



**MINUTES**  
**Parks & Trails Advisory Board Meeting**  
**Wednesday, July 13, 2022 Sandy**  
**Community/Senior Center- 38348 Pioneer**  
**Blvd. Sandy, OR 97055 7:00 PM**

**BOARD MEMBERS PRESENT:** Don Robertson, Board Member, David Breames, Board Member, Will Toogood, Board Member, Alexandria Gale, Board Member, and Upekala Wijayratne, Board Member

**BOARD MEMBERS ABSENT:**

**STAFF PRESENT:** Rochelle Anderholm-Parsch, Parks and Recreation Director

**MEDIA PRESENT:**

**1. MEETING FORMAT NOTICE**

Topic: PTAB Meeting / Hybrid / 2nd Wed. of the Month  
Time: Jul 13, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88642522802?pwd=a0Q1d1FIWXBsMEZ4V2RoWUVVMm5UQT09>

Meeting ID: 886 4252 2802

Passcode: 789855

**2. Roll Call**

New Board Members Present:

Kimberly Seigal

Ryan Aultman

Staff Present:

John Wallace, Community/Senior Center Manager

Chelsea Jarvis, Executive Assistant

Council Liaison Absent:

Laurie Smallwood

Guest Presenters:

Zechariah Hazel with FCS

John Ghilarducci with FCS

**3. Public Comment**

**4. Consent Agenda**

4.1. Meeting Minutes

4 - 29

Motion to Approve

Moved by Alexandria

Seconded by Will

Motion passed 7 - 0

[Parks & Trails Advisory Board - 08 Jun 2022 - Minutes - Pdf](#)

**5. Changes to the Agenda**

**6. New Business**

**7. Old Business**

7.1. SDC / Fee in Lieu implementation plan (data analysis by FCS)

Rochelle gives an introduction and brief overview of SDCs/FIL. It's important to note that SDCs have not been raised since 2016.

John Ghilarducci shows a PowerPoint presentation on 4 implementation options we have to raise SDCs:

1. 5 year phase in

2. 10 year phase in

3. 15 year phase in

4. Set SDC to comparable communities and immediate implementation of full FIL.

Discussion ensues.

FIL Motion:

Motion to raise fee in lieu immediately to maximum of \$16,135 for a single family dwelling unit, \$11,963 for a multi-family dwelling unit, for \$12,996 for a mobile home dwelling unit.

Moved by Will

Seconded by Ryan  
Motion passed 7 - 0

SDC Motion:

Motion to start at the average of \$7,435 in year one and increase to \$20,000 after 5 years in incremental steps including inflation. At which time council will reevaluate and potentially move further.

Moved by David  
Seconded by Ryan  
Motion passed 7 - 0

## **8. STAFF UPDATES**

Rochelle's Updates:

The department is about to start cost recovery.

RFP for the community campus closes Thursday 7/14

Mountain Festival went very well.

John's Updates:

Longest Day Parkway was a huge success.

Noah's Quest went well.

The Mountain Festival Kid's events were a big success.

The department is working on a Fall Recreation Guide.

Movies and Music in the park starts at the end of July and goes through August.

## **9. Adjourn**



**MINUTES**  
**Parks & Trails Advisory Board Meeting**  
**Wednesday, June 8, 2022 City Hall- Council**  
**Chambers, 39250 Pioneer Blvd., Sandy,**  
**Oregon 97055 7:00 PM**

**BOARD MEMBERS PRESENT:** Don Robertson, Board Member, David Breames, Board Member, Will Toogood, Board Member, and Alexandria Gale, Board Member

**BOARD MEMBERS ABSENT:** Upekala Wijayratne, Board Member

**STAFF PRESENT:** Laurie Smallwood, Councilor and Rochelle Anderholm-Parsch, Parks and Recreation Director

**MEDIA PRESENT:**

**1. MEETING FORMAT NOTICE**

**The Parks and Trails Advisory Board will conduct this hybrid meeting both in-person and electronically using the Zoom video conference platform.**

If interested in attending in person the meeting will be held at the Sandy Community Center, located at 38348 Pioneer Blvd., Sandy, OR 97055.

Members of the public may listen, view, and/or participate in this meeting using Zoom.

