



**MINUTES**  
**Parks & Trails Advisory Board Meeting**  
**Wednesday, February 12, 2020 City Hall-**  
**Council Chambers, 39250 Pioneer Blvd.,**  
**Sandy, Oregon 97055 7:00 PM**

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

**BOARD MEMBERS ABSENT:**

**STAFF PRESENT:** Laurie Smallwood, Councilor and Sarah Richardson, Community Services

**MEDIA PRESENT:**

- 1. Roll Call**
- 2. Public Comment**
- 3. Consent Agenda**
  - 3.1. Meeting Minutes
- 4. Changes to the Agenda**
- 5. New Business**
  - 5.1. Bornstedt View Pre-App 3 - 8  
[Bornstedt View 1v](#)  
[BORNSTEDT VIEW 2](#)  
[BORNSTEDT VIEW3](#)
  - 5.2. Moda Assist Campaign 9  
[About Moda Assist](#)
- 6. Old Business**
  - 6.1. Parks Master Plan/Open House February 27th, 2020 10 - 11  
[Sandy Parks and Trails Master Plan Fact Sheet](#)

6.2. Bailey Meadows

6.3. Jonsrud Project

**7. STAFF UPDATES**

7.1. Sandy Crest Development

**8. Adjourn**



SCALE: 1" = 50'



**“THE BORNSTEDT VIEWS”**  
**A SANDY OREGON PLANNED DEVELOPMENT**  
**(34 MIXED USE LOTS)**

23 DETACHED LOTS, 10 ATTACHED LOTS, AND 1 MULTIFAMILY 36-UNIT APARTMENT (TOTAL DENSITY = 69 UNITS)

**TOTAL APARTMENTS - 36 UNITS**  
 PROPOSED APARTMENT BUILDING - 24 UNITS  
 1 BEDROOM UNITS 8 X 12 PARKING SPACES - 24 PARKING SPACES  
 2 BEDROOM UNITS 8 X 12 PARKING SPACES - 24 PARKING SPACES  
 3 BEDROOM UNITS 8 X 12 PARKING SPACES - 12 PARKING SPACES  
**TOTAL MIXED USE PLANNED - 69 UNITS**  
 23 DETACHED LOTS 8 X 12 PARKING SPACES - 23 PARKING SPACES  
 10 ATTACHED LOTS 8 X 12 PARKING SPACES - 10 PARKING SPACES  
 1 MULTIFAMILY 36-UNIT APARTMENT BUILDING - 36 UNITS  
 PROPOSED GARAGES - 18 SPACES  
 TOTAL GARAGES - 36 SPACES  
 TOTAL TAX LOT 100, 744P 24E24C  
 AREA - 1238 AC.

CLIENT:  
 EVEN BETTER HOMES, INC.  
 MAC EVEN  
 PO BOX 2021  
 GRESHAM, OR 97030  
 PHONE: (503) 348-5602  
 EMAIL: mac@evenbetterhomes.com

**Surveyors & Planners, Inc.**  
 Surveying, Planning and  
 Civil Engineering  
 P.O. Box 955 Sandy, OR 97055  
 Phone: (503) 668-3151  
 Fax: (503) 668-4730

PROJECT:  
**“THE BORNSTEDT VIEWS”**  
 A SANDY OREGON PLANNED DEVELOPMENT  
 PRELIMINARY LOT LAYOUT

LOCATION:  
 19618 SE BORNSTEDT ROAD SANDY, OREGON

SCALE: VERT: N/A  
 HORIZ: 1" = 50'  
 DATE: 2-4-20  
 FILE: 19-268 - Sketch-6

LEGAL		
SECTION	TWP	RANGE
24	25	4E

FEDERAL DATE: 12/31/2019

DATE	NO.	REVISION	BY
	1		
	2		

DESIGNED: RLM  
 DRAWN: RLM  
 CHECKED: DLH  
 APPROVED: RLM



## PRE-APPLICATION CONFERENCE

February 04, 2020

TO:

Kelly O'Neill, Planning & Building Director  
Mike Walker, Public Works Director  
Greg Brewster, IT Director  
Tanya Richardson, Parks & Recreation  
Sarah Richardson, Library Director  
Andi Howell, Transit Manager  
Thomas Fisher, Engineering Technician  
Emily Meharg, Senior Planner  
Don Patty, Fire Marshall

FROM: Planning Department

When:	Wednesday February 26, 2020
Time:	2:30 p.m
Place:	City Hall Conference Room
Applicant:	Mac Even - Even Better Homes
Project:	The Bornstedt Views - Planned Development
Type:	Type IV
Assigned Planner:	Kelly O'Neill

Please return your comments to the City of Sandy two days prior to pre-application conference if possible. (Attn: Kelly)

Attached please find pre-application information.



