

What facilities or activities are most needed in the community? (check all that apply)



Off-Leash Dog Parks



Basketball Courts



Tennis Courts



Pickle Ball Courts



Sensory Garden



Universal Playground



Parking

Sandy Parks & Trails Master Plan



Share your vision for our community parks and trails!

We are collecting ideas to better understand the community's needs and identify priorities that inform the development of our Parks and Trails Master Plan. Now is your opportunity to think about what services, activities, and amenities are important to you.



Learn more about your community parks and help us plan for the future!

March 11, 2020 from 4:30-6:00 p.m.
Sandy Vista 40747 SE Hwy 26
Sandy, OR 9705



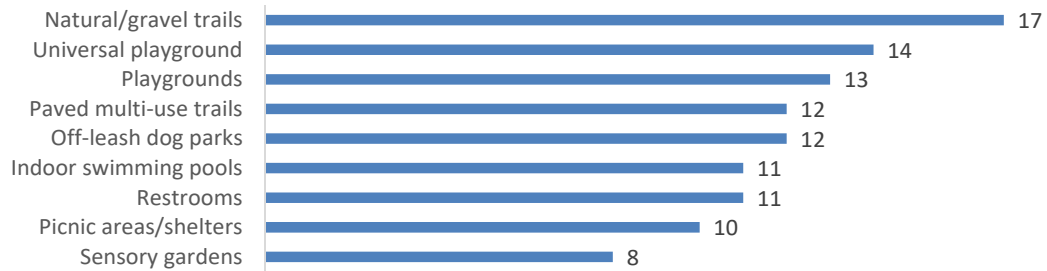
Thank you for
your input and
helping to shape
the future of Sandy
parks and trails!



SPRING 2020 OPEN HOUSE AND ONLINE SURVEY

Open House Dot Exercise

Each meeting participant was given five dots and asked to choose the amenities they would most like to see included in the parks and trails plan for Sandy. Below is a chart illustrating the most popular choices.



Other options included:

- Basketball courts (6)
- Indoor community centers (6)
- Community gardens (6)
- Bicycle pump tracks (6)
- Disc golf (4)
- Soccer/multipurpose fields (4)
- Pickle ball courts (3)
- Parking (3)
- Drinking fountains (3)
- Baseball/softball fields (2)
- Skateboard park (2)
- Tennis courts (1)

Online Survey Responses

A total of 129 surveys were received via the open house, community event, and online. Below is a summary of the responses.

1. How would you describe the current quality of parks and trails that serve Sandy residents?

A total of 127 people responded to this question.

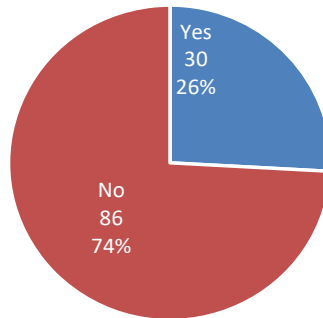


Participants were asked to explain why they chose their answer. Common responses include:

- Parks and greenspaces are not accessible due to lack of distribution and current proximity (7)
- Meinig Park needs better development and maintenance (5)
- Tickle Creek Trail is a great addition, but lacks adequate access (5)
- There is a lack of connections and crosswalks to support park access (4)
- Parks need to be bigger (3)

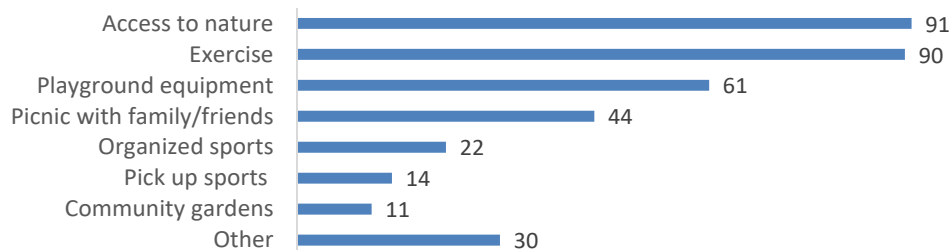
2. Do you feel there are enough parks and trails in Sandy?

A total of 116 people responded to this question.



3. Why do you visit the parks that you go to?

Participants were asked to choose from a list of reasons for why they visit parks and given the option to select all that apply. A total of 123 people responded to this question.

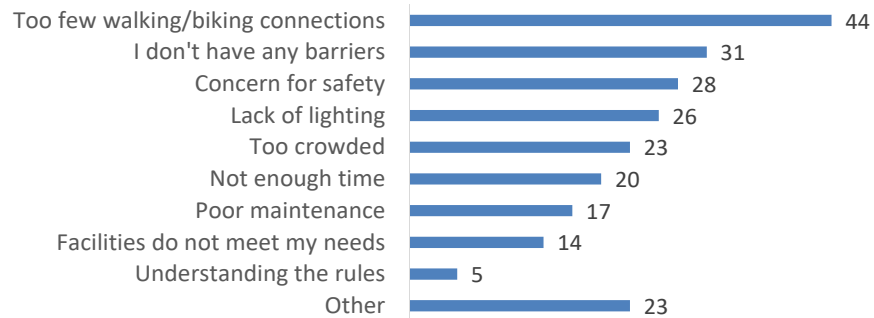


Of those that responded “other,” responses included:

- Water activities, i.e., splash pad, swimming, river access, fishing, etc. (10)
- Dog related activities and spaces (6)
- Wall ball (3)
- Time with family and friends (2)

4. What barriers prevent you from using park facilities more frequently?

Participants were given a list of barriers and asked to choose all that apply. A total of 121 people responded to this question.



Of those that selected “other,” responses included:

- Lack of access based on proximity (5)
- Lack of restrooms (3)
- Lack of shade (2)
- Lack of natural areas, i.e., nature parks (2)

5. What facilities or activities do you see as the most needed in the parks?

Participants were given a list of facilities and activities and asked to select all those they felt are most needed. A total of 120 people responded to this question. Below is a chart illustrating the most common responses.



Participants could also choose the following:

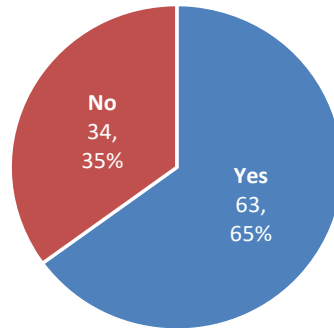
- Parking (34)
- Soccer/multipurpose fields (34)
- Basketball courts (31)
- Sensory garden (28)
- Off-leash dog parks (27)
- Bicycle pump track (25)
- Skateboard park (24)
- Baseball/softball fields (23)
- Disc golf (22)
- Tennis courts (20)
- Pickleball courts (17)
- Other (20)

Other suggestions included:

- Water features (8)
- Nature parks and natural areas (2)

6. Are there parks elsewhere that you particularly like? If so, which parks? Where?

Participants were asked to indicate whether there are parks they like other than those in Sandy and given the option to list them. A total of 97 people responded to this question.

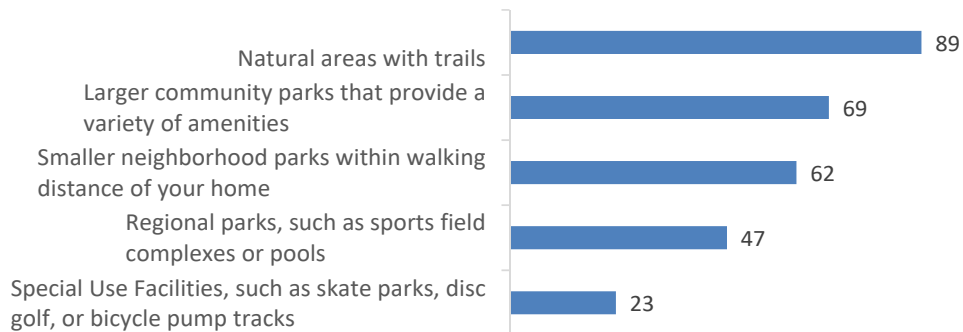


The parks participants suggested included:

- Imagination Station Park (7)
- Happy Valley Park (7)
- Wildwood Park (5)
- Westmoreland Park (4)
- Meinig Park (3)
- Thousand Acres Park (3)

7. What type of park do you like to visit?

Participants were shown a list of different types of parks and given the option to select all that apply. A total of 120 people responded to this question.



8. Do you have any other comments for us to consider as we develop the Sandy Parks & Trails Master Plan?

Participants were asked to answer in their own words what they would like considered in the Sandy Parks and Trails Master Plan. A total of 53 people responded to this question. Responses included:

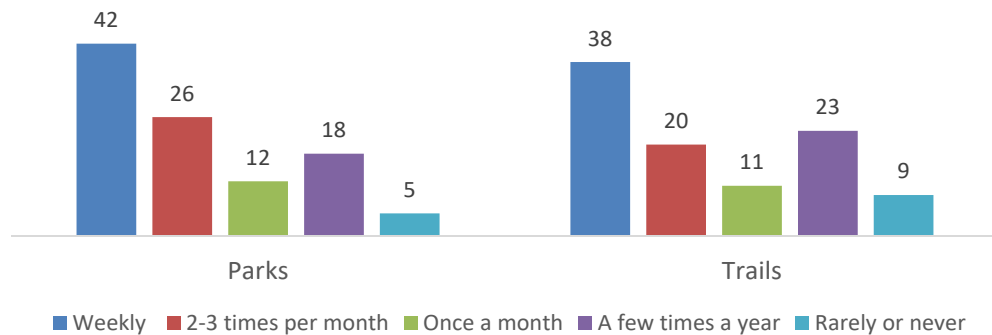
- Prioritize maintenance, security, and development of existing parks (10)
- Build more water features and facilities and provide better access to rivers and lakes (7)
- Develop parks and trails in the Champion Way area (3)
- Develop parks and trails in the Deer Pointe area (3)
- Provide more shade for park activities, especially for summer activities (2)
- Provide more and increase accessibility to information about parks so people understand how to use them (2)

9. Where do you live?

Participants were asked to indicate what zip code they live in. A total of 108 participants responded to this question with the majority (96) indicating that they live in 97055. Other zip codes participants provided include 97009, 97023, 97049, 97206, and 40793.

10. How often do you use parks or trails in Sandy?

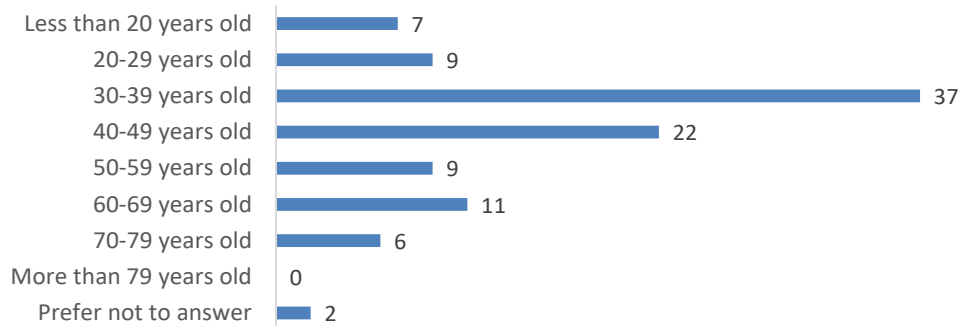
A total of 106 people responded to this question.



Demographic Information

Age

A total of 103 people responded to this question.



Gender

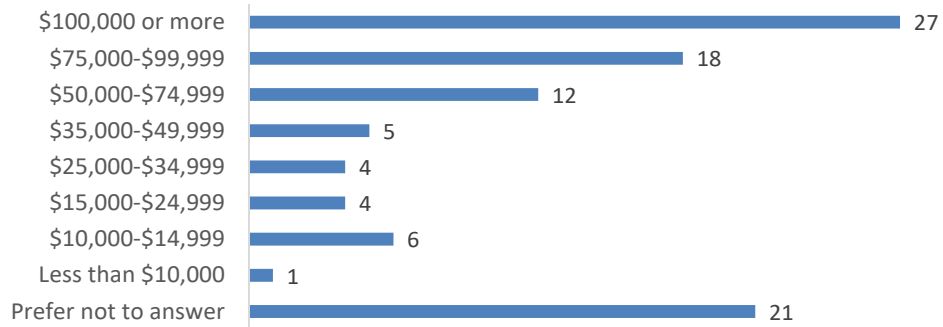
Participants were asked to choose what best describes their gender. A total of 101 participants answered this question. A majority (70) indicated that they are female, 26 said they are male, four said they preferred not to answer, and one chose non-binary.

Race/Ethnicity

A total of 101 people responded to this question. A majority (75) indicated that they are white, 17 said they are Hispanic/Latino, and one said they are Asian. Five participants said they preferred not to answer and three said they are another race other than what was listed.

Household Income

A total of 98 people responded to this question.



APPENDIX E.4: SPRING 2020 SANDY VISTA SPANISH-LANGUAGE OPEN HOUSE

Plan Maestro de
Sandy parques y caminos



¡Comparta su visión para nuestros parques y caminos comunitarios!

Estamos recopilando ideas para comprender mejor las necesidades de la comunidad e identificar las prioridades que informan el desarrollo de nuestro Plan de Parques y Caminos. Ahora es su oportunidad de pensar qué servicios, actividades y comodidades son importantes para usted.



¡ Aprenda más sobre sus parques comunitarios y cómo ayudarnos a planificar para el futuro!

El 11 de marzo, 2020
de las 4:30-6:00 p.m.

Sandy Vista 40747 SE Hwy 26
Sandy, OR 9705



¡Gracias por su aporte y por ayudarnos a dar forma al futuro de los parques y caminos de Sandy!



APPENDIX E.5: FALL 2020 ONLINE OPEN HOUSE

FLYER

Sandy Parks & Trails
Master Plan



**Help shape the future of Sandy Parks and Trails
by participating in our online open house!**

We need your input and ideas to help shape the development of our future parks and trails system in Sandy. Learn about proposed concepts for Deer Pointe, Ponder Lane, Champion Way and Sandy Community Campus and share your thoughts by visiting us online at:
www.ci.sandy.or.us/ParksandTrailsMasterPlanUpdate



**Thanks for your interest in
Sandy's Parks and Trails.**

For questions or more information contact:
Nancy Ream Enabnit: 503.668.7535 | nancyenabnit@gmail.com
Para preguntas en español o para recibir una encuesta en español contacte:
Travis Rumohr: 971.303.9311 | travisrumohr@jla.us.com

**Thanks for your
interest in Sandy's
Parks and Trails.**



Plan Maestro de *Sandy parques y caminos*



¡Contribuya a dar forma al futuro de Sandy Parks and Trails participando en nuestra jornada de puertas abiertas en línea!

Necesitamos su opinión e ideas para ayudar a dar forma al desarrollo de nuestro futuro sistema de parques y senderos en Sandy. Conozca los conceptos propuestos para Deer Point, Ponder Lane, Champion Way y Sandy Community Complexy comparta sus pensamientos visitándonos en línea:

www.ci.sandy.or.us/ParksandTrailsMasterPlanUpdate.



Gracias por su interés en Sandy's Parks and Trails.

Para preguntas o más información contacte.

Nancy Ream Enabnit: 503.668.7535 | nancyenabnit@gmail.com

Para preguntas en español o para recibir una encuesta en español contacte.