Topic: PTAB Meeting / Hybrid / 2nd Wed. of the Month  
Time: Jun 8, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/88642522802?pwd=a0Q1d1FIWXBsMEZ4V2RoWUVVMm5UQT09>  
Meeting ID: 886 4252 2802  
Passcode: 789855

**2. Roll Call**

Staff Present:

Chelsea Jarvis, Executive Assistant  
John Wallace, Center Manager  
Tiana Rundell, Parks Maintenance  
Shelley Denison, Associate Planner  
Emily Meharg, Senior Planner

Melissa Baxter, Envision Sandy 2050 Committee Member

**3. Public Comment**

**4. Consent Agenda**

4.1. Meeting Minutes

**5. Changes to the Agenda**

6.2 Envision Sandy 2050 Comprehensive plan was presented first, followed by 6.1 Vista Loop Subdivision

**6. New Business**

6.1. Vista Loop Subdivision

5 - 26

Vista Loop Subdivision is a 73 lot residential subdivision intended for future construction of single family homes and three open space tracts. Applicant, Maria Miller, AKS Engineering & Forestry, posed several questions in their pre-application documents.

Rochelle goes through a PowerPoint presentation that goes over their questions and additional information. Emily Meharg adds additional context.

Alexandria Gale asks since there is a park proposed in that location, does that affect this discussion?

Don Robertson answers that we're covered whether it's parkland or fee in lieu, however he would like to see parkland dedication from a Parks & Trails Master Plan Perspective.

David states he thinks the developer should have to build the park since he feels it will be that neighborhood using it.

Don recounts by asking David if he would still feel the same way if it was a ball field.

David confirms he would approve of a ball field.

Don summarizes that the Board would be interested in Parkland Dedication.  
(The Board was not able to offer an official recommendation during this meeting due to a lack of quorum.)

[6.8.22 Vista loop borntedt vill comp plan](#)

6.2. Envision Sandy 2050- Comprehensive Plan

Shelley Denison led the group in information gathering for what the Parks Board would like Sandy to look like in the future (by 2050).

Questions such as:

What changes people want to see/be sustained in the next 30 years

Why did you chose to live in Sandy

What assets the city has that we don't want to lose

What does a small town feel mean to you

What needs improving

The group had a good discussion about what they like about Sandy and what they feel is needed in the future.

**7. Old Business**

7.1. Bornstedt Views Subdivision

This is an updated application that has already come before the board. It now is a proposed 43 lot subdivision (it was formerly 42). There are currently 2 other parks within a .1 to .3 mile range of this proposed park location. The proposed park system map does not show a need to add an additional park in this location due to service level requirements already being met by the existing parks.

Rochelle reviews PowerPoint Presentation.

Emily Meharg provides additional knowledge.

The Fee in lieu would be based on old fee structure since the application was submitted before the code changes.

Don Robertson asks about Lot 27 (shown on PowerPoint and in the agenda attachments).

Emily confirms it's a steep area with some retention trees.

Discussion ensues.

Alex likes the current recommendation.

David agrees.

Don concurs- initial action stands- The board recommends fee in lieu of parkland dedication for this updated application.

(The Board was not able to offer an official recommendation during this meeting due to a lack of quorum.)

**8. STAFF UPDATES**

John updates:

New building monitor has been hired- we are officially reopen for rentals

A Recreation Coordinator Position is now open for applicants

Upcoming events/fall programming

Ongoing work within the Parks & Recreation department to create a vision/mission statement.

Tiana updates:

Seasonal employee, Jacob, is working out great

Dog park is closed during June

Longest Day Parkway is coming up June 23rd- crew has been busy getting Cascadia Park ready.

Meinig Park- Park is being cleaned up to get ready for Mountain Festival in July.

Rochelle updates:

The RFP for the Community Campus has received a high volume of interest.

SDC methodology is going before the Parks Board July 13th, then on to Council, and then adoption in September.

Parks and Trails Board Advisory Interviews are Monday, June 13th.