## PRE-APPLICATION CONFERENCE REQUEST FORM

(Please print or type the information below)

Planning Department  
39250 Pioneer Blvd.  
Sandy OR 97055  
503-668-4886

Name of Project THE BORNSTEDT VIEWS (A Sandy Oregon Planned Development)

Location or Address 9618 SE Bornstedt Road, Sandy, OR 97055

Map & Tax Lot Number T 02S , R 04E , Section 24 ; Tax Lot(s) 100

Plan Designation SFR Zoning Designation LDR Acres 12.74

Project Description:

PROPOSED 34-LOT PLANNED DEVELOPMENT  
 23- Single family detached lots  
 10- Single family attached lots (row houses)  
 36- Unit apartment complex  
 Total proposed density of 69 units  
 See attached density calculations (maximum density = 78 units)

Applicant MAC EVEN	Owner William Bloom
Address PO BOX 2021	Address 19618 SE Bornstedt Road
City/State/Zip GRESHAM, OR 97030	City/State/Zip SANDY, OR 97055
Phone (503) 348-5602	Phone
Email mac@evenbetterhomes.com	Email
Signature	Signature

File No.	Date <u>2/4/20</u>	Rec. No.	Fee \$ <u>514</u>
Type of Review (circle one): Type I    Type II    Type III <u>Type IV</u>			
Pre-App. Scheduled for: <u>Feb 26<sup>th</sup> 2:30 PM</u>			

**THE BORNSTEDT VIEWS Density Calculations (Option 6)**

Date: 2/3/2020

Job no: 19-268

By: RLM

**AREA INFORMATION for Total Project**

Total Site Area =>	554,767 SF	12.736 Acres
Public ROW =>	51,667 SF	1.186 Acres
Public Tracts (ponds/parking) =>	34,395 SF	0.790 Acres
Net Site Area (NSA) =>	468,705 SF	10.760 Acres (Total Area - Public)
Restricted Development Area (RDA) =>	73,116 SF	1.679 Acres
Unrestricted Site Area (USA) =>	395,589 SF	9.081 Acres (USA = NSA - RDA)
Total Open Space Tract =>	195,867 SF	4.496 Acres
Total Lot Area =>	272,838 SF	

**Density Calculations (Based on SFR Zoning)**

Minimum Density =>	3 units/acre
Max density =>	5.8 units/acre

Minimum Required Units = USA x min density => 27 units <=== Minimum Density

Maximum Allowed (the lesser of the two numbers)

