



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, October 9, 2019 City Hall- Council Chambers, 39250
Pioneer Blvd., Sandy, Oregon 97055 7:00 PM

BOARD MEMBERS PRESENT: Kathleen Walker, Councilor, Don Robertson, Board Member, Michael Weinberg, Board Member, and Susan Drew, Board Member

BOARD MEMBERS ABSENT:

STAFF PRESENT: Sarah Richardson, Community Services and James Cramer, Associate Planner

MEDIA PRESENT:

1. Roll Call

2. Public Comment

Makoto Lane attended. Board approval pending.

3. Consent Agenda

3.1. Meeting Minutes

Correction: Don Robertson’s comment regarding “national” parks should be “Ashland” Parks.

Noxious “weed” instead of “week”.

4. Changes to the Agenda

5. New Business

5.1. Bailey Meadows subdivision

Bailey Meadows Presentation – James Cramer, Associate Planner

Need a recommendation from Parks Board on park land dedication verses fee-in-lieu of land dedication. This plan is being presented to Planning Commission November 14th. We reviewed this development preliminary last year and recommended that they incorporate the park land that was identified in the 1997 Master Plan. The development proposes to construct 100 single

family homes. If we were to accept the in-lieu fee, it would be \$310,000. Land dedication would be 1.29 acres.

The board discussed the existence of community park in the area in the 1997 Parks Master Plan. A community park land is intended to have things like ball fields and this parcel has relatively flat ground that would meet this need. A walk to the closest park for most of the development property is over ½ mile (Knollwood) which does not meet our Master Plan intent of providing a park within ¼ to ½ mile of developments. Access to Bornstedt requires crossing a highway and is about ½ mile away. There is also concern that we do not have a nearby willing seller to acquire park land for this development. In addition, land acquisition is generally a 10 year undertaking, assuming we can find a willing seller.

Discussion about the proposed development on existing trees. Most of the trees on the north and south side would remain except for Melissa access and some R/W for Gunderson where trees would have to be taken.

Park SDC fees are \$3,717 per house. \$2500 per apartment unit.

This development has no immediate connections to Tickle Creek – those would come off of end of Rachael and off of Solso.

Moved by Don Robertson, seconded by Michael Weinberg

Don moved to remain with the Board's original position of land dedication of 1.29 acres because we are deficient in parkland in this area. 100 houses would put undue strain on existing facilities and create unsafe routes to Bornstedt Park. We don't have a willing seller to use the fee in lieu of, to buy land for the park.

CARRIED.

5.2. Sandy Crest Planned Development - Pre-Application - James Cramer, Associate Planner

Sandy Crest Presentation: This is a preliminary proposal stage for a Planned Unit Development (PUD). A PUD requires 25% open space. James explained that the land is zoned for single family (7500 ft² lots) and instead they are proposing much smaller lots. One option is for them to provide inlieu fee rather than dedicate the land. Criteria for park or open space land dedication like slope exist. Developers can do an HOA that maintains the park property, dedicate the park and open space to the City, or the developer can take care of it or deed restricted private easement for the homeowner. Lots of discussion about PUDs as it related to parks and open space. Discussed concerns about HOA's folding after a while and the City having to acquire the

property. Also concerned that private easements for homeowners can get fenced off, or get developed with outdoor facilities, gardens, sheds, gazebos, etc. instead of being public open space.

- Propose they give us developable park property.
- Need to have trail development and trail access to the Tickle Creek Area.
- Consider giving land on east end adjacent to undevelopable open space along Tickle Creek.

Moved by Don Robertson, seconded by Susan Drew

Motion made by Don to move the three points forward to planning in pre-app process. Susan seconded motion. Motion carried unanimous.

CARRIED.

5.3. Jewelberry Meadows - James Cramer, Associate Planner

Proposed Jewelberry Meadows

Proposed 20 units along Jewelberry east of Penny Avenue. The development would have access from Agnes. Park would be at Sandy Bluff which is less than ½ mile away. This would give us \$62,600 of fee in lieu of or 0.26 acres parkland dedication. Conceptual future park location is further north.

Moved by Don Robertson, seconded by Michael Weinberg

Don motioned to accept fee in lieu of land.

CARRIED.

6. Old Business

7. STAFF UPDATES

7.1. Master Plan Update

Parks Master Plan was signed by both parties and next stage is gathering documents. There will be a technical advisory board formed. The Parks Board will be involved as stakeholders. Nancy Enabnit is asking for two park board members to be part of the Technical Advisory Committee.

Moved by Michael Weinberg, seconded by Susan Drew

Mike moved that Kathleen and Don be the two members.

CARRIED.

7.2. Shade/Cover Structure Update - Bornstedt and Bluff Parks

Bids for shade structures came in. Bid for two covered shade structures at Bornstedt Park is \$60,591. Need input on stain colors, roof color and stone type. Propose using similar materials to the Meinig Park project same rock and same wood stain – if they used forest green roof, instead use hunter green.

Bids for dog park \$25,000 for larger and \$23,000 for smaller one. Still need engineering costs. Sarah will meet with contractor for next meeting. We have about \$21,000 in the donation account. Suggest we consider using interest funds from Parks SDC and fee in-lieu of accounts. Sarah will check with Kelly, Jordan and Tyler on that. If we cannot do both, the consensus was to do the larger one where we already have seating.

7.3. Follow-Up Item

Sarah will ensure Makota Lanes application for the Parks and Trails Advisory Board is on the Council agenda.

8. Adjourn