



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, October 12, 2022 Sandy
Community Center: 38348 Pioneer Blvd.
7:00 PM

BOARD MEMBERS PRESENT: David Breames, Board Member, Will Toogood, Board Member, Alexandria Gale, Board Member, Upekala Wijayratne, Board Member, Ryan Aultman, Board Member, and Kimberly Seigel, Board Member

BOARD MEMBERS ABSENT: Don Robertson, Board Member

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

MEDIA PRESENT:

1. MEETING FORMAT NOTICE

Topic: PTAB Meeting / Hybrid / 2nd Wed. of the Month
Time: Oct 12, 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:

John Wallace, Center Manager

Tiana Rundell, Parks/Facilities Manager

Chelsea Jarvis, Executive Assistant

3. Public Comment

4. Consent Agenda

4.1. Meeting