A. NSA x max density ==> 62.4 units

or

B. USA x max density x 1.5 ==> 79.0 units

62 <=== Maximum Base Density

PD Density Increase per 17.64.40.C ==> 25%

16 <=== Additional Density Allowed

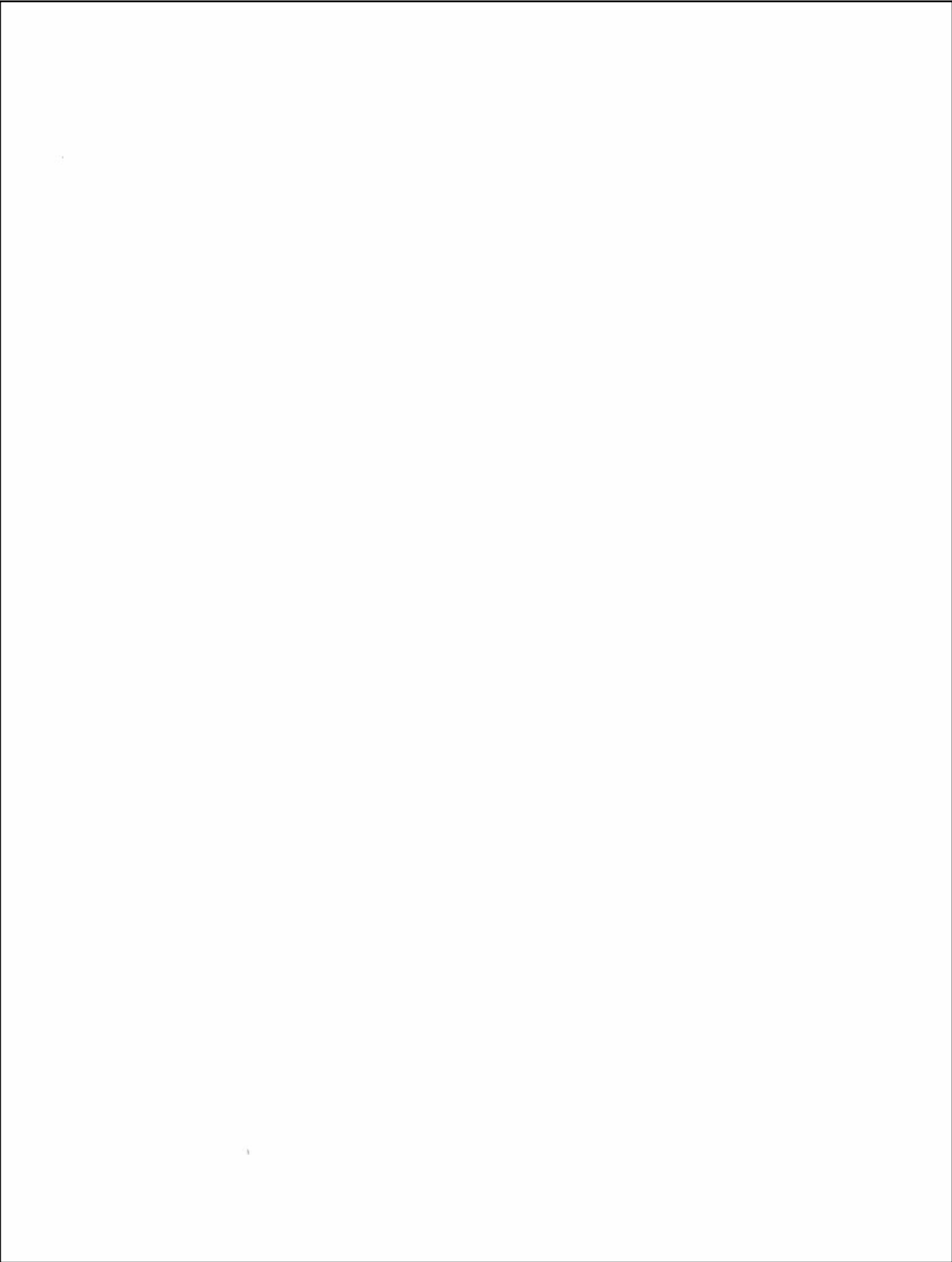
**MAXIMUM DENSITY ALLOWED ==>**

**78 <=== Maximum Density**

**Open Space Calculations**

Minimum 25% open space =>	138,692 SF	3.18 Acres
Total proposed open space =>	195,867 SF	4.50 Acres
Total proposed open space % =>	35%	

DENSITY CALCULATION 17.64.40 C. Increase in Density. An increase in density of up to 25% of the number of dwelling units may be permitted upon a finding that the Planned Development is outstanding in planned land use and design, and provides exceptional advantages in living conditions and amenities not found in similar developments constructed under regular zoning.



CLIENT: EVEN BETTER HOMES, INC.  
 MAC EYEN  
 PO BOX 2021  
 GRESHAM, OR 97030  
 PHONE: (503) 348-5602  
 EMAIL: mac@evenbetterhomes.com

DATE OF PLOT: 3-4-20

DATE: 2-4-20  
 SCALE: HORIZ. 1" = 100'

PROJECT: "THE BORNSTEDT VIEWS"  
 A SANDY OREGON PLANNED DEVELOPMENT  
 FUTURE STREET PLAN  
 19516 BE BORNSTEDT ROAD SANDY, OREGON

LOCATION: SECTION 24, 25, 4E  
 LEGAL: FILE: 19-268 - Sketch-6  
 DATE: 2-4-20  
 SCALE: HORIZ. 1" = 100'

DESIGNED: RLM  
 CHECKED: RLM  
 APPROVED: RLM

DATE NO. REVISION BY

2  
 2  
 2

PROFESSIONAL SEAL: L. WOODS, CIVIL ENGINEER, No. 12345, State of Oregon





# moda assist program



## How are communities selected to participate?

This year, Moda invited several communities across Oregon with populations around 10,000 to participate in the Moda Assist program. Moda and the Trail Blazers will pick the top three submissions, based on the quality of the application, need and diverse geography for the public voting phase.

## How will the winner be selected?

The winner will be selected through a public voting phase for the three finalists. Voting begins on Feb. 21 at 9 a.m. and ends on March 22 at 5 p.m. (PDT)

## How long will the program run? When will we know the winner?

The program lasts for a month and the winner will be announced the day after the voting ends.

## What are the rules for voting?

Each person (not each email address) may vote once per day. Duplicate votes from the same person in the same day will not be counted. Vote tallies will be updated once a day Monday through Friday at 7 p.m. (PDT). Moda retains the right in its sole discretion to make the final decision if there are any questionable practices, such as bot-voting, found during or after the voting process.