**9. Adjourn**



# PTAB

June 8, 2022

**Vista Loop, Envision Sandy 2050 Comprehensive Plan, Bornstedt Views  
Subdivision**



# Agenda

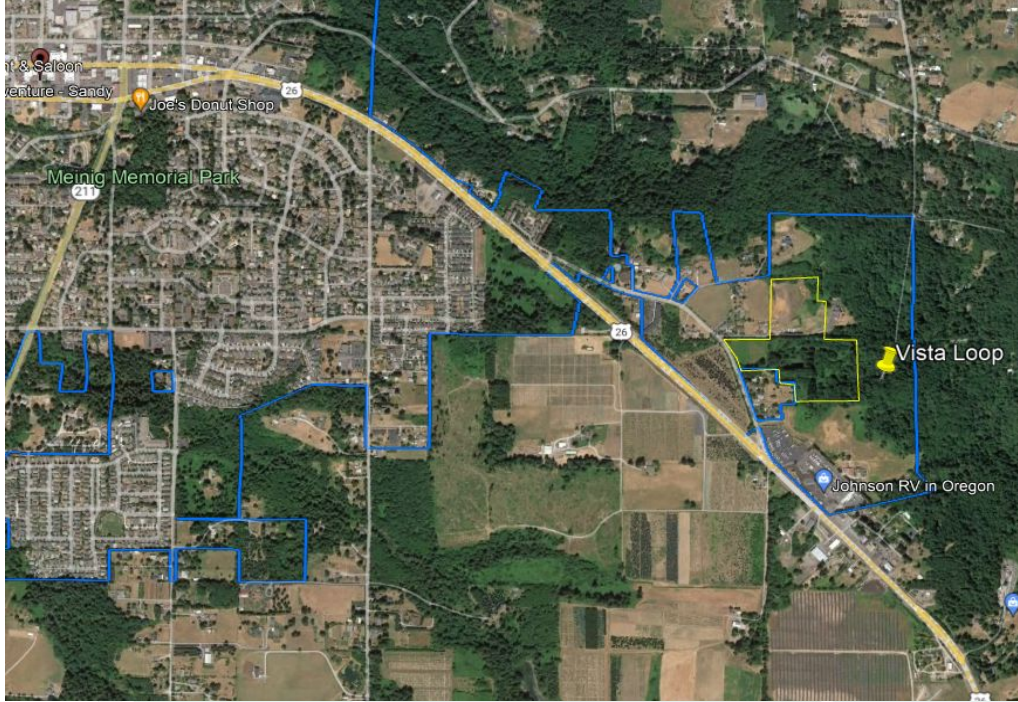
- 6.1 Vista Loop
- 6.2 Envision Sandy 2050 - Comprehensive Plan
- 7.1 Bornstedt Views Subdivision



## **NEW BUSINESS: 6.1 Vista Loop Subdivision**

- Pre-Application meeting held June 2, 2022
- Input from the Parks Board will be submitted in writing to Planning