Travis Rumohr: 703.785.54534, travisrumohr@jla.us.com



.....
¡Gracias por su interés en Sandy's Parks and Trails.!



ONLINE OPEN HOUSE RESPONSES

Those that participated in the online open house generally felt like the proposed parks and trails served the needs of the community, with some disagreeing, and some feeling there just needed to be some changes to the plans. Responses to the proposed park developments were also positive. When asked how well they like the layout of features in the park concepts the breakdown skewed positive:

- Champion Way – 37 said “Like it” compared to 2 that said “Dislike it”
- Deer Point – 37 said “Like it” compared to 3 that said “Dislike it”
- Ponder Lane – 33 said “Like it” compared to 2 that said “Dislike it”
- Sandy Community Campus – 31 said “Like it” compared to 7 that said “Dislike it”

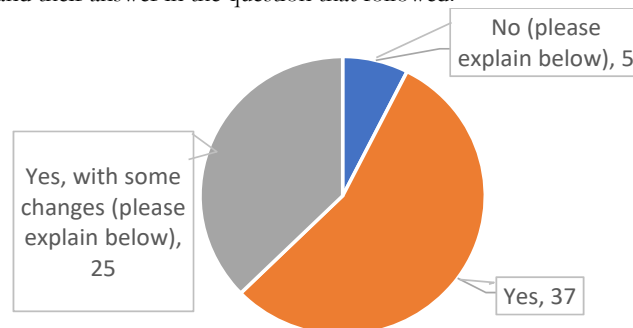
The results of the feedback portion of the online open house indicate that there is general approval of the proposed concepts, with some proposed changes to reflect community desires. Some of the common features that people liked or said they would like to see included were:

- Skate parks
- Pump tracks
- Interconnected trails
- Safety features
- Bathrooms
- Splash pads
- Parking

The following represents the summary of the feedback portion of the online open house:

1. Do you feel that the proposed park system map will serve the needs of the growing community? (Check one.)

There was overall approval from most respondents to the proposed park system map, with 37 saying they felt it will serve the needs of the growing community, 25 saying it would do so with some changes, and only five saying it would not. Respondents were given an opportunity to explain and expand their answer in the question that followed.



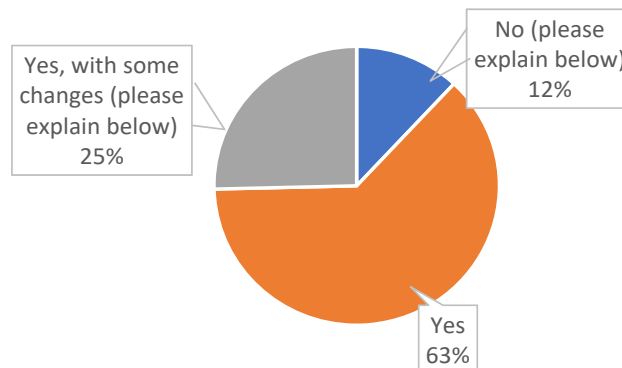
2. Do you have any changes to suggest?

- 6 respondents said they wanted a revamped or expanded skate park as a priority.
- 4 respondents said they wanted to see more connectivity and mobility involved in the park designs, with them being a way for the public to get around.

- 3 respondents said they desired park development near existing neighborhoods for accessibility.
- 2 respondents said they wanted to see more dog parks.

3. Do you feel that the proposed trail system map will serve the needs of the growing community? (Check one.)

There was overall approval from most respondents to the proposed park system map, with 42 saying they felt it will serve the needs of the growing community, 17 saying it would do so with some changes, and only eight saying it would not. Respondents were given an opportunity to explain and expand their answer in the question that followed.



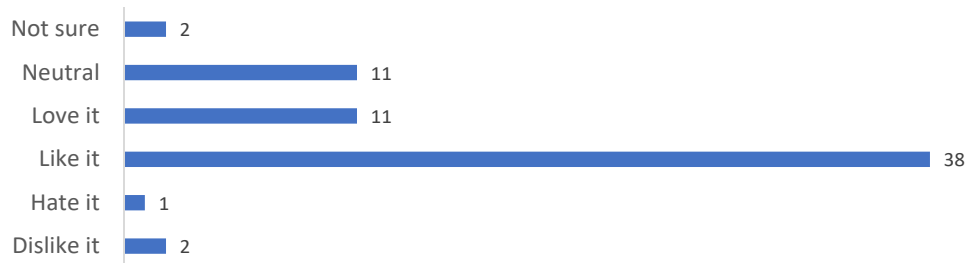
4. Do you have any changes to suggest?

- 4 respondents said they were concerned about connecting Tickle Creek Trail to the Springwater Trail or just generally concerned about replicating the unsafe conditions on the Springwater.
- 3 respondents said they believed the number of trails in the plan was too ambitious and that more focus should be put into maintaining and improving what Sandy already has.
- 3 respondents said they like the idea of interconnectivity and making trails that provide people the ability to get around town.
- 2 respondents said they like the idea of varied difficulty trails and more options for people with mobility issues.

Feedback related to Champion Way Neighborhood Park:

1. How well do you like the layout of features in the Champion Way Park concept? (Check one.)

The most common response to the proposed layout in the Champion Way Park concept was “Like it”, followed by “Love it” and “Neutral”. Only three respondents selected that they “Hate it” or “Dislike it”. The data signifies that there was a significant positive response to the concepts proposed.



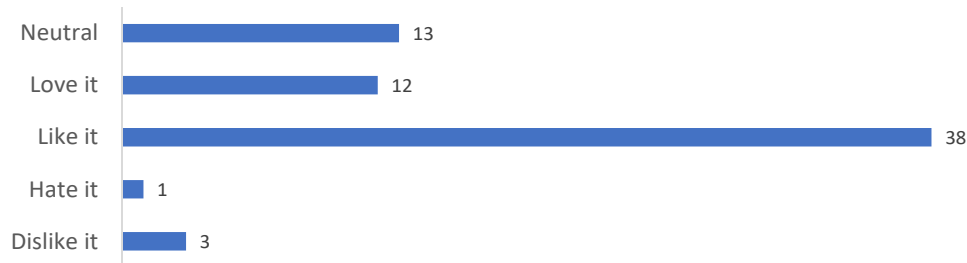
2. If you could change / add one thing in the Champion Way Park concept, what would it be?

- 4 respondents expressed a desire for more sports courts.
- 3 respondents said they wanted to see a splash pad.
- 3 respondents said they wanted accessible bathrooms.
- 3 respondents said space for parking should be ensured.
- 2 respondents said they wanted to see a skate park added.

Feedback related to Deer Point Neighborhood Park

1. How well do you like the layout of features in the Deer Point Park concept? (Check one.)

There was significant positive response to the concepts laid out for the Deer Point Neighborhood Park, as well. Of the respondents, 50 said they “Like it” or “Love it”, while only four said they “Dislike it” or “Hate it”.



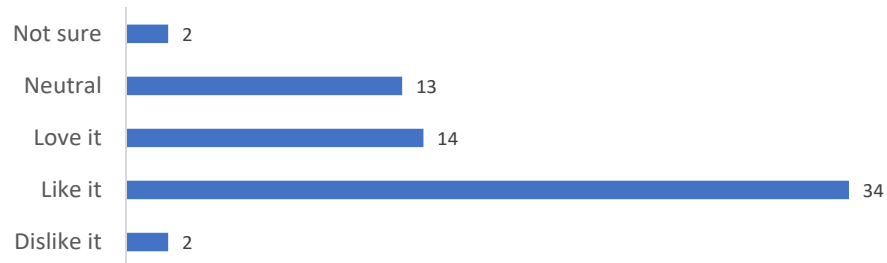
2. If you could change / add one thing in the Deer Point Park concept, what would it be?

- 6 respondents expressed concern about the connection and accessibility of Highway 26, especially in the case of children’s safety.
- 5 respondents said they would like a pump track to be included.
- 4 respondents said they wanted more space for dogs to be considered.
- 4 respondents said they want a splash pad.
- 4 respondents said they really like the inclusion of a disc golf course.
- 3 respondents said that a skate park would be a good addition.

Feedback related to Ponder Lane Neighborhood Park

1. How well do you like the layout of features in the Ponder Lane Park concept? (Check one.)

The Ponder Lane Neighborhood Park concept gained significant positive responses. Of the respondents, 48 said the “Like it” or “Love it”, in reference to the concepts, with only two that said they “Dislike it”.



2. If you could change / add one thing in the Ponder Lane Park concept, what would it be?

- 3 respondents said there is a shortage of parking.
- 3 respondents expressed concern about the proximity of the park to a busy road.
- 4 respondents said they really like the addition of a dog park.
- 2 respondents said they think there should be a barrier to separate the off-leash dog park from the rest of the park.
- 2 respondents said they want a skate park.

Sandy Community Campus

1. How well do you like the Sandy Community Campus Phase 1 concept? (Check one.)

Out of all the proposed park concepts, the Sandy Community Campus Phase one concept had the most diversity of opinion, but there was still an overall positive response. 56 respondents said they “Like it” or “Love it”, while eight said they “Dislike it” or “Hate it”. Only five respondents said they were “Neutral” or “Not sure”.

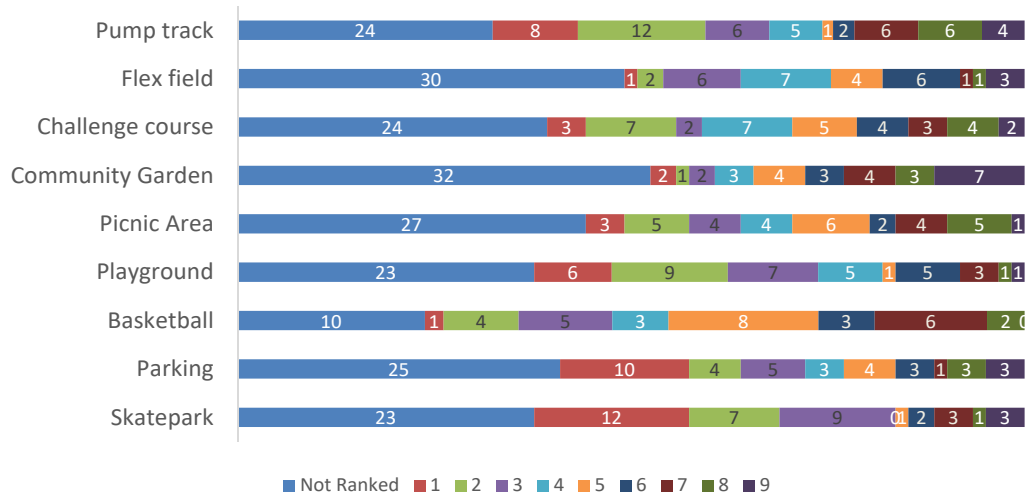


2. If you could change / add one thing in the Sandy Community Campus Phase 1 concept, what would it be?

- 11 respondents said they thought that a quality skate park should be a priority.
- 4 respondents said they want a pump track.
- 7 respondents said they want a pool to be a priority.
- 3 respondents noted the need for public restrooms.

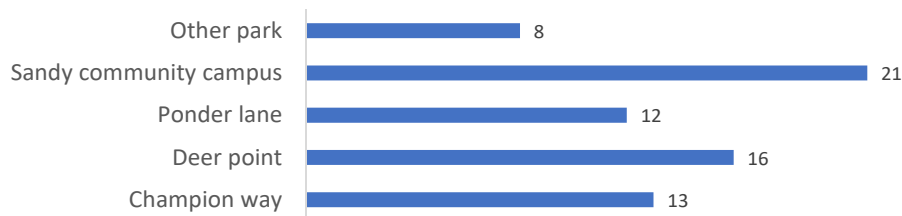
3. Please rank which elements you feel should be included in the first phase.

The most popular number one choices that people said they feel should be included in the first phase were “Skatepark”, “Parking”, and “Pump Track”. The popularity of these choices tracks with their prevalence in open-ended comments about park elements. “Skatepark” and “Pump track” were also among the most popular selections for respondents’ 2nd choice, along with “Playground” and “Challenge course”. The element that the most respondents ranked last or chose not to rank at all, was that of “Picnic Area”, which also tracks with a lack of significant support in open-ended comments.

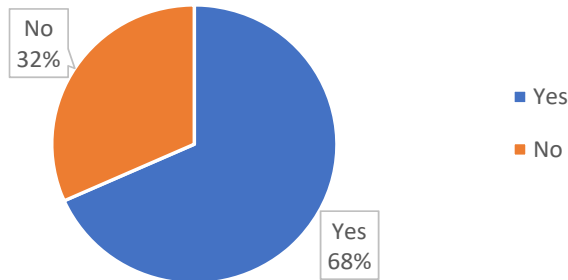


Tell us about yourself

1. Which parks do you live within walking distance of: (Check all that apply.)



2. Are you interested in participating in a follow-up meeting regarding park design? (Check one.)

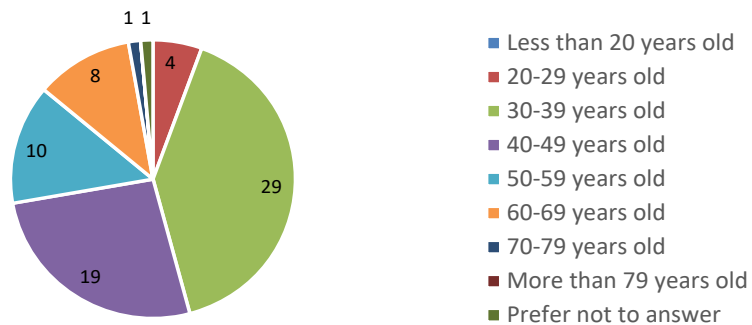


3. Which park(s) are you interested in learning more about: (Check all that apply.)

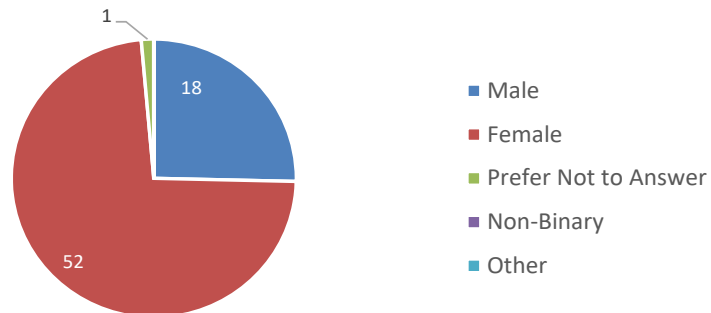


Demographic Questions

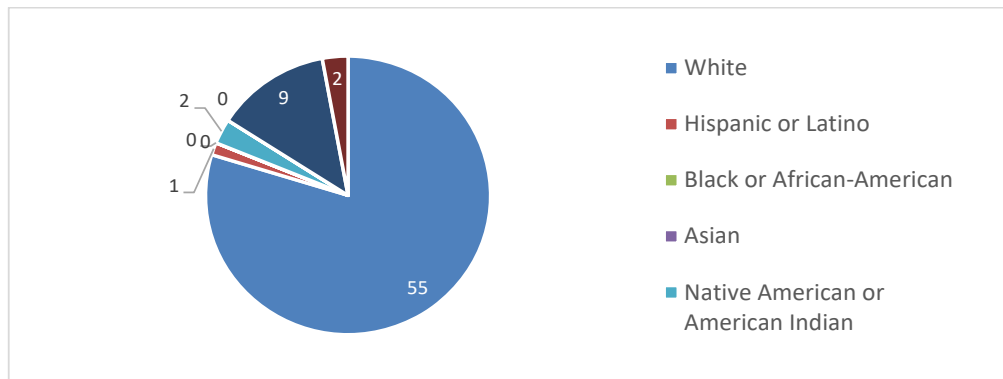
1. What is your age? (Check one.)