## Can anyone vote?

Anyone in the U.S. is allowed to vote. Votes submitted outside the U.S. will not be counted.

## Questions?

We're here to help! If you have questions, please contact Karis Stoudamire-Phillips at [karis.stoudamirephillips@modahealth.com](mailto:karis.stoudamirephillips@modahealth.com).

## Can I vote more than once?

Yes, we encourage votes once a day throughout the monthlong program. Duplicate votes from the same person, even using a different email address, in the same day will not be counted.

## How much does the winning playground receive?

The amount donated to the winning playground project depends on how many assists the Trail Blazers record during the regular season. Moda and the Trail Blazers will donate \$20 per assist during the regular season, which is double the amount donated per assist last season.

## What is an all-abilities playground?

All kids deserve a place to play, regardless of their physical abilities. The Americans with Disabilities Act (ADA) lays out standards for accessible design, with direction on how to construct play equipment to be readily accessible for individuals with disabilities.

## Why does Moda have this program?

Moda is committed to building healthy communities across Oregon and Southwest Washington. The Moda Assist program does just that, by encouraging active play for everyone in the community.

## How are the Trail Blazers involved?

Moda and the Trail Blazers team up for the Moda Assist program each year. The amount donated to the winning community is directly related to how many assists the team tallies throughout the regular season.



# 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 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.

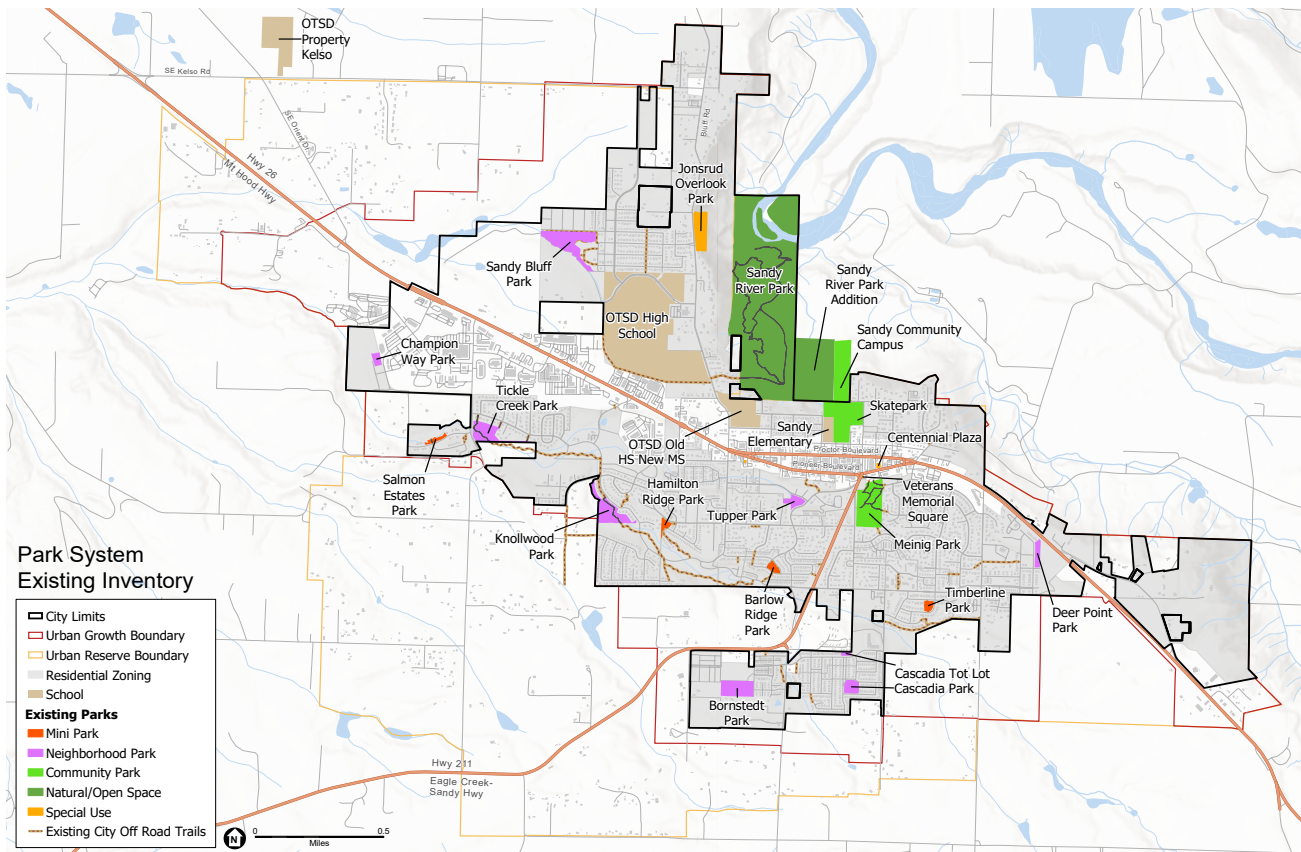
### What is a “Master Plan”?