# Location

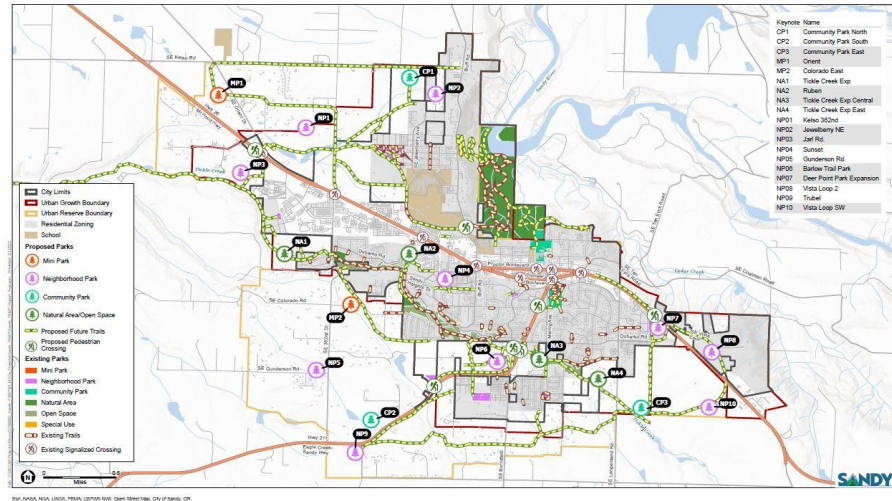


## Question Posed by the applicant in the pre-app meeting



Does the 2022 PTMP show a future park in this location

Yes. NP8

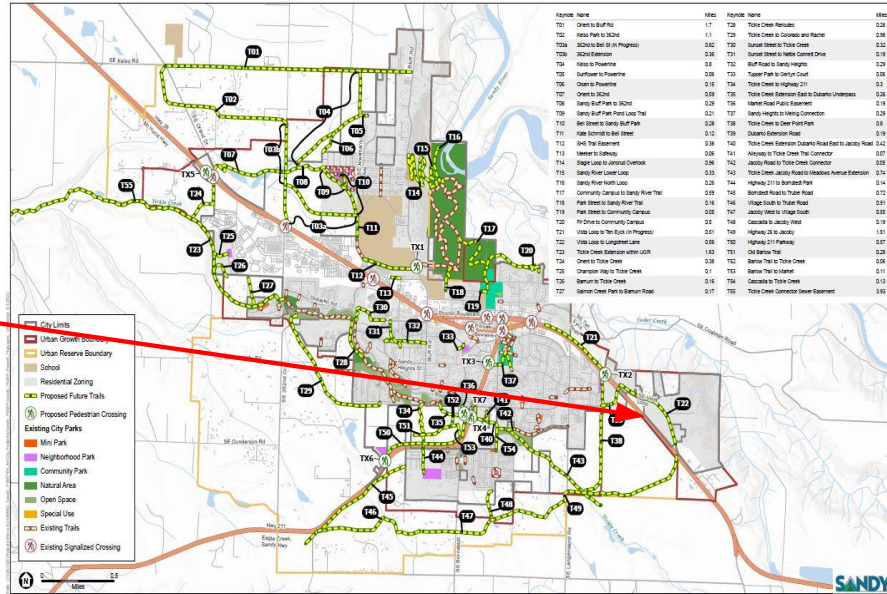


Map 8  
Proposed Park System

# Question Posed by the applicant in the pre-app meeting



PTMP shows a future trail T22.  
Will the project be required to  
accommodate a future trail?



Map 14  
Proposed Trail System

## Question Posed by the applicant in the pre-app meeting



City Staff indicated that it was planned to increase the multiplier listed in the code from 0.0043 to 0.0053.

- On June 6, 2022 there is a public hearing to adopt the code changes to 17.32 & 17.86
  - If the ordinance is adopted via an emergency clause the code changes will go into effect immediately
- The multiplier will be increased to 0.0068

## Question Posed by the applicant in the pre-app meeting



Applicant asked to be advised if the active parkland obligation can be satisfied by payment of fee-in-lieu.

- FIL using 0.0043 = \$226,540
- FIL using 0.0068 = \$359,090
- Parkland dedication using 0.0043 = ±0.94 acres
- Parkland dedication using 0.0068 = ±1.49 acres
  
- To note:
  - The SDC/FIL methodology is being updated (as reviewed during the May 5, 2022 PTAB meeting)
  - This could result in a higher FIL multiplier. This is ultimately a policy decision made by Council

## Staff Recommendation

- PTAB should recommend that the future development should accommodate for a trail as listed in the PTMP
- PTAB should also recommend for parkland dedication as opposed to FIL