2. What best describes your gender? (Check one.)



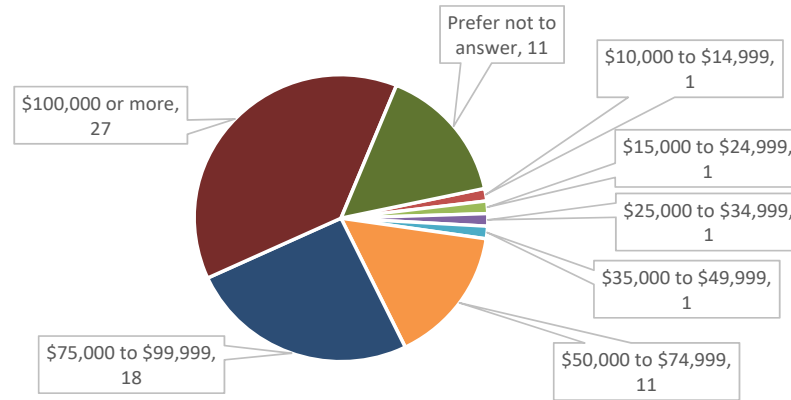
3. What is your race or ethnicity (Check one.)



4. What is your preferred language?

A total of 56 people responded to this question. All respondents indicated that they spoke English as a preferred language.

5. What is the combined income of all the people in your household? (Check one.)



PHYSICAL SURVEY IN SPANISH

Those that opted to participate in the Spanish language survey were informed that they would be entered into a raffle to win a \$25 Fred Meyer gift card upon receipt of their completed survey by October 25. One survey was completed and returned to JLA by mail.

The completed survey indicated general satisfaction with the concepts presented for the future of Sandy parks and trails. Below are the comments from the completed survey:

1. Do you feel that the proposed park system map will serve the needs of the growing community?

- Yes

2. Do you feel that the proposed trail system map will serve the needs of the growing community?

- Yes

3. How well do you like the layout of features in the Deer Point Park concept?

- Like it

4. If you could change / add one thing in the Deer Point Park concept, what would it be?

- (No answer)

5. How well do you like the layout of features in the Champion Way Park concept?

- Like it

6. If you could change / add one thing in the Champion Way Park concept, what would it be?

- (No answer)

7. How well do you like the layout of features in the Ponder Lane Park concept?

- Like it

8. If you could change / add one thing in the Ponder Lane Park concept, what would it be?

- (No answer)

9. Do you like the Sandy Community Campus Phase 1 concept?

- Yes

10. Which elements do you feel should be included in the first phase of Sandy Community Campus? (please rank in order of preference with 1 being the highest priority)

- Skate Park
- Parking

- Basketball
- Playground
- Picnic Area
- Community Garden


11. Which parks do you live within walking distance of?

- Sandy Community Campus

12. Would you be interested in participating in a follow-up meeting regarding your neighborhood park?

- Sandy Community

APPENDIX E.6: FALL 2020 BILINGUAL MAILER



Sandy Parks & Trails Master Plan

What's a Master Plan?
A master plan is like a map the City of Sandy will use to guide the development of future park and trail projects in order to serve the goals, needs and hopes of residents like you.

The Master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, to serve everyone in the city.

This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails later).

What have we heard so far?


- The most popular park features are unpaved trails, playgrounds, paved multi-use trails and off-leash dog areas.
- 63% of households felt the condition of existing parks is good or very good.
- 74% feel that the city could use more parks and trails.
- The top three reasons people visit parks are access to nature, exercise, and to use the playground.
- Lack of walking/biking connectors to parks is a big reason people don't visit more often. Other factors are safety concerns, lack of lighting, and feeling crowded.

PROPOSED IMPROVEMENTS
The trail system map shows potential local and regional trails. Some are also shown in the Transportation System Master Plan and other regional planning documents.

Take our community survey available through

October 25 2020

Mail this survey or complete online, and you will be entered in a raffle for a \$25 Fred Meyer gift card.
More information: ci.sandy.or.us/parksandtrailsmasterplanupdate



PROPOSED IMPROVEMENTS
The park system map shows where we might create brand new parks. Many proposed parks are in the Urban Growth Boundary or the Urban Reserve Boundary and would serve new areas of the city.

PROPOSED IMPROVEMENTS
The park system map shows where we might create brand new parks. Many proposed parks are in the Urban Growth Boundary or the Urban Reserve Boundary and would serve new areas of the city.

BUSINESS REPLY MAIL
FIRST CLASS PERMIT NO. 9500 PORTLAND, OR

POSTAGE WILL BE PAID BY ADDRESSEE

EA PUBLIC INVOLVEMENT
924 SW WASHINGTON ST., STE 570
PORTLAND OR 97205-9809

Tell us what you think! Fill out and mail this survey or complete online: ci.sandy.or.us/parksandtrailsmasterplanupdate

1. Do you feel that the proposed park system map will serve the needs of the growing community?
 Yes Yes, with some changes (please explain below) No (please explain below)

2. Do you feel that the proposed trail system map will serve the needs of the growing community?
 Yes Yes, with some changes (please explain below) No (please explain below)

3. How well do you like the layout of features in the Deer Point Park concept?
 Love it Like it Neutral Dislike it Hate it Not sure

4. If you could change / add one thing in the Deer Point Park concept, what would it be?

5. How well do you like the layout of features in the Champion Way Park concept?
 Love it Like it Neutral Dislike it Hate it Not sure

6. If you could change / add one thing in the Champion Way Park concept, what would it be?

7. How well do you like the layout of features in the Ponder Lane Park concept?
 Love it Like it Neutral Dislike it Hate it Not sure

8. If you could change / add one thing in the Ponder Lane Park concept, what would it be?

9. Do you like the Sandy Community Campus Phase 1 concept?
 Yes Yes, with some changes (please explain below) No (please explain below)

10. Which elements do you feel should be included in the first phase of Sandy Community Campus? (please rank in order of preference with 1 being the highest priority)

<input type="checkbox"/> Skate Park	<input type="checkbox"/> Parking	<input type="checkbox"/> Basketball	<input type="checkbox"/> Playground	<input type="checkbox"/> Picnic Area
<input type="checkbox"/> Community Garden	<input type="checkbox"/> Challenge Course	<input type="checkbox"/> Flexible Field	<input type="checkbox"/> Pump Track	

11. Which parks do you live within walking distance of?
 Champion Way Deer Point Ponder Lane Sandy Community Campus Other





12. Would you be interested in participating in a follow-up meeting regarding your neighborhood park?
 Yes No If yes, which park are you interested in learning more about?
 Champion Way Deer Point Ponder Lane Sandy Community Campus Other

Please provide contact information if you would like to receive future updates or come to a meeting:
Name _____ E-mail _____

Park design concepts
Design Concepts for four parks were developed and are presented for your review and comment. Three neighborhood parks (Deer Point, Champion Way and Ponder Lane) and one community park (Sandy Community Campus).

Neighborhood parks often include playgrounds, picnic areas and open lawn areas. They sometimes include splash pads, sport courts, community gardens, dog off-leash areas and other amenities.

A community park serves the entire community. Along with the amenities of a neighborhood park, it might include a skate park, sports fields, restrooms and parking.

For more information contact: Travis Rumohr 971-303-9311 | travis.rumohr@jla.us.com

SANDY PLAN MAESTRO DEL SISTEMA DE PARQUES Y SENDEROS DE LA CIUDAD DE SANDY

¿Qué es un plan maestro?
 Un plan maestro es como un mapa que la Ciudad de Sandy usará para guiar el desarrollo de futuros proyectos de parques y senderos, para atender las necesidades, necesidades y aspiraciones de los residentes como usted.

El plan maestro nos ayudará con dos cosas:

- Identificar los parques y senderos necesarios a medida que la ciudad crece.
- Diseñar, construir parques y senderos que, habiéndose, parques sirven a todos en la ciudad.

Esto requiere una planificación tanto a corto plazo (diciendo qué características debe tener el próximo parque), como a largo plazo (decidiendo dónde adquirir terrenos ahora, que más tarde se convertirán en parques y senderos).

¿Qué hemos escuchado hasta ahora?

- Hemos escuchado que los parques nos ayudan a sentirnos mejor. Los niños de la ciudad disfrutan de los parques y los adultos disfrutan de ellos.
- Muchos hogares tienen que lidiar con la falta de espacios verdes y senderos.
- Las personas que viven en áreas que no tienen parques se sienten aisladas de la naturaleza, ejercicio y el uso del área de juegos.
- La falta de conexiones peatonales y para bicicleta hacia los parques es una gran razón por la que la gente no los visita más a menudo. Otros factores son preocupaciones con respecto a la seguridad, falta de iluminación y sensación de que hay mucho tráfico.

MEJORAS PROPUESTAS

El mapa del sistema de parques muestra dónde se necesitan más parques y senderos. Muchos parques propuestos están en el Plan de Desarrollo de la Comunidad de Sandy y otros están en el Plan de Desarrollo de la Comunidad de Sandy.

Áreas naturales con senderos son más populares en Sandy. Parques comunitarios y recreativos también son populares. Las principales características que la gente quiere ver más son:

- Senderos
- Pistas de ciclismo
- Senderos con superficies suaves
- Áreas de picnic y parrillero
- Área de juego

Otras opiniones de la comunidad incluyen:

- Diseñar una red de senderos más sólida, para mejorar conexiones entre parques.
- Creando circuitos de senderos de la ciudad.
- Mejorando la seguridad en intersecciones peatonales y para bicicletas en las autopistas 267 y 211.
- Agregando senderos para bicicletas, como el Camino de la Comunidad de Sandy, con una red para la comunidad de senderos, parques de patinaje, y otras características (como).
- Diseñar nuevos parques recreativos para hacer los senderos de servicio.
- Mejorar espacios e instalaciones, como un área para retroceso al aire libre en la autopista 16 y un parque para perros al sur de la autopista 26.

MEJORAS PROPUESTAS

El mapa del sistema de parques muestra dónde se necesitan más parques y senderos. Muchos parques propuestos están en el Plan de Desarrollo de la Comunidad de Sandy y otros están en el Plan de Desarrollo de la Comunidad de Sandy.

Responda nuestra encuesta, comunitaria disponible el 25 de octubre de 2020

Entre esta encuesta por correo o línea en línea y participe en un sorteo de una tarjeta de regalo de \$25. Más información: sandy.or.us/parksandtrailsmasterplanupdate

BUSINESS REPLY MAIL

POSTAGE WILL BE PAID BY ADDRESSEE

JLA PUBLIC INVOLVEMENT
 921 SW WASHINGTON ST., STE 570
 PORTLAND, OR 97205-9909

¡Oiganos lo que piensa! Envíenos esta encuesta o complete un línea: sandy.or.us/parksandtrailsmasterplanupdate

1. ¿Siente que el mapa del sistema de parques propuesto atenderá las necesidades de la creciente comunidad?
 Sí No, con algunos cambios (por favor, explique abajo) No (por favor, explique abajo)

2. ¿Siente que el mapa del sistema de senderos propuesto atenderá las necesidades de la creciente comunidad?
 Sí No, con algunos cambios (por favor, explique abajo) No (por favor, explique abajo)

3. ¿Qué tanto le gusta la organización de elementos en el concepto del parque Deer Point?
 Le encanta Le gusta Neutral No le gusta Lo odia No está seguro

4. Si pudiera cambiar o agregar una cosa al concepto del parque Deer Point, ¿qué sería?

5. ¿Qué tanto le gusta la organización de elementos en el concepto del parque Champion Way?
 Le encanta Le gusta Neutral No le gusta Lo odia No está seguro

6. Si pudiera cambiar o agregar una cosa al concepto del parque Champion Way, ¿qué sería?

7. ¿Qué tanto le gusta la organización de elementos en el concepto del parque Ponder Lane?
 Le encanta Le gusta Neutral No le gusta Lo odia No está seguro

8. Si pudiera cambiar o agregar una cosa al concepto del parque Ponder Lane, ¿qué sería?

9. ¿Le gusta el concepto para la Fase 1 del Campus de la Comunidad de Sandy?
 Sí No, con algunos cambios (por favor, explique abajo) No (por favor, explique abajo)

10. ¿Qué elementos considera que deberían incluirse en la primera fase del Campus de la Comunidad de Sandy? (por favor, clasifíquelos por prioridad, siendo 1 la máxima prioridad)

11. ¿Qué parques están a poca distancia de donde usted vive?
 Champion Way Deer Point Ponder Lane Campus de la Comunidad de Sandy Otro

12. ¿Would you be interested in participating in a follow-up meeting regarding your neighborhood park?
 Sí No Sí si, sobre qué parque le interesa conocer más?

Por favor, proporcionar información de contacto si quiere recibir actualizaciones futuras o venir a una reunión:
 Nombre _____ Correo electrónico _____

Conceptos de diseño de parques

Se han desarrollado Conceptos de Diseño para cuatro parques y se están presentando para que usted los revise y comente sobre ellos. Tres parques recreativos (Deer Point, Champion Way y Ponder Lane) y un parque comunitario (Campus de la Comunidad de Sandy).

Los parques recreativos a menudo incluyen áreas de juegos, áreas de picnic y áreas de deporte. A veces incluyen áreas acústicas para reflexión, canchales deportivos, senderos comunitarios, áreas para pasear a perros sin correa y otras instalaciones.

Un Parque Comunitario sirve a toda la comunidad. Jarra con las instalaciones de un Parque Recreativo, también puede incluir una pista de patinaje, cancha deportiva, senderos y estacionamientos.

