



**MINUTES**  
**Parks & Trails Advisory Board Meeting**  
**Wednesday, July 8, 2020 Virtual Zoom**  
**Meeting 2:00 PM**

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

**BOARD MEMBERS ABSENT:**

**STAFF PRESENT:** Sarah Richardson, Community Services

**MEDIA PRESENT:**

**1. Roll Call**

**2. Public Comment**

2.1. The Parks and Trails Advisory Board will conduct this meeting electronically using the Zoom video conference platform. Members of the public may listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge. See the instructions below:

- To login to the electronic meeting online using your computer, click this link: <https://us02web.zoom.us/j/83310191950>
- If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: 833 1019 1950
- If you do not have access to a computer or telephone and would like to take part in the meeting, please contact the Sandy Community Center (503-668-5569) by Monday, July 6th and arrangements will be made to facilitate your participation.

**3. Consent Agenda**

3.1. Meeting Minutes

**Moved by Michael Weinberg, seconded by Makoto Lane**

***Motion to approve meeting Minutes from June.***

**CARRIED. 6-0**

**4. Changes to the Agenda**

**5. New Business**

**5.1. Bull Run Terrace Development - Park Dedication**

Tracy Brown attended to discuss the Bull Run Terrace Development. Shared the latest Plat with changes from the last meeting. This is the proposal they will go forward with. Proposing slightly more parkland dedication than what is required by the code. Reduced the highway frontage and considered the other comments and seeks the boards support. Will offer to make the park improvements in exchange for SDC fees.

Susan Drew asked about the utility easement and if it was underground. Tracy Brown noted it is underground. Precluded from some development over the top.

Some discussion about the existing drainage on the Deerpointe side.

Discussion about the preservation of existing trees. Will ultimately be determined by the Park Design.

Kathleen Walker asking about what acreage is required for a development of high density vs Single Family Residences. Tracy Brown noted the max units will be 163 units in the current proposal. The commercial zoning changes the original number of units built. Current calculation is 1.43 acres of parkland dedication.

Discussion of the village overlay requirements and how it affects this property. Alex Reverman explained the challenges with the property with regard to the overlay. Their intent is to submit this proposal as shared here. Wanted to eliminate the commercial piece but can't because of the commercial inventory needs within the city. They would prefer to take out the commercial piece but can't. Kathleen Walker noted that housing can be included in the commercial zone. It can be added above, below or beside. This could affect the total number of units and the parkland dedication.

Discussion of ODOT and the build out of Dubarko and the challenges it adds to the project.

Kathleen Walker feels the board cannot support the project until more is

known about the commercial area and the zoning is resolved. Need to know the total number of residences, need certainty.

Alex Reverman asked what are the thoughts about putting a hotel/motel in the commercial area of the development?

Don Robertson asked if they will be submitting for Pre-App?

Tracy Brown said it will be a revised application. Pre-App has already been done.

Don Robertson shared that the concept of working together to develop the park is all good. However, there needs to be a more definitive answer to what the total number of residences would be, what the Fee in Lieu and the SDCs and park acreage would total, need hard numbers before saying yes.

Best at this point is to say we agree with the concept but not ready to move into an agreement until there is more definitive information.

Alex Reverman understand the concerns of the park board. They have some of the same concerns about the final details of the development.

Makoto Lane agrees that the board needs to do things in order and would like to see more solid information and not as many question marks.

Michael Weinberg thinks the park configuration is an improvement and is positive, but agrees we need more hard numbers.

Sam Schroyer asked if the work to develop would include the Deer Pointe piece. Yes, that would be the intent. Sam Schroyer on the commercial -is there anyway to put a parameter on it. If over X number of residences more park area would be added? Tracy Brown explained the process. Would be appropriate to consider if the number of units requires it. Alex Reverman asked Tracy Brown - if we hit the threshold of units how much park would be added? For every 10 Multi Family units it is about .09 acres added to the park.

Don Robertson - the board is agreeable to the concept but can't give 100% endorsement for the SDC credits etc. until more information is available and the numbers are final.

Tracy Brown noted they are moving forward and appreciate the time.

Discussion about the zoning with regard to the Parks and Open Space Zone.

**6. Old Business**

6.1. Overlook Update

Signs are in and telescopes will be installed very soon.

6.2. Parks Update - phase guidelines

Discussion about what is and is not open in the parks during Phase I.  
Don Robertson outlined the phases and asked that we open up per the guidelines. Respect the guidelines because if we don't it can have adverse affects.

Sarah Richardson, staff liaison, noted that so far we are following the guidelines, but preparing for when we can enter Phase II. Only planning to do so at the appropriate time.

Michael Weinberg agrees and feels we should come down strongly on the side of the law.

Discussion about the fact the playgrounds are being used and the challenges of enforcement.

Don Robertson noted that most communities are struggling with the enforcement issue.

Don Robertson noted that we are not moving to Phase II soon.  
Discussion about Movies in the Park.

**7. STAFF UPDATES**

**8. Adjourn**