Discussion and Questions

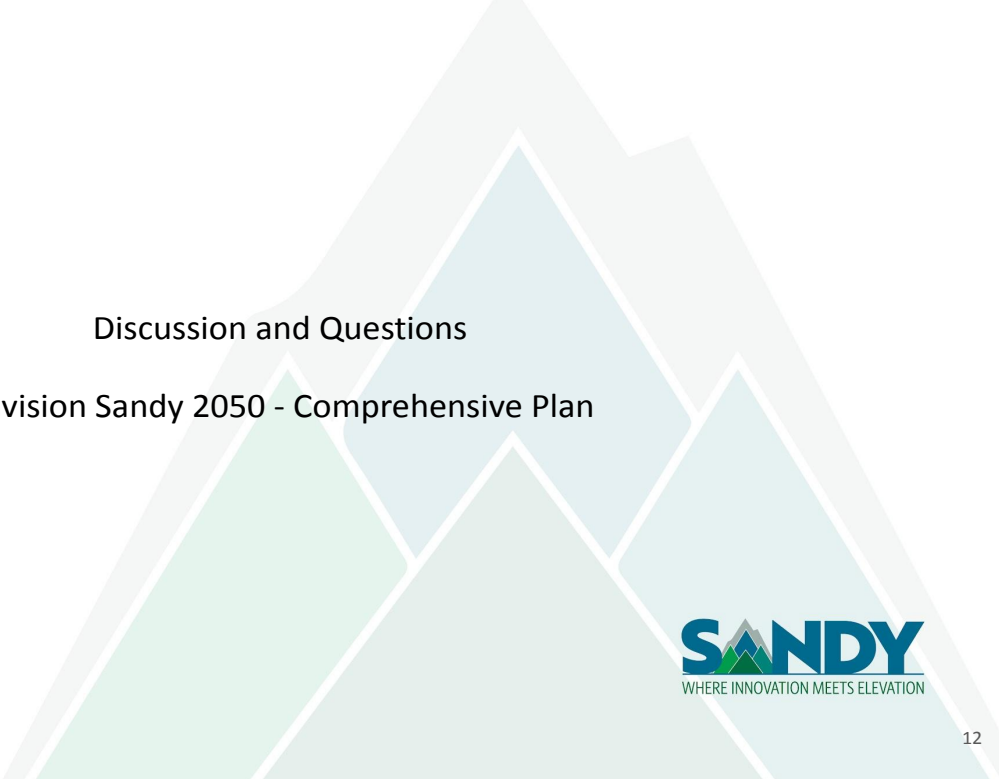
Vista Loop



## 6.2 Envision Sandy 2050 - Comprehensive Plan

- Shelley Denison, City of Sandy Associate Planner





Discussion and Questions  
Envision Sandy 2050 - Comprehensive Plan



END NEW BUSINESS

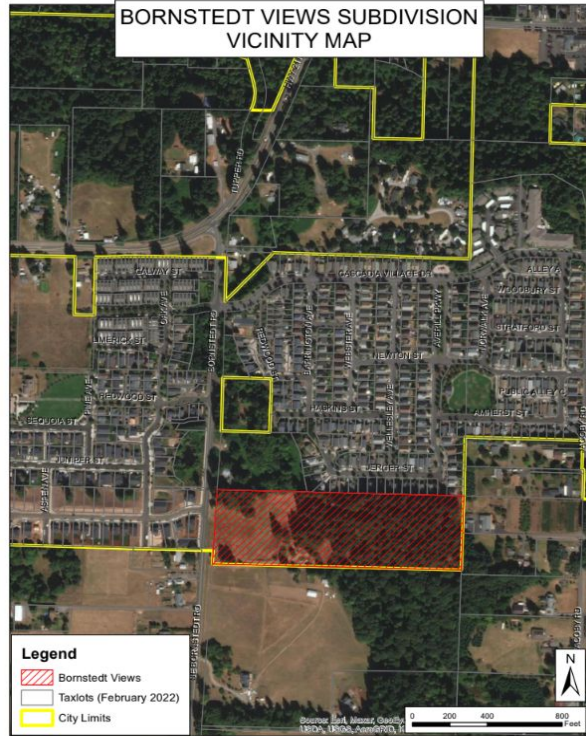


## OLD BUSINESS: 7.1 Bornstedt Views Subdivision

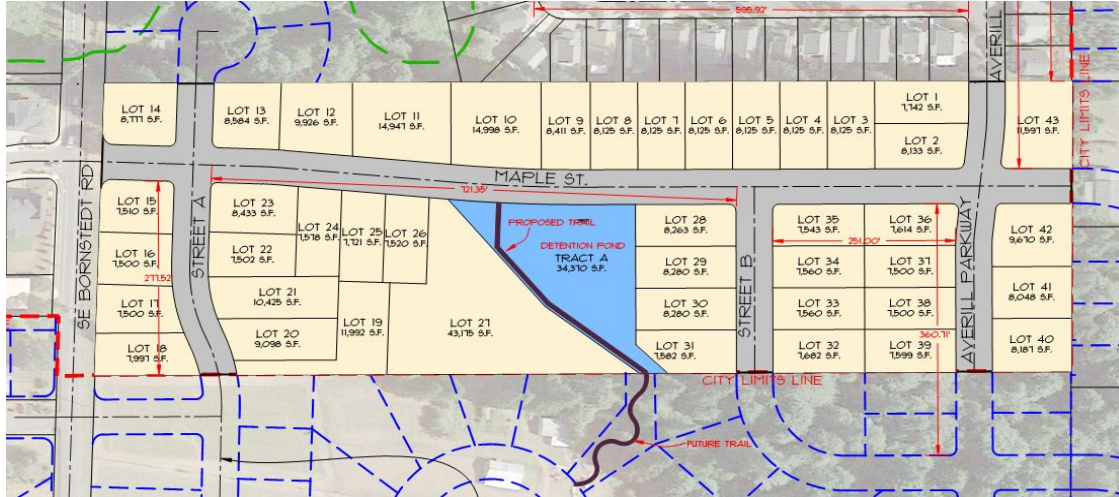
- Aug. 11, 2021 PTAB reviewed the 'Bornstedt Views Proposed Development'.
  - 42-Lot subdivision
  - PTAB supported FIL
    - Property is located to two existing neighborhood parks (0.3 miles from Bornstedt Park, and 0.1 mile from Cascadia Park)
- May 24, 2022, Mac Even of Even Better Homes submitted an updated application for a 43-Lot subdivision