Concepto de campus de la comunidad de Sandy

Concepto de Parque Deer Point **Concepto de Parque Champion Way** **Concepto de Parque Ponder Lane**

¿Preguntas? ¡Información! Contacte a Travis Rimoni: 971-303-9311 | travis.rimoni@jla.us.com

EXHIBIT C

Ordinance No. 2022-11

1. Goal 1 – Citizen Involvement. Both the Planning Commission and the City Council held a public hearing prior to adopting the ordinance. City staff completed a presentation explaining the proposed revisions to the Parks and Trails Master Plan. The Commission held a public hearing on April 25, 2022. The Council held a public hearing on June 6, 2022. The City provided notice of the public hearings in accordance with state law and the City’s development code. Goal 1 is satisfied.
2. Goal 2 – Land Use Planning. Goal 2 requires the ordinance to be coordinated with other governmental entities and to be supported by an adequate factual base. The City provided 35-day notice to the State of Oregon on July 19, 2021, and modifications on March 11, 2022. Goal 2 is satisfied.
3. Goal 3 – Agricultural Lands. Goal 3 does not apply to the decision.
4. Goal 4 – Forest Lands. Goal 4 does not apply to the decision.
5. Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces. The proposed code amendments help assure protection of natural resources and open space. The amendments also help achieve the goals and policies of the 2022 Parks and Trails Master Plan. Goal 5 is satisfied.
6. Goal 6 – Air, Water and Land Resources Quality. Goal 6 does not apply to the decision.
7. Goal 7 – Areas Subject to Natural Hazards. Goal 7 does not apply to the decision.
8. Goal 8 – Recreational Needs. The proposed code amendments help the City fulfill recreational needs for current and future Sandy residents over the next 15 years in coordination with the 2022 Parks and Trails Master Plan. Goal 8 is satisfied.
9. Goal 9 – Economic Development. Goal 9 does not apply to the decision.
10. Goal 10 – Housing. The proposed modifications to Chapters 17.32 and 17.86 provide clarification and updated language to reflect the needed housing policies in Oregon. Goal 10 is satisfied.
11. Goal 11 – Public Facilities and Services. The proposed code amendments help the City fulfill recreational needs for current and future Sandy residents over the next 15 years in coordination with the 2022 Parks and Trails Master Plan. This text amendment will not undermine or contradict any aspect of the existing public facilities plan. Goal 11 is satisfied.
12. Goal 12 – Transportation. Goal 12 does not apply to the decision.
13. Goal 13 – Energy Conservation. The City’s comprehensive plan with respect to Goal 13 and its standards governing energy conservation are not affected by the decision. Goal 13 is satisfied.
14. Goal 14 – Urbanization. The decision does not analyze or expand the City’s urban growth boundary. Goal 14 is not applicable.



File # 22-011 CPA

Amended Parks and Trails Master Plan

City Council
June 6, 2022

Request

- Type IV Comprehensive Plan Amendment



Request

- Type IV Comprehensive Plan Amendment
- Amends the Parks and Trails Master Plan adopted in September, 2021

Plan Summary

- Previous plan published in 1997



Plan Summary

- Previous plan published in 1997
- 15-year planning horizon



Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails



Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails
- Recommends locations and types of new parks and trails

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- Previous plan published in 1997
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- Recommends locations and types of new parks and trails
- Recommends updates to existing parks and trails

Plan Summary

- Previous plan published in 1997
- 15-year planning horizon
- Reflects current conditions of parks and trails
- Recommends locations and types of new parks and trails
- Recommends updates to existing parks and trails
- Recommends funding strategies for implementation

Amendments

- Align the Parks and Trails Master Plan with the TSP update



Amendments

- Align the Parks and Trails Master Plan with the TSP update
- Refresh Census data with 2020 information

Amendments

- Align the Parks and Trails Master Plan with the TSP update
- Refresh Census data with 2020 information
- Align level of service and needs analysis methodology with proposed Development Code amendments

Review Criteria

- Best means of meeting identified public need



Review Criteria

- Best means of meeting identified public need
- Meets statewide planning goals



Review Criteria: Statewide Planning Goals

- Goal 1: Citizen Involvement
 - Engagement strategy associated with initial Plan
 - Statutory engagement requirements associated with amendment process

Review Criteria: Statewide Planning Goals

- Goal 1: Citizen Involvement
 - Engagement strategy associated with initial Plan
 - Statutory engagement requirements associated with amendment process
- Goal 2: Land Use Planning
 - Procedural requirements related to amending a Comprehensive Plan

Recommendation

The Planning Commission, the Parks and Trails Advisory Board, and staff recommend that City Council approve the Type IV Comprehensive Plan Amendment to adopt the amended Parks and Trails Master Plan by emergency to replace the existing Plan in its entirety.





Staff Report

Meeting Date: June 6, 2022
From Jenny Coker, Public Works Director
SUBJECT: Bull Run Water Supply Decision Reevaluation

DECISION TO BE MADE:

Reconsideration of the decision to construct a new water treatment plant to treat raw water from the City of Portland's Bull Run water source.

PURPOSE / OBJECTIVE:

Comply with the mandate to meet the treatment requirements for cryptosporidium (either connecting to Portland's new filtration plant or constructing our own treatment facility) by September 30, 2027.

BACKGROUND / CONTEXT:

Given the rising cost of construction, City staff and our consultants have completed an effort to update previous alternative evaluations for the City's long term water supply. In the past 8 weeks, City staff has met with the Portland Water Bureau (PWB) ten times to learn more about the Portland Filtration Plant Schedule, Wholesale Water Supply Agreement, and determine if there is still a window to have Portland supply filtered (treated) water instead of raw (untreated) water as previously decided.

Bull Run Water Supply Treatment Options

Last June the City Council reviewed information and options regarding the City's water supply sources and the mandate to treat the Bull Run Water Source or purchase treated Bull Run Water from the City of Portland. The City entered into a bilateral compliance agreement with the State of Oregon in September 2018 to meet the treatment requirements for cryptosporidium (either connecting to Portland's new filtration plant or constructing our own treatment facility) by September 30, 2027.

Based on the preliminary analysis of the life cycle costs and local control considerations, the Council decided to notify the Portland Water Bureau (PWB) the City's intent to purchase raw Bull Run water from PWB and construct our own water treatment plant in June of 2021. This means the current supply of chlorinated unfiltered water from Portland will no longer be available to the City in September of 2027 as Portland will switch to the treated filtered water supply. The current supply to Sandy will no longer be disinfected with chlorine, or in compliance for cryptosporidium, and will require treatment to be in compliance.

Since the decision in June of 2021, the City's consultant working on the Water Master Plan has been updating the cost estimates for the treatment plant and transmission pipeline in light of the escalating costs and updated PWB bulk water and treated water purchase rate estimates. The escalating construction costs and concerns about the inflationary climate and projected utility increases prompted us to look again at the options and the Portland Water Bureau's plans. Recent meetings with other agencies carry a similar story. Many communities are also facing down significant construction cost escalations for their infrastructure projects such as the Gresham Rockwood water project and the Willamette Water Supply Project.

Portland Water Bureau staff have been very helpful in meeting with us and allowing us to further study the options to make sure we have the best information on our future water supply options before we embark on design and engineering. Staff have met with Water Bureau staff ten separate times to research the possibilities for connecting to Portland's new facilitation plant and possibilities for cost sharing of infrastructure, and Portland also authorized the FCS group to run Sandy specific Portland Water Purchase forecast for filtered versus raw water using the old and new water agreements. The filtration plant is at 90% design and will submit the land use application in June of 2022. Sandy needs to finalize the decision of filtered versus raw water in June of 2022 for Portland to accommodate changes to their plant design.

Water Master Plan Update | Capital Improvement Plan

Water Sources

The City has three sources of water: Alder Creek, Brownell Springs, and Bull Run. Brownell Springs and Alder Creek have a combined reliable supply capacity of 2.7 million gallons per day (MGD), based on water right priority. There are also junior water rights on Brownell Springs, however these are normally curtailed in the summer peak season. The City's current agreement with PWB allows for a purchase of up to 3 MGD with a minimum of 500,000 GPD.

Alder Creek Water Treatment Plant

The Alder Creek Water Treatment Plant currently treats an average of 0.9 MGD and can produce a peak of 1.5 MGD in the summer. The Alder Creek Water Treatment Plant is approaching the end of its useful life and has many condition repairs needed to restore functionality and redundancy. Currently only half of the plant is operational. If fully upgraded, Alder Creek could produce up to 2.4 MGD.

Salmon River Water Rights

The City has an undeveloped water right permit on the Salmon River of 16.2 MGD. However, developing this water right faces significant permit conditions and regulatory challenges for developing on the Salmon or Sandy River. Two options for developing this water right have emerged for a future feasibility study, but the time for developing is

too long and the outcome too uncertain to be used to meet the compliance deadline of 2027.

These two options are 1) a surface water to groundwater transfer of the permit to a well on the Sandy River downstream of the Salmon River confluence; and 2) locating an intake on the Salmon river and building a 4 mile transmission main along highway 26 to Alder Creek Water Treatment Plant.

The Salmon River water right does not expire until 2069, and having these rights, and exploring either a transmission main or a surface to groundwater transfer gives the City a plan for long term water supply for development in the 2042-2052 timeframe.

Sandy's Current and Forecasted Water Demand

Currently Average Daily Demand is 1.2 MGD. Max Day Demand occurs in the summer and is 2.1 MGD. In thirty years, average daily demand is forecasted to be 3.5 MGD with maximum daily demand of 6 MGD, depending on Sandy's growth.

If Alder Creek was upgraded to full production, it could cover Sandy's average daily demands for the next twenty years, to approximately 2042. However, additional supply is needed each year, starting in 2027 to help meet max day demands. The volume of additional supply is highly dependent on the reliable capacity of Alder Creek and the reliable production capacity of the water treatment plant. Again, Alder Creek currently only reliably produces 0.9 MGD due to the condition of the treatment plant.

Draft Capital Improvement Plan

The updated Water Master Plan will include a draft capital improvements plan that will include:

- Reservoir Repairs/replacements and Improvements
- Brownell Springs Improvements
- Alder Creek Treatment Plant Investments
- Portland Water Supply Options
 - New pump station and transmission line of filtered water; or
 - New treatment plant to treat raw water from bull run

Ground Water Supply Exploration Update

Murraysmith recently completed a draft ground water supply exploration update. The findings indicate that the aquifer characteristics are not likely to support groundwater capacities in the 5 MGD range in the shallow alluvial aquifer near the City. However,

there is the possibility of a capacity of 1-2 MGD, but the only real way to confirm is to do a test well.

In terms of water quality, water produced would likely be very good but would require both disinfection and filtration to eliminate the risk from surface water pathogens. The need for additional treatment would have to be evaluated through a pilot well study.

Recommendations from our consultant is that if the City were to continue to explore development of a 1-2 MGD well, due to the uncertainty of sustainable production, the City would need to explore this option in parallel with upgrading Alder Creek Water Treatment Plant and completing the bull run water supply upgrades of either a new transmission pipeline and pump station or a second water treatment plant.

KEY CONSIDERATIONS / ANALYSIS:

Murraysmith conducted a screening analysis looking at a combination of increasing levels of investment at the Alder Creek Water Treatment Plant, coupled with purchase of filtered water or raw water from the City of Portland. In all cases, maximizing production of alder creek water, and minimizing the volume of water purchased from Portland results in the lowest lifecycle cost to the City.

Both options include full upgrade costs for Alder Creek Water Treatment Plant of \$14.4 MGD.

Option 1 - New Water Treatment Plant

The new water treatment plant option used the approach of checking planning level estimates against three new constructed water treatment plants with a capacity of 3 MGD expandable to 5 MGD. Comparable costs were \$18 million for a new water treatment plant construction cost, excluding land purchase. The costs all include contingency and markups for planning, permitting, engineering, construction management, program management, land acquisition, and other costs. 30 year lifecycle costs include water purchase and operations and maintenance costs.

New Water Plant Cost \$43,900,000
Alder Creek Upgrade Cost \$14,400,000
Total Initial Investment (2026 dollars) \$58,400,000

30 Year Lifecycle Cost \$143,356,000 (includes raw water purchase)
Raw Water Purchase \$6,057,000

Benefits: Water treatment plant can be phased construction. City has control of design and construction. Water treatment plant paid by city rate payers. Less expensive to purchase raw water.

Drawbacks: City is responsible for operation and compliance of two water treatment plants. Portland's backup ground water supply is not available for raw water. Requires a 3 to 5 acre parcel for construction, and land acquisition and permitting in the schedule provides some uncertainty and schedule concerns. Higher capital costs which translates into higher rate increases over the next several years. Higher lifecycle costs. Risks of Portland rates at expiry of new agreement.

Option 2 - Transmission Pipeline and Pump Station

Two pipeline routes were explored in collaboration with the City of Portland, one on Lusted Road and one on Bluff Road. Lusted road is the higher cost option due to the need to tunnel, and has a large schedule risk due to the need to acquire 25 easements from property owners. The Bluff road pipeline route is the recommended route due to alignment in ROW, as well as being less expensive to construct due to no tunneling needed. This option includes 11,500 feet of new 24-inch pipeline, a bluff road pavement overlay, jack and bore installation of pipe underneath Bear Creek, and 5 MGD pump station located at the Portland Filtration Plant.

New Bluff Road Transmission Pipe and Pump Station Cost: \$32,800,000

Alder Creek Upgrade Cost \$14,400,000

Total Initial Investment (2026 dollars) \$47,200,000

30 Year Lifecycle Cost \$85,600,000 (includes filtered water purchase)

Filtered Water Purchase \$10,682,000

Benefits: Lowest lifecycle cost. Lowest capital cost. Portland groundwater reserves available to filtration customers providing resiliency to Sandy supply in case of a fire in the Bull Run or Alder Creek. Water treatment plant built by Portland and costs shared by wholesale customer and Portland ratepayer. Lower capital costs for transmission pipeline and pump station and minimal O&M costs. City operates one water treatment plant and pump station (as it does currently) not two treatment plants.

Drawbacks: Higher costs for filtered water. Risks to water rate increases after expiration of agreement. Portland chloramine disinfection will require disinfection changes at Alder Creek and Brownell springs. New wholesale agreement conditions. Strategy relies on minimizing Portland water purchases. Relying on Portland in case of an Alder Creek emergency (fire) etc, will have a high cost of taking emergency water.

RECOMMENDATION:

Staff recommends that the City Council reconsiders the Bull Run Water supply decision and direct staff to inform the Portland Water Bureau and the Oregon Health Authority of the city's intent to connect to the new filtration plant.

Purchasing PWB treated water is less expensive for up front capital costs, is less expensive in terms of 30 year lifecycle costs, and provides an additional redundant water source for emergencies with the development of a connection to the Portland ground water supplies. In addition, it saves city operating costs by not having to operate a second treatment plant. Finally, the schedule for building a transmission pipeline and pump station is expected to take five years, which allows the City to better meet the bilateral compliance deadline.

Next Steps

Next steps include:

- Decide formally to purchase filtered water (Council)
- Update water rate model and implement rate increases
- Refine condition assessment to maximize Alter Creek Water Treatment Plant and determine water system CIP.
- Complete and adopt Master Plan
- Evaluate land use and permitting associated with transmission pipeline and pump station for filtered water
- Develop funding approach for program and apply for funding
- Hire program manager and design team

BUDGETARY IMPACT:

The options of purchasing filtered treated water from Portland Water Bureau or purchasing raw Bull Run Water have different cost projections over a 30-year horizon. Purchasing filtered treated water from Portland Water Bureau, and owning and operating one treatment plant (Alder Creek) has both lower capital costs and lower lifecycle costs. Although purchasing filtered treated water is more expensive, building and operating a pipeline and pump station is less costly compared to building and operating a second water treatment plant.

	Purchase Filtered Water & Upgrade Alder Creek WTP	Purchase Raw Water, Build new WTP & Upgrade Alder Creek WTP	Savings
Capital Cost	\$47.2 Million	\$58.4 Million	\$11.2 Million
30 year Lifecycle Cost	\$85.6 Million	\$143.4 Million	\$57.8 Million

Purchasing filtered water and building a pipeline and pump station would save approximately \$57.8 Million in the first 30 years. This option is also anticipated to save \$11.2 Million in initial capital costs.

Rates a based on the latest Portland Water Bureau forecast rates for 2023-2031 followed by 2% per year average annual rate increases.