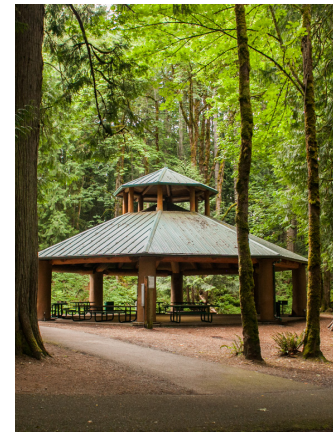
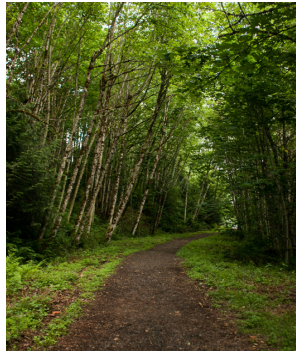
It is a reference document, a little like a map or an owner’s manual. In this case, the City of Sandy will use it to help make sure future park and trail projects serve the goals, needs and hopes of residents like you.

### 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).





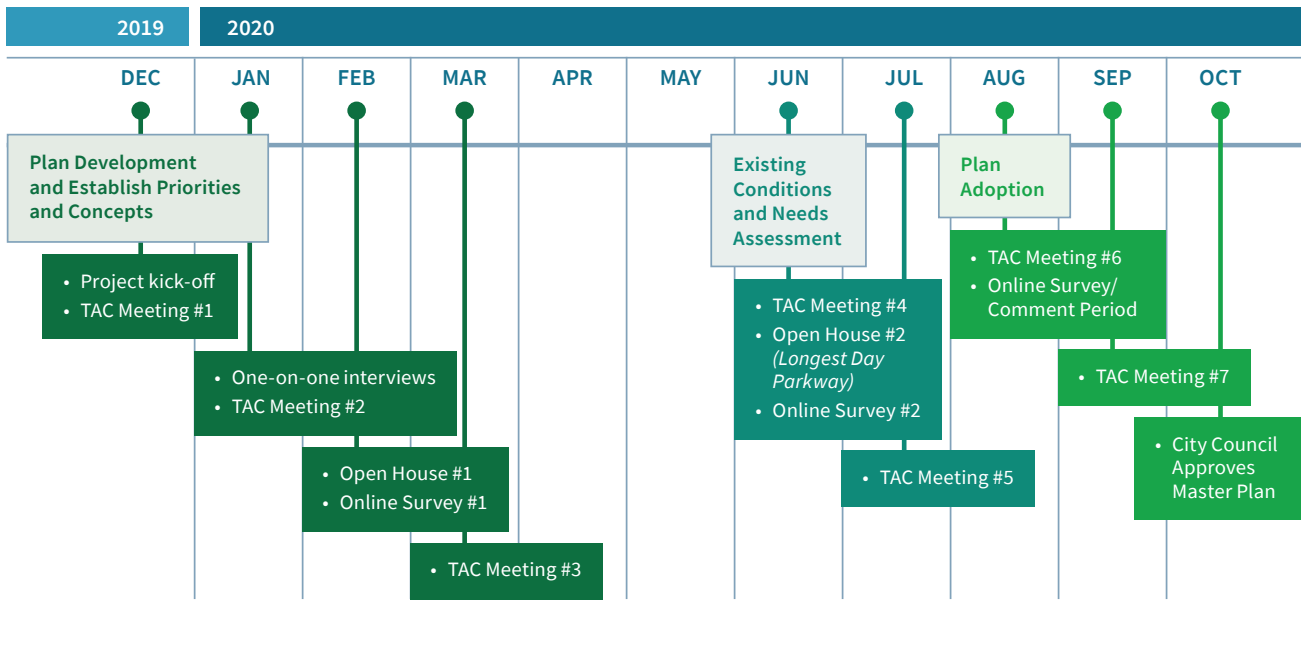
### We need your input!

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.

### Next Steps

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.



For questions or more information, contact Nancy Ream Enabnit: [503.668.7535](tel:503.668.7535) | [nancyenabnit@gmail.com](mailto:nancyenabnit@gmail.com).