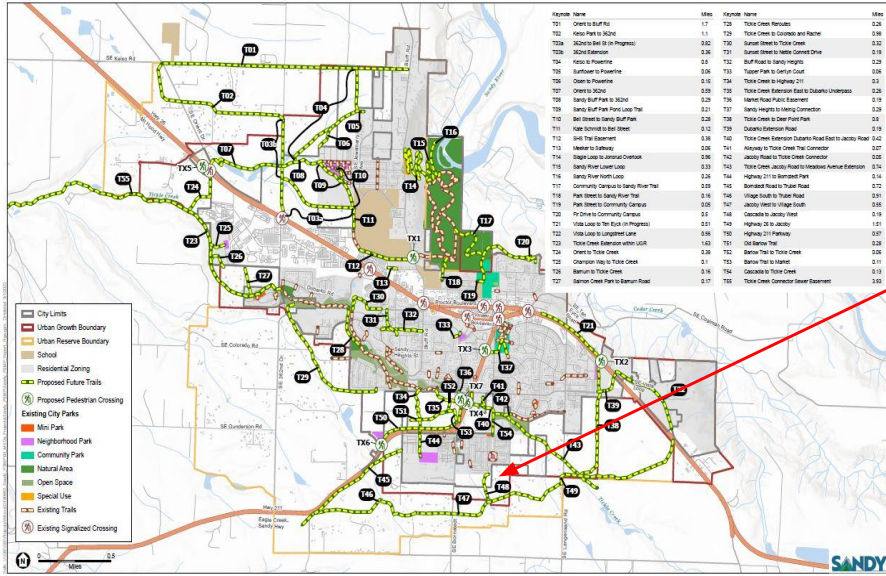
# Location



# Proposed Trail



# PTMP Location of Trail



Route Name	Miles	Route Name	Miles
101 Orem to Buff Park	1.7	129 Ticks Creek Veterans	0.26
102 Kiosk Park to Skidz	1.1	130 Ticks Creek & Cooper and Rafter	0.88
103a Skidz to Best (In Progress)	0.62	131 Burnside Street to Ticks Creek	0.32
103b Skidz to Eastwood	2.26	132 Burnside Street to Maple Canyon Drive	0.18
104 Kiosk to Roseville	0.9	133 Buff Park to Sandy Heights	0.29
105 Buff Park to Roseville	0.98	134 Upper Park to Canyon Court	0.58
106 Orem to Roseville	0.10	135 Ticks Creek to Highway 211	0.3
107 Orem to Skidz	0.99	136 Ticks Creek Station East to Duabauh Underpass	0.28
108 Sandy Buff Park to Skidz	2.26	137 Upper Park to Canyon Court	0.19
109 Sandy Buff Park to Park Loop Trail	0.21	138 Sandy Heights to Irving Connector	0.29
110 Best Street to Sandy Buff Park	0.28	139 Ticks Creek to Clearwood Park	0.4
111 Kiosk to Irving Connector	0.12	140 Duabauh Station Road	0.19
112 Best Trail Extension	0.98	141 Ticks Creek Station Duabauh Road East to Jockey Road	0.42
113 Irving to Roseville	0.28	142 Highway to Ticks Creek Trail Connector	0.07
114 Skidz Loop to Jannet/Duabauh	0.96	143 Jockey Road to Ticks Creek Connector	0.05
115 Sandy River North Loop	0.33	144 Ticks Creek Sandy Road to Veterans Avenue Extension	0.16
116 Sandy River North Loop	0.24	145 Highway 211 to Burnside Park	0.14