More detailed cost information, including reinvestments in the Sandy water distribution system such as reservoirs, which are not yet included in any cost estimates (but are common to both alternatives) will be developed as part of the Water Master Plan. The costs will then be integrated into the water rate model to forecast future rate adjustments.

Rate Impacts

Either option will necessitate the need to continue water rate increases over the next few years. The 9% and 8% increases in 2019 and 2021 have helped ramp up the increases, but in either scenario, the capital construction will need to be debt financed with water rate revenue to provide the debt service and fund balance coverage. We are working with our rate consultants to develop a rate model for the scenarios and funding options. Similar to the wastewater project, we will be pursuing a Clean Water State Revolving Loan, grants, and possibly a WIFIA loan as well, which would help with rate increases.

SUGGESTED MOTION LANGUAGE:

"I move to direct staff to notify City of Portland and the Oregon Health Authority-Drinking Water Services Program of Sandy's intent to purchase filtered treated water from the City of Portland's new filtration plant after September 2027."

LIST OF ATTACHMENTS/EXHIBITS:

- Sandy Water Supply Reconsideration Presentation
- NPV Sandy Water Supply Scenarios

Bull Run Water Supply Decision Re-Evaluation

June 6, 2022

Presented by:

Jennifer Coker
Public Works Director

Murraysmith

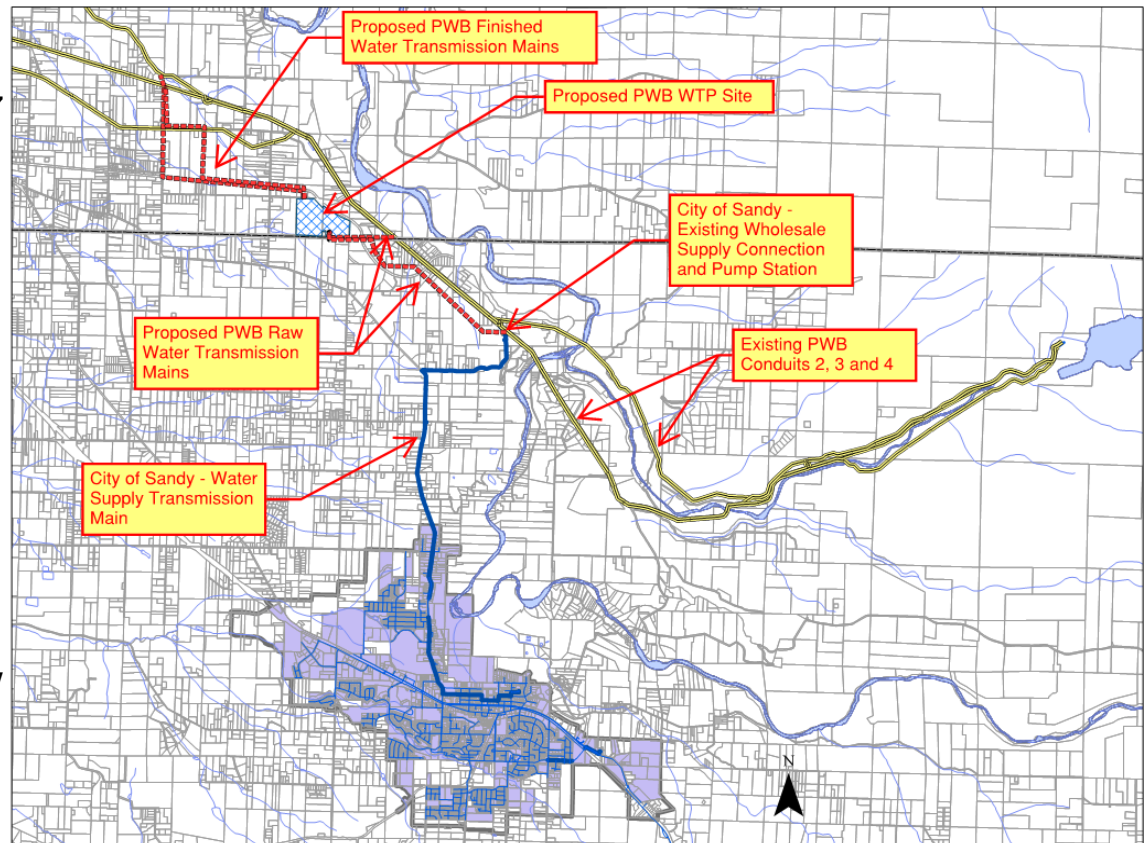


Presentation Overview

- Background, Drivers
- Existing Water Supply Sources
- Water Demand
- Changes to Portland Supply
- Water Supply Alternatives
- Schedule
- Recommendation & Next Steps
- Q&A

Changes to Portland Supply

- Portland is building a new filtration plant to meet Surface Water Treatment Rules
 - Must be in service by fall 2027
 - Treated water will not be available to Sandy when plant goes in service without constructing improvements
 - Sandy can buy untreated water from Portland and build a treatment plant
- or*
- Sandy can buy filtered water from Portland and build a new pipeline from Portland's WTP to existing connection at Lusted Road and Hudson Road



Sandy Water Supply History

2008 20-year Water Supply Agreement w/ PWB

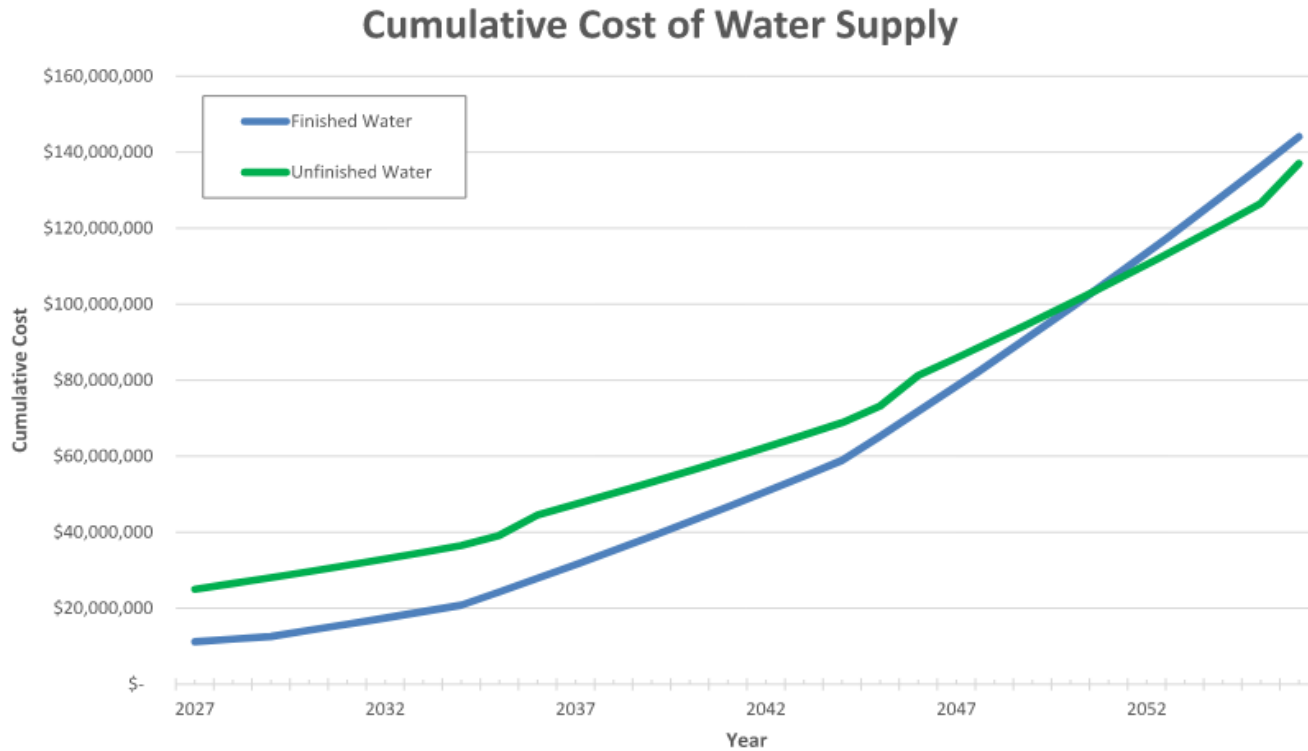
2011 Sandy constructs infrastructure to connect to PWB

2018 Sandy Agreement w/OHA treat Bull Run Water for Cryptosporidium by **September 2027**

June 2021 Sandy chooses water treatment plant & purchase unfiltered water from PWB

May 2022 Revisit Decision based on updated costs

Previous Analysis



Decision Drivers



Existing Water Supply

Today, water is supplied from three sources

Portland Wholesale Supply

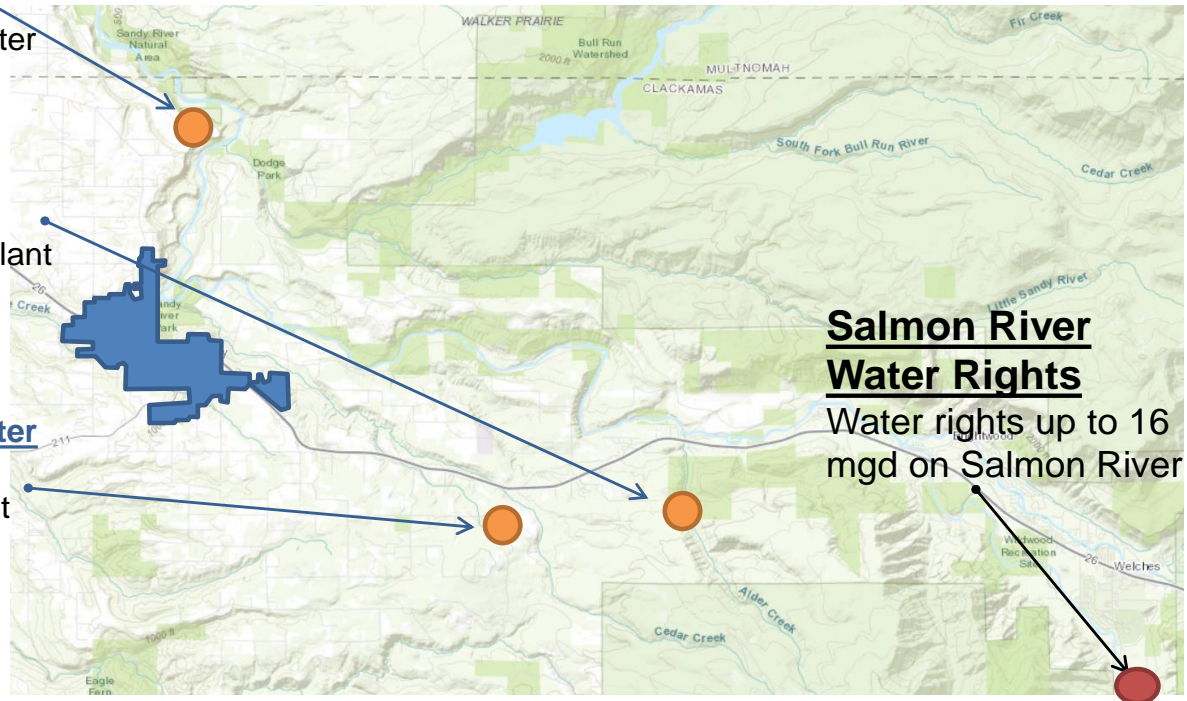
Purchase unfiltered treated water from Portland : 3 (mgd)

Alder Creek Surface Water Source

City owned Water Treatment Plant on Alder Creek: 0.9 mgd

Brownell Springs Groundwater Source

City owned groundwater well at Brownell Springs: 0.12 mgd



Salmon River Water Rights

Water rights up to 16 mgd on Salmon River

Groundwater

- Water Rights Review
 - Brownell Springs & Alder Creek @ 2.7 MGD water right priority
 - Undeveloped Salmon River Permit – 16.2 MGD– significant regulatory hurdles.
 - Surface water to groundwater transfer of permit to a well on the Sandy River downstream of Salmon River confluence may be feasible.
 - Uncertain outcome, cannot happen by 2027
- Groundwater Review
 - Unlikely a wellfield could produce 5 MGD

Compliance Status with OHA

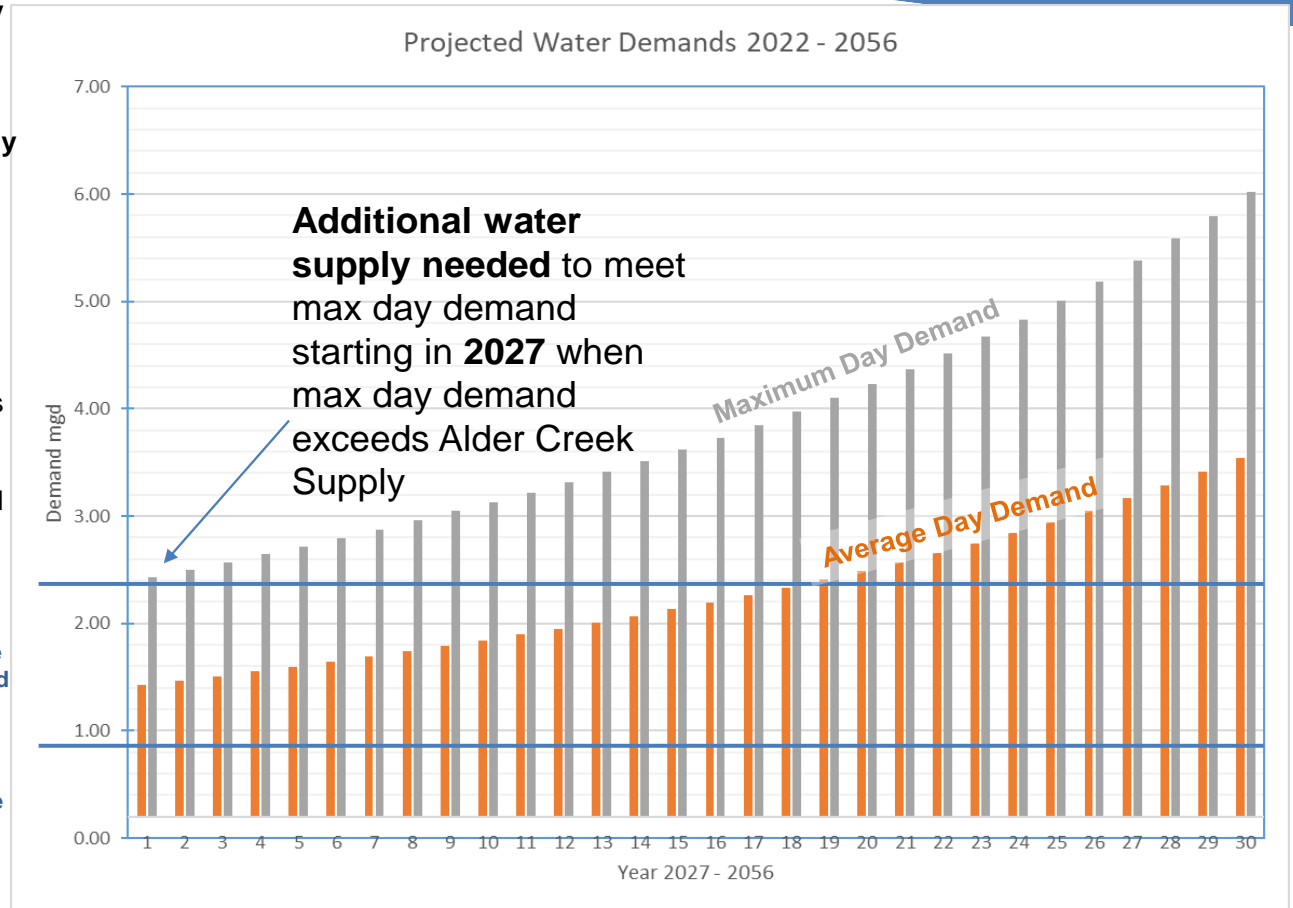
Bilateral Compliance Agreement	Date Issued	Due Date	Closed Date
Submit Master Plan	Sept 2018	December 2020	OVERDUE
Begin Construction	Sept 2018	July 31, 2024	
Correct Water Quality Deficiencies	Sept 2018	September 30, 2027	

Water Demand

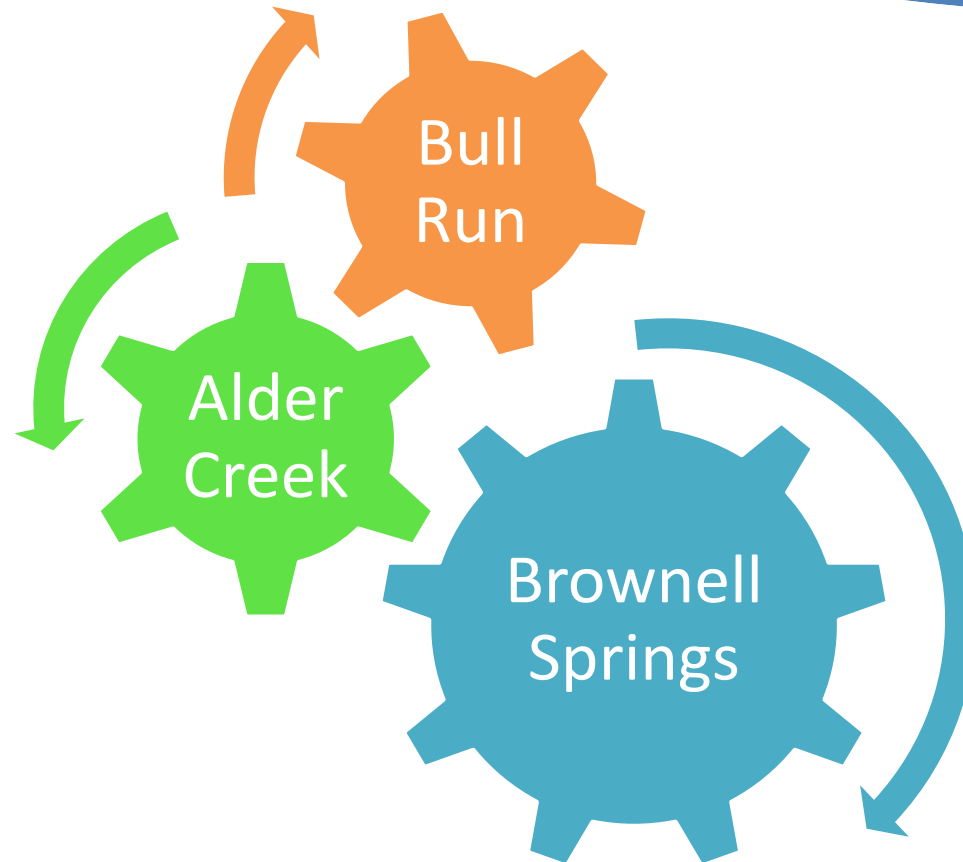
- **Additional water supply needed in 2027** to meet max day demand
- **Size of additional supply varies** depending on capacity of Alder Creek
- **Brownell Springs provides** additional 0.12 mgd in the winter
- **Max day demand** occurs in summer
- **Today max day demand** is 2.1 mgd (ADD is 1.2 mgd)

ALDER CREEK
Maximum future capacity 2.4 mgd

ALDER CREEK
Current reliable capacity 0.9 mgd



Water Supply Alternatives Screening



Future Water Supply Alternatives

Evaluating Alder Creek Alternatives

All options assume Alder Creek improvements are completed before 2027

Note: Maximum capacity from Alder Creek requires additional source to meet max day demand

Alternative	Capacity	Cost	Benefits/Risk
Minor Maintenance	0.9 mgd	\$ 1M	<ul style="list-style-type: none">Requires most water from PortlandAlder Creek has approx. 10-year life expectancy without significant upgradesDoes not Maximize Alder Creek supply
Major Maintenance	1.4 mgd	\$ 4.2M	<ul style="list-style-type: none">Reduces water needed from PortlandRestores reliable long-term water supplyDoes not Maximize Alder Creek supply
Partial Replacement	2.4 mgd	\$ 14.4M	<ul style="list-style-type: none">Maximizes Supply from Alder CreekRequires least water from PortlandRestores reliable long-term water supply

Water Supply Alternatives Screening

Upgrade existing supply at Alder Creek, Plus

- Maintain existing capacity of 0.9 mgd with minor maintenance
- Improve supply to 1.4 mgd with major maintenance
- Maximize supply to 2.4 mgd with upgrades and partial replacement

A) Purchase raw water from Portland; or

- Build a water treatment plant

B) Purchase filtered water from Portland

- Build a pipeline to connect to Portland's WTP

Pipeline Alternatives for Finished Water

Potential PWB Backfeed Pipeline

Would need to be oversized to feed Sandy

Bluff Rd. Pipeline

New low-head pump station – 5 mgd

PWB obtaining easement

New pipeline 11,500 FT – 24" dia.

Exist. Connection and pumpstation

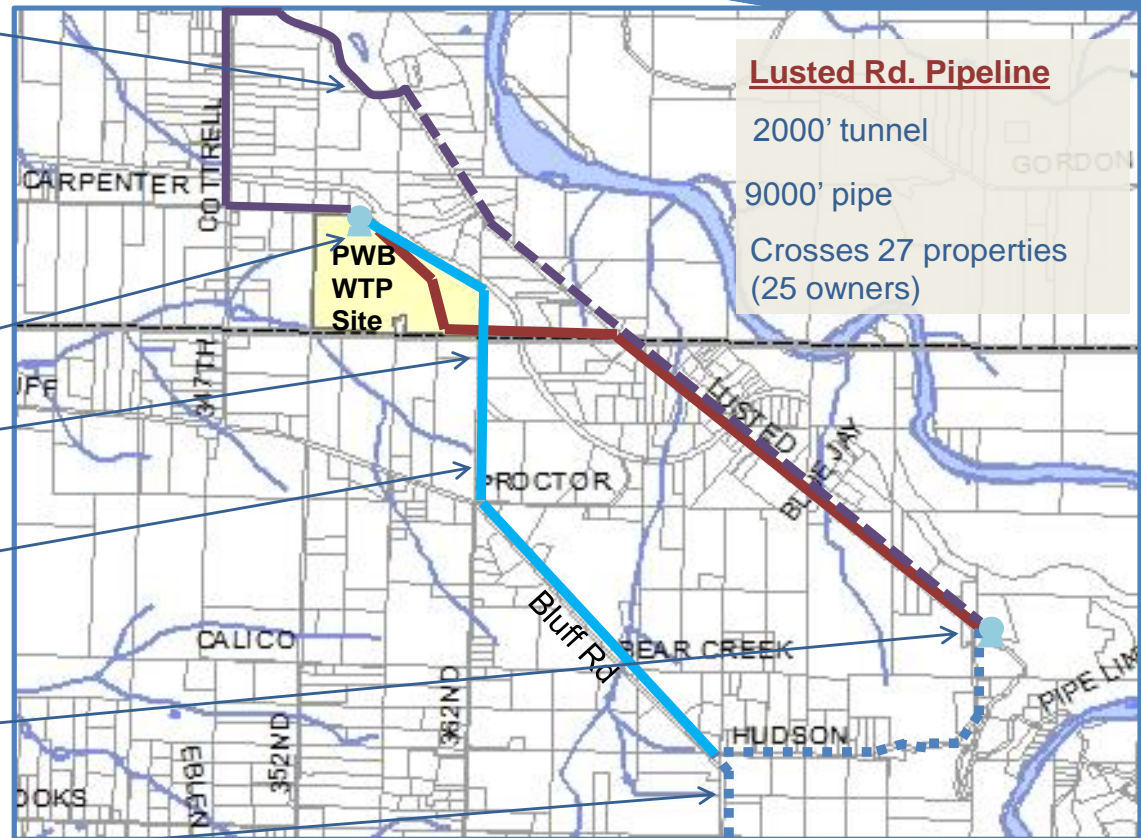
Exist. Sandy supply pipeline

Lusted Rd. Pipeline

2000' tunnel

9000' pipe

Crosses 27 properties (25 owners)



Portland Supply Alternatives

We also considered new pipeline in Lusted Road.

- Included a 2,000 ft tunnel and 200' deep bore shaft – high risk
- Required property acquisition from 25 property owners along Lusted Road – high risk
- Cost was higher than Bluff Road option

Screening: Raw Water Alternatives

Raw Water Alternatives	Initial Investment (2026 Dollars)	Lifecycle Cost (30 years)	Water Purchase	O & M
(R1) New Plant + Alder minor	\$43,947,000 \$ 1,033,000	\$176,607,000	\$37,756,000	\$27,300,000
TOTAL	\$44,900,000	<i>Build a new WTP and perform minor maintenance at Alder Creek. Alder Creek contributes today's amount 0.9 MGD</i>		
(R2) New Plant + Alder major maintenance	\$43,947,000 \$ 4,164,000	\$161,668,000	\$17,835,000	\$36,270,000
TOTAL	\$48,100,000	<i>Major maintenance at Alder Creek includes new filters, control repair/upgrades. Alder Creek contributes 1.4 MGD.</i>		
(R3) New Plant + Upgrade Alder Creek	\$43,947,000 \$ 14,407,000	\$143,356,000	\$6,057,000	\$32,240,000
TOTAL	\$58,400,000	<i>Partial replacement of Alder Creek includes new filters, new control, new process piping and upgraded pump station. Alder Creek contributes 2.4 MGD</i>		

Screening: Filtered Water Alternatives

Filtered Water Alternative	Initial Investment (2026 \$)	Lifecycle Cost (30 years)	Water Purchase	O & M
(FB1) New Bluff Rd Pipe Alder Creek minor maintenance	\$32,784,000	\$177,700,000	\$75,061,000	\$4,977,000
TOTAL	\$1,033,000 \$33,817,000	11,500 LF of 24" pipe including 5 mgd pump station. Alder Creek produces current rate for 10 years		
(FB2) New Bluff Rd Pipe Alder Creek major maintenance	\$32,784,000	\$119,289,000	\$31,146,000	\$14,208,000
TOTAL	\$4,164,000 \$36,948,000	11,500 LF of 24" pipe including 5 mgd pump station. Increase Alder Creek production to 1.4 MGD		
(FB3) New Bluff Rd Pipe Upgrade Alder Creek	\$32,784,000	\$85,618,000	\$10,682,000	\$10,177,000
TOTAL	\$14,407,000 \$47,190,000	11,500 LF of 24" pipe including 5 mgd pump station. Increase Alder Creek production to 2.4 MGD		

Supply Alternatives Filtered vs. Unfiltered Water Purchase

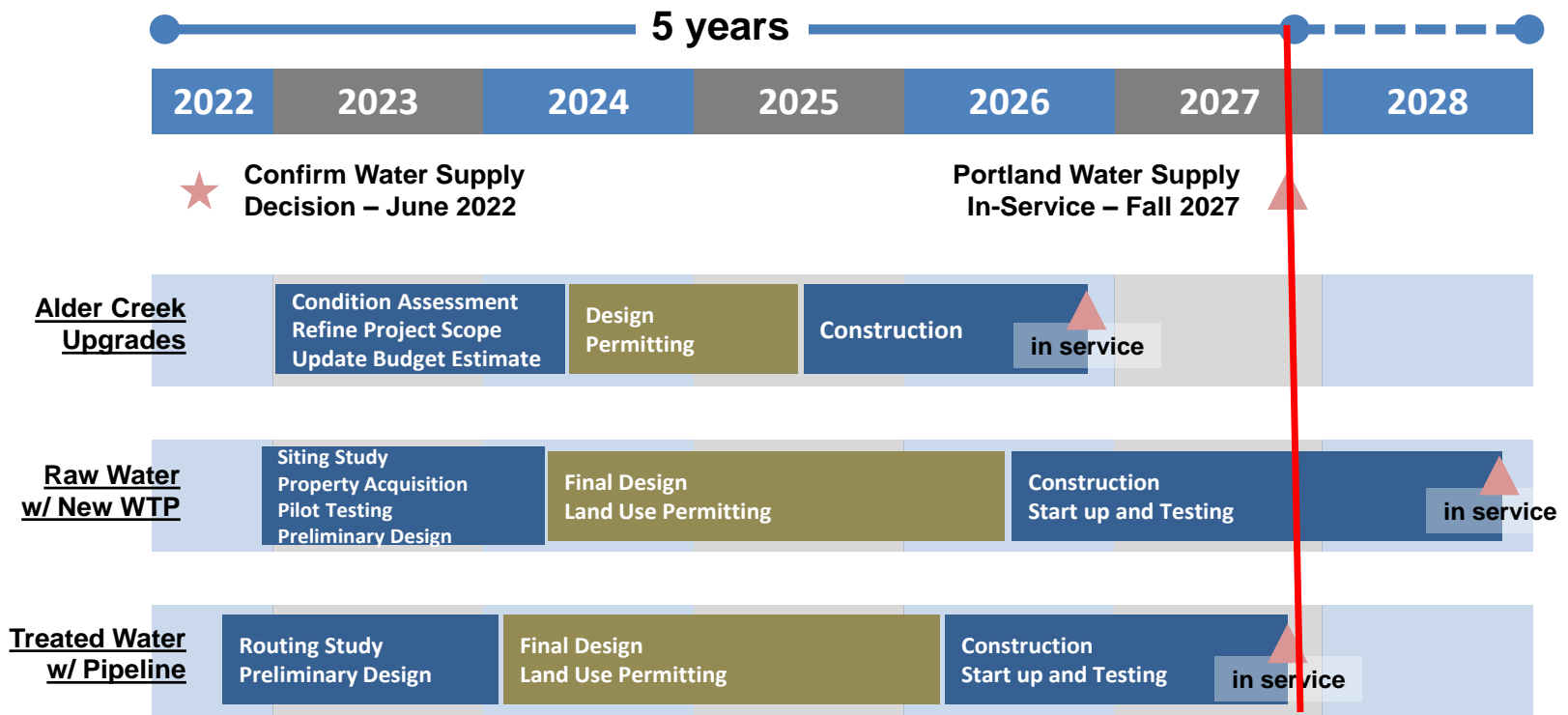
CRITERIA	PURCHASE FILTERED WATER FROM PDX BUILD BLUFF ROAD PIPELINE			PURCHASE RAW WATER FROM PDX BUILD WATER TREATMENT PLANT		
Water Supply Cost (30-yr cost in 2026 \$)	LifeCycle Cost:	\$85.6M	+	LifeCycle Cost:	\$143.4M	-
	Total Investment:	\$47.2M		Total Investment:	\$ 58.4M	
Cost of Portland Water (in 2026 \$)	30-yr Cost:	\$10.7M	-	30-yr Cost:	\$ 6.1M	+
Implementation Risk	<ul style="list-style-type: none"> * Entire pipeline must be built - <u>can't</u> be phased * Requires easement along Carpenter Lane * All construction is outside the City * Without pipeline, City can't meet summer demand in 2027 		-	<ul style="list-style-type: none"> * WTP can be built in phases - 1 mgd, 2 mgd, etc. * Requires one (1) 3-to-5-acre property near existing pipeline * Land use permitting provides some uncertainty 		+

Supply Alternatives including Alder Creek Upgrades

Alternatives comparison assuming up front investment to maximize Alder Creek supply
CONT...