117 Community Campus to Sandy River Trail	0.99	146 Burnside Road to Truist Road	0.12
118 Park Street to Sandy River Trail	0.16	147 Irving South to Truist Road	0.01
119 Park Street to Community Campus	0.08	148 Jockey West to Irving South	0.05
120 Park Street to Community Campus	0.1	149 Jockey West to Irving South	0.18
121 Villa Lake to Ten Oaks (In Progress)	0.11	150 Highway 28 to Jockey	1.01
122 Villa Lake to Longview Lane	0.98	151 Highway 211 Parkway	0.07
123 Ticks Creek Station West to UGS	1.03	152 Old Banner Trail	0.28
124 Orem to Ticks Creek	0.38	153 Banner Trail to Ticks Creek	0.05
125 Crispman Way to Ticks Creek	0.1	154 Banner Trail to Banner	0.11
126 Banner to Ticks Creek	0.16	155 Cascade to Ticks Creek	0.13
127 Banner Creek Park to Banner Road	0.19	156 Ticks Creek Connector Seaver Basement	0.01

Future Trail  
T48 in the PTMP

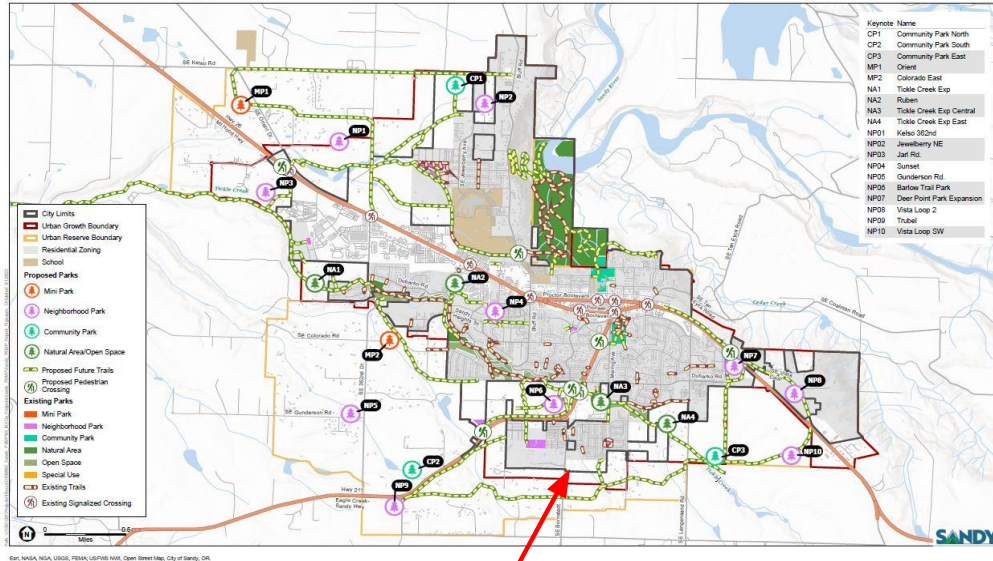


Map 14  
Proposed Trail System





# PTMP Proposed Location of Future Parks



Proposed Development



Map 8  
Proposed Park System

## Staff Recommendation

- That PTAB should continue to support Fee-in-Lieu of parkland dedication for the updated application for Bornstedt Views Proposed Development
- That PTAB supports that the future development of Bornstedt Views accommodates the proposed trail as illustrated in slide 16

Discussion and Questions  
Bornstedt Views Subdivision



END OLD BUSINESS