CRITERIA	PURCHASE FILTERED WATER FROM PDX BUILD BLUFF ROAD PIPELINE		PURCHASE RAW WATER FROM PDX BUILD WATER TREATMENT PLANT	
Water Filtration	<ul style="list-style-type: none"> * Water Treatment Plant (WTP) built by Portland * WTP cost shared by wholesale purchasers & Portland rate payers 	+	<ul style="list-style-type: none"> * City builds and owns new WTP * WTP paid for by City Rate Payers 	-
Operational Complexity	<ul style="list-style-type: none"> * Minimal O&M cost for pipeline * Need To evaluate disinfection approach * City operates only upgraded Alder Creek WTP and new pumpstation * PWB responsible for compliance 	+	<ul style="list-style-type: none"> * City operates two water treatment plants * Higher O&M cost * City responsible for compliance 	-
Resilience / Reliability	Portland groundwater supply provides redundancy	+	Portland groundwater supply not available for raw water option	-

Water Supply Program Schedule



Recommendation

- Upgrade Alder Creek & Install Bluff Road Water Transmission Pipe, **purchase filtered water**
- Capital Cost **\$47.2 Million**
- 30-year Lifecycle cost **\$85.6 Million**
- Lowest Capital and Lifecycle Costs, Faster Schedule, and Resiliency/Groundwater access

Next Steps

- **Council Formalize** purchase decision
- **Refine condition assessment** to maximize Alder Creek WTP and determine water system CIP
- **Complete Master Plan**
- **Evaluate land use and permitting** associated with building a pipeline
- **Develop funding** approach for program
- **Hire** program manager/design team

Questions



Description/Notes		2022	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056						
FIN - Finished Water - Newell St Rd Pipe - Upgrade Alder Creek (Partial Replacement)																																						
Disposal Rate		3.00%																																				
NPV Factor (30%)		\$ 432,152																																				
Lifecycle cost (20 years)		\$ 170,000	\$ 27,688.00	\$ 452,712	\$ 462,396	\$ 472,080	\$ 481,764	\$ 491,448	\$ 501,132	\$ 510,816	\$ 520,500	\$ 530,184	\$ 539,868	\$ 549,552	\$ 559,236	\$ 568,920	\$ 578,604	\$ 588,288	\$ 597,972	\$ 607,656	\$ 617,340	\$ 627,024	\$ 636,708	\$ 646,392	\$ 656,076	\$ 665,760	\$ 675,444	\$ 685,128	\$ 694,812	\$ 704,496	\$ 714,180	\$ 723,864	\$ 733,548	\$ 743,232	\$ 752,916			
Check w/ NPV Formula		\$ 61,812.00																																				
ANNUAL WHOLESALE WATER PURCHASE		\$ 16,881,712	\$ 21,916,742																																			
2024 - 2026 (Purchase Water cost)																																						
Water Purchase cost			\$ 122,844	\$ 124,572	\$ 126,300	\$ 128,028	\$ 129,756	\$ 131,484	\$ 133,212	\$ 134,940	\$ 136,668	\$ 138,396	\$ 140,124	\$ 141,852	\$ 143,580	\$ 145,308	\$ 147,036	\$ 148,764	\$ 150,492	\$ 152,220	\$ 153,948	\$ 155,676	\$ 157,404	\$ 159,132	\$ 160,860	\$ 162,588	\$ 164,316	\$ 166,044	\$ 167,772	\$ 169,500	\$ 171,228	\$ 172,956	\$ 174,684	\$ 176,412	\$ 178,140	\$ 179,868	\$ 181,596	
Water Purchase cost (2%)			\$ 2,456.88	\$ 2,491.44	\$ 2,526.00	\$ 2,560.56	\$ 2,595.12	\$ 2,629.68	\$ 2,664.24	\$ 2,698.80	\$ 2,733.36	\$ 2,767.92	\$ 2,802.48	\$ 2,837.04	\$ 2,871.60	\$ 2,906.16	\$ 2,940.72	\$ 2,975.28	\$ 3,009.84	\$ 3,044.40	\$ 3,078.96	\$ 3,113.52	\$ 3,148.08	\$ 3,182.64	\$ 3,217.20	\$ 3,251.76	\$ 3,286.32	\$ 3,320.88	\$ 3,355.44	\$ 3,389.99	\$ 3,424.56	\$ 3,459.12	\$ 3,493.68	\$ 3,528.24	\$ 3,562.80	\$ 3,597.36	\$ 3,631.92	
PV		\$ 16,881,712	\$ 2,456.88	\$ 2,491.44	\$ 2,526.00	\$ 2,560.56	\$ 2,595.12	\$ 2,629.68	\$ 2,664.24	\$ 2,698.80	\$ 2,733.36	\$ 2,767.92	\$ 2,802.48	\$ 2,837.04	\$ 2,871.60	\$ 2,906.16	\$ 2,940.72	\$ 2,975.28	\$ 3,009.84	\$ 3,044.40	\$ 3,078.96	\$ 3,113.52	\$ 3,148.08	\$ 3,182.64	\$ 3,217.20	\$ 3,251.76	\$ 3,286.32	\$ 3,320.88	\$ 3,355.44	\$ 3,389.99	\$ 3,424.56	\$ 3,459.12	\$ 3,493.68	\$ 3,528.24	\$ 3,562.80	\$ 3,597.36		
ANNUAL SEWER COST		\$ 16,879,248	\$ 22,562,856																																			
2024 - 2026 (Sewer Cost)																																						
Sewer Cost (2%)			\$ 337,536	\$ 349,056	\$ 360,576	\$ 372,096	\$ 383,616	\$ 395,136	\$ 406,656	\$ 418,176	\$ 429,696	\$ 441,216	\$ 452,736	\$ 464,256	\$ 475,776	\$ 487,296	\$ 498,816	\$ 510,336	\$ 521,856	\$ 533,376	\$ 544,896	\$ 556,416	\$ 567,936	\$ 579,456	\$ 590,976	\$ 602,496	\$ 614,016	\$ 625,536	\$ 637,056	\$ 648,576	\$ 660,096	\$ 671,616	\$ 683,136	\$ 694,656	\$ 706,176	\$ 717,696	\$ 729,216	\$ 740,736
PV		\$ 16,879,248	\$ 337,536	\$ 349,056	\$ 360,576	\$ 372,096	\$ 383,616	\$ 395,136	\$ 406,656	\$ 418,176	\$ 429,696	\$ 441,216	\$ 452,736	\$ 464,256	\$ 475,776	\$ 487,296	\$ 498,816	\$ 510,336	\$ 521,856	\$ 533,376	\$ 544,896	\$ 556,416	\$ 567,936	\$ 579,456	\$ 590,976	\$ 602,496	\$ 614,016	\$ 625,536	\$ 637,056	\$ 648,576	\$ 660,096	\$ 671,616	\$ 683,136	\$ 694,656	\$ 706,176	\$ 717,696	\$ 729,216	
Check w/ NPV Formula		\$ 61,812.00																																				



Staff Report

Meeting Date: June 6, 2022

From Rochelle Anderholm-Parsch, Parks and Recreation Director

SUBJECT: Parks System Development Charges and Fee in Lieu Update

DECISION TO BE MADE:

Review FCS Group's findings and understand the results of the City of Sandy Parks System Development Charge (SDC) and Fee in Lieu methodology update. (Discussion only; adoption at subsequent meeting).

PURPOSE / OBJECTIVE:

Consultants of the City, Environment Science Associates (ESA), and FCS Group, have provided the final results of the Parks SDC and Fee in Lieu methodology update and they will present their findings and answer questions.

BACKGROUND / CONTEXT:

A system Development Charge is a "one-time charge on new development and certain types of redevelopment to help pay for existing and planned infrastructure to serve that development." These fees are governed by Oregon Revised Statutes (ORS) 223.297 to 223.314. Parks SDCs in Sandy are governed by Sandy Municipal Code (SMC) Chapter 15.28. [SMC 15.28.040\(A\)](#) provides that SDCs "shall be established and may be revised by resolution of the council."

The City's current parks SDCs are a combination of a main parks SDC and an SDC specifically for trails. The main parks SDC is imposed by Resolution 2013-24, which took effect on September 3, 2013. The methodology on which the main parks SDC is based was adopted on September 3, 2013, as an exhibit to Resolution 2013-23. The SDC for trails is imposed by Resolution 2016-08, which took effect on July 5, 2016. The methodology on which the SDC for trails is based was developed by FCS GROUP and adopted on July 5, 2016, as an exhibit to resolution 2016-07.

Fees in Lieu are governed by [SMC 17.86.40](#). New residential subdivisions, multi-family or manufactured home park developments shall be required to provide parkland to serve existing and future residents of those developments. At the city's discretion only, the city may accept payment of fee in lieu of land dedication. A payment in lieu of land dedication is separate from Park SDCs.

In September 22, 2021 the City entered into a contract with ESA to help manage the work associated with updating the Parks System Development Charge and Fee in Lieu. ESA worked with FCS Group to compile background data on the proposed park and

trail projects and costs included in the Adopted Park and Trail Master Plan. ESA provided project management and coordination between the City of Sandy and FCS. FCS used data from the adopted Parks and Trails System Master Plan and Capital Improvement Plan (CIP), and input from City staff, and the Parks and Trails Advisory Board to prepare an update to the Parks and Trails System Development Charge (SDC) and the Parks Fee-in-Lieu (FIL) Methodology.

KEY CONSIDERATIONS / ANALYSIS:

ESA and FCS completed their work and analysis in May of 2022. Below is a table summarizing the SDC and fee-in-lieu calculations.

Calculated SDC		Future by Unit
Cost Basis:		
Improvement Fee		\$ 53,262,087
Reimbursement Fee		21,146,157
Compliance Costs		62,430
Total Cost Basis		\$ 74,470,674
Growth in Residents		6,488
Improvement Fee per Resident		\$ 8,209
Reimbursement Fee per Resident		3,259
Compliance Fee per Resident		10
Total SDC per Resident		\$ 11,478
Fee Schedule:		
	Residents per Dwelling Unit	
Single-family dwelling unit	2.73	\$ 31,333
Multi-family dwelling unit	2.02	23,231
Mobile home dwelling unit	2.20	25,237

Current SDC and Fee in Lieu fees are as follows. Single-Family Dwelling, \$3,717; Multi-Family, \$2,495; Congregate Multi-Family, \$1,967. And, FIL is ~\$3,108.

The proposed updated SDCs and FIL fees are significantly higher than Sandy's current rates. Additionally, the City of Sandy's SDCs rates are low compared to surrounding areas that assess SDC fees. For instance, Lake Oswego's SDC for a single-family dwelling is \$14,511. On the other hand, the lowest pulled comparable was the City of Milwaukie at \$3,985. The average SDC fee was \$8,039, based on data collected from 14 different cities. The calculations provided by FCS justify the maximum SDC that the City can charge, not the SDC the City must charge.

A SDC and FIL fee increase provides the means to implement the Parks and Trail Master Plan. A SDC fee increase funds future park improvements, and an increase to FIL provides the funding for future parkland acquisition.

ESA/FCS findings were presented to the Parks and Trails Advisory Board on May 5, 2022.

Updating the SDC/FIL methodology meets [Council Goal 5](#). “Maintain financial strength and sustainability, a). Diversify revenue sources, analyze new revenue streams, look at cost recovery where possible.”

To coincide with this work, and to further meet the objectives of goal 5, staff has contracted with 110%/Amelia Enterprises to provide oversight and leadership on a comprehensive department-wide cost of service analysis resulting in a financial sustainability and cost recovery strategy and policy. This work consists of 3 phases over a period of approximately 6-9 months. Phase 1: education and training, cost of service analysis, service category development; Phase 2: cost recovery goal setting, fees scenario calculator, policy alternatives; Phase 3: turning insights into action, and formal presentation.

BUDGETARY IMPACT:

Staff, along with the consultant, are working on additional analysis to evaluate options to incrementally raise SDC and FIL, while also meeting the goals as set forth in the Parks and Trails Master Plan. These recommendations will be presented at a future city council meeting.

SUGGESTED MOTION LANGUAGE:

No motion needed. Staff will present an implementation plan for the Council's consideration in early August.

LIST OF ATTACHMENTS/EXHIBITS:

- ESA/FCS City of Sandy Parks SDC and Fee-in-Lieu Slide Deck

City of Sandy Parks SDC and Fee-in-Lieu

John Ghilarducci and
Zech Hazel

June 6, 2022





Agenda

- **Background**
- **Calculations**
- **Implementation**



Agenda

- **Background**
- Calculations
- Implementation



Key Characteristics of SDCs

- SDCs are one-time charges, not ongoing rates. Paid at the time of development.
- SDCs are available for water, wastewater, stormwater, transportation, and parks.
- SDCs are for capital only, in both their calculation and in their use.
- SDCs include both existing and future (planned) infrastructure cost components.
- SDCs are for “system” facilities, not “local” facilities.

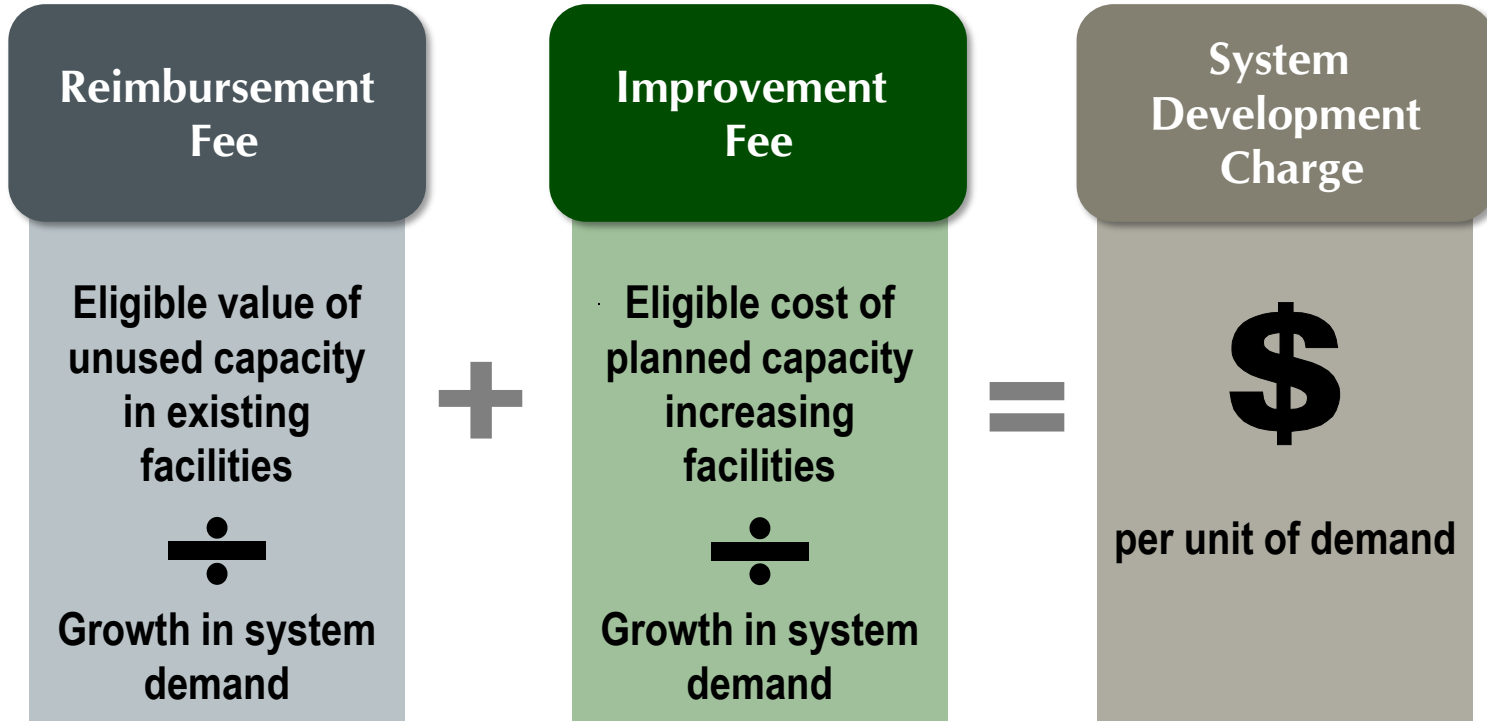


Legal Framework for SDCs

ORS 223.297 - 314, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”



The SDC Calculation





Fee in Lieu of Land Dedication

- **Developers are responsible for providing for growth-related park land**
 - » Land dedication if acceptable parcel is available
 - » Fee in lieu of land dedication
- **The fee is based on:**
 - » Estimated cost of undeveloped land
 - » Future level of service of park acres per resident

$$\begin{array}{|c|} \hline \text{Cost per} \\ \text{acre} \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Future acres} \\ \text{per resident} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Fee-in-lieu} \\ \text{per resident} \\ \hline \end{array}$$

Number of residents will be estimated by
number and types of dwelling units



Current SDCs and Fee-in-Lieu

- The current SDC is \$3,717 per single-family dwelling unit

- The current fee-in-lieu is \$3,109 per single-family dwelling unit

\$241,000 per acre	×	0.0043 acres per resident	=	\$1,036 per resident
\$1,036 per resident	×	3 residents per SFR	=	\$3,109 per SFR



Agenda

- Background
- **Calculations**
 - » System development charge
 - » Fee-in-lieu
- Implementation



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$31,333

Cost Basis:	
Improvement Fee	\$ 53,262,087
Reimbursement Fee	21,146,157
Compliance Costs	62,430
Total Cost Basis	<hr/> \$ 74,470,674
Growth in Residents	6,488
Improvement Fee per Resident	\$ 8,209
Reimbursement Fee per Resident	3,259
Compliance Fee per Resident	10
Total SDC per Resident	<hr/> \$ 11,478
Fee Schedule:	
Single-family dwelling unit	\$ 31,333
Multi-family dwelling unit	23,231
Mobile home dwelling unit	25,237



Growth

	2020	2035	CAGR	Growth	Growth Share
Population in Sandy	12,612	19,100	2.81%	6,488	33.97%

Source: Email from Tracy Johnson, 2/2/2022



Infill List

	Tier	Timing	Total Cost	Eligibility	Eligible Costs
Sandy Bluff Park	Tier 1	0-5 years	\$ 250,000	33.97%	\$ 84,921
Meinig Memorial Park	Tier 1	0-5 years	100,000	0.00%	-
Sandy River Park - Phase 1	Tier 1	0-5 years	800,000	33.97%	271,749
Bornstedt Park - Phase 2	Tier 2	5-10 years	652,000	33.97%	221,475
Tupper Park	Tier 2	5-10 years	750,000	33.97%	254,764
Meinig Memorial Park	Tier 2	5-10 years	273,200	33.97%	92,802
Sandy River Park - Phase 2	Tier 2	5-10 years	650,000	33.97%	220,796
Meinig Memorial Park	Tier 3	10-15 years	500,000	0.00%	-
Sandy River Park Addition	Tier 3	10-15 years	-	33.97%	-
	Total		\$ 3,975,200		\$ 1,146,508

Source: Environmental Science Associates, City staff.



Expansion List: Park Projects

Park Name	Park Type	Tier	Timing	Total Cost	Acres Added	Acres	
						Absorbed	
Deer Point Park	Neighborhood Park	Tier 1	0-5 years	\$ 1,442,800	1.41	1.41	
Champion Way Park	Neighborhood Park	Tier 1	0-5 years	998,700	0.99	0.99	
Ponder Lane Park	Neighborhood Park	Tier 1	0-5 years	1,848,000	2.00	2.00	
Deer Point Expansion	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-	
Sunset	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-	
Community North	Community Park	Tier 1	0-5 years	5,900,000	10.00	-	
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	0-5 years	-	-	-	
Jarl Road	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-	
Jewelberry NE	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-	
Vista Loop	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-	
Community East	Community Park	Tier 2	5-10 years	6,900,000	12.50	-	
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	5-10 years	-	-	-	
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	5-10 years	-	-	-	
Orient	Mini Park	Tier 3	10-15 years	490,000	0.50	-	
Colorado East	Mini Park	Tier 3	10-15 years	490,000	0.50	-	
Kelso 362nd	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Gunderson Road West	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Barlow Trail	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Trubel	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-	
Vista Loop SW	Neighborhood Park	Tier 3	10-15 years	-	-	-	
Community South	Community Park	Tier 3	10-15 years	5,900,000	10.00	-	
Ruben	Natural & Open Space	Tier 3	10-15 years	-	-	-	
Sandy Community Campus - Phases 1-4	Community Park		0-15 years	9,950,200	13.75	13.75	
Total				\$ 49,219,700	69.65	18.15	

Source: Environmental Science Associates, City staff.



Expansion List: Trail Projects

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Kelso to Powerline	Tier 1	0-5 years	185,800	4,224	0.80
Sunflower to Powerline	Tier 1	0-5 years	32,500	317	0.06
Olson to Powerline	Tier 1	0-5 years	81,300	792	0.15
Sandy Bluff Park to 362nd	Tier 1	0-5 years	198,100	1,531	0.29
Sandy Bluff Park Pond Loop Trail	Tier 1	0-5 years	143,500	1,109	0.21
Bell Street to Sandy Bluff Park	Tier 1	0-5 years	191,300	1,478	0.28
Kate Schmidt to Bell Street	Tier 1	0-5 years	82,000	634	0.12
SHS Trail Easement 1	Tier 1	0-5 years	259,600	2,006	0.38
Meeker to Safeway	Tier 1	0-5 years	32,500	317	0.06
Community Campus to Sandy River Trail	Tier 1	0-5 years	23,700	3,115	0.59
Park Street to Community Campus	Tier 1	0-5 years	2,000	264	0.05
Tickle Creek Reroutes	Tier 1	0-5 years	93,750	1,373	0.26
Sunset Street to Tickle Creek	Tier 1	0-5 years	12,800	1,690	0.32
Sunset Street to Nettie Connett Drive	Tier 1	0-5 years	103,000	1,003	0.19
Bluff Road to Sandy Heights	Tier 1	0-5 years	11,600	1,531	0.29
Tupper Park to Gerilyn Court	Tier 1	0-5 years	32,500	317	0.06
Tickle Creek Extension East to Dubarko Underpass	Tier 1	0-5 years	125,000	1,361	0.26
Tickle Creek to Deer Point Park	Tier 1	0-5 years	432,000	4,208	0.80
Tickle Creek Extension Dubarko East to Jacoby	Tier 1	0-5 years	400,000	2,243	0.42
Alleyway to Tickle Creek Trail Connector	Tier 1	0-5 years	37,500	365	0.07
Bornstedt Park	Tier 1	0-5 years	78,000	760	0.14
Highway 211 Parkway	Tier 1	0-5 years	406,250	3,010	0.57



Expansion List: Trail Projects (cont.)

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Cascadia to Tickle Creek	Tier 1	0-5 years	30,200	686	0.13
Slagle Loop to Jonsrud Viewpoint	Tier 2	5-10 years	38,500	5,069	0.96
Sandy River Lower Loop	Tier 2	5-10 years	13,300	1,742	0.33
Sandy River North Loop	Tier 2	5-10 years	10,400	1,373	0.26
Park Street to Sandy River Trail	Tier 2	5-10 years	6,400	845	0.16
Fir Drive to Community Campus	Tier 2	5-10 years	20,100	2,640	0.50
Tickle Creek Extension within UGR 2	Tier 2	5-10 years	380,900	8,659	1.64
Champion Way to Tickle Creek	Tier 2	5-10 years	4,400	581	0.11
Barnum to Tickle Creek	Tier 2	5-10 years	6,800	898	0.17
Salmon Creek Park to Barnum Road	Tier 2	5-10 years	92,200	898	0.17
Tickle Creek to Highway 211	Tier 2	5-10 years	69,700	1,584	0.30
Sandy Heights to Meinig Connection	Tier 2	5-10 years	11,500	1,514	0.29
Tickle Creek Jacoby Rd to Meadows Ave extension	Tier 2	5-10 years	172,600	3,923	0.74
Orient to Bluff Road 4,5	Tier 3	10-15 years	-	8,976	1.70
Kelso to 362nd	Tier 3	10-15 years	255,500	5,808	1.10
Orient to 362nd 2 (Bell Street Extension)	Tier 3	10-15 years	675,000	3,115	0.59
Vista Loop to Longstreet Lane	Tier 3	10-15 years	303,600	2,957	0.56
Orient to Tickle Creek	Tier 3	10-15 years	88,300	2,006	0.38
Tickle Creek to Colorado & Rachel	Tier 3	10-15 years	227,600	5,174	0.98
Bornstedt Road to Trubel Road	Tier 3	10-15 years	495,400	3,828	0.73



Expansion List: Trail Projects (cont.)

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Village South to Trubel Road	Tier 3	10-15 years	623,600	4,819	0.91
Jacoby West to Village South	Tier 3	10-15 years	373,100	2,883	0.55
Cascadia to Jacoby West	Tier 3	10-15 years	102,300	996	
Old Barlow Trail	Tier 3	10-15 years	151,700	1,478	0.28
Barlow Trail to Tickle Creek	Tier 3	10-15 years	13,900	317	0.06
Barlow Trail to Market	Tier 3	10-15 years	25,600	581	0.11
Tickle Creek Connector Sewer Easement 4	Tier 3	10-15 years	914,000	20,777	3.94
Tickle Creek Bridge at Market	Tier 3	10-15 years	500,000	-	-
Total			\$ 8,571,300	127,775	24.01

Source: Email from Tracy Johnson, 2/2/2022



Eligibility: Future Level of Service

		2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	2035 Units per 1,000 Residents	2020 Minimum Quantity	Eligibility	Reimbursable Quantity
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	17.29	218.06	100.00%	60.67
Number of Special Use Sites	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Miles of Trails	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables



Improvement Fee Cost Basis

	Eligibility	Eligible Cost
By Unit of Measurement		
Acres of Parks and Natural Areas	100%	\$ 49,219,700
Number of Special Use Sites	0%	-
Miles of Trails	48%	4,119,280
Expansion Projects Total		\$ 53,338,980
Infill Projects		1,146,508
Total		\$ 54,485,488

Source: Previous tables.



Reimbursement Fee Cost Basis

	Units	2020 Development Cost per Unit	Weighted Average Age	Inflation Adjustment Factor	Estimated Original Cost per Unit
By Unit of Measurement:					
Acres of Parks and Natural Areas	Acres	\$ 706,672	19.83	54.26%	\$ 383,423
Number of Special Use Sites	Number	824,665	21.75	51.63%	425,812
Miles of Trails	Miles	356,971	No data	0.00%	-
	Total				



Reimbursement Fee Cost Basis (cont.)

	Units	Estimated Original Cost per Unit	Reimbursable Quantity	Outside Funding Percentage	Total Reimbursable Cost
By Unit of Measurement:					
Acres of Parks and Natural Areas	Acres	\$ 383,423	60.67	11.59%	\$ 20,567,588
Number of Special Use Sites	Number	425,812	1.36	0.00%	578,569
Miles of Trails	Miles	-	-	No data	-
	Total				<u>\$ 21,146,157</u>



Adjustments

Unadjusted Improvement Fee Cost Basis		\$ 54,485,488
Estimated Improvement Fee Fund Balance		<u>(1,223,401)</u>
Improvement Fee Cost Basis		\$ 53,262,087



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$31,333

Cost Basis:	
Improvement Fee	\$ 53,262,087
Reimbursement Fee	21,146,157
Compliance Costs	62,430
Total Cost Basis	\$ 74,470,674
Growth in Residents	6,488
Improvement Fee per Resident	\$ 8,209
Reimbursement Fee per Resident	3,259
Compliance Fee per Resident	10
Total SDC per Resident	\$ 11,478
Fee Schedule:	
Single-family dwelling unit	\$ 31,333
Multi-family dwelling unit	23,231
Mobile home dwelling unit	25,237



Fee in Lieu of Land Dedication

Current cost per acre		\$869,242
Targeted acres per resident		0.0068
Calculated Fee-in-Lieu per resident		\$5,911
Fee Schedule:	<u>Residents per Dwelling Unit</u>	
Single-family dwelling unit	2.73	\$16,135
Multi-family dwelling unit	2.02	\$11,963
Mobile home dwelling unit	2.20	\$12,996



Summary

		SDC	Fee-in-Lieu	Total
Calculated Maximum Fee per Resident		\$ 11,478	\$ 5,911	\$ 17,389
Fee Schedule:	<u>Residents per Dwelling Unit</u>			
Single-family Dwelling Unit	2.73	\$ 31,333	\$ 16,135	\$ 47,468
Multi-family Dwelling Unit	2.02	23,231	11,963	\$ 35,195
Mobile home Dwelling Unit	2.20	25,237	12,996	\$ 38,234



Agenda

- Background
- Calculations
- **Implementation**



SDC Comparison

	Parks SDC per SFR	
Sandy (Maximum)	\$ 31,333	
Lake Oswego	15,672	
Tigard	10,345	
Sherwood	8,998	
Happy Valley	8,515	
Canby	6,025	
Hubbard	4,558	
Eugene	4,246	
Milwaukie	3,985	
Sandy (Current)	3,717	
Molalla	2,643	

Source: Survey by FCS GROUP, as of 4/26/2022



Funding Plan

Resources

Beginning fund balance	\$ 1,223,401
SDC revenue	74,470,674
Other needed revenue	-
Total resources	<u>\$ 75,694,075</u>

Uses

Project list (total cost)	\$ 61,766,200
Compliance costs	62,430
Ending fund balance	<u>13,865,445</u>
Total requirements	<u>\$ 75,694,075</u>

Thank you! Questions?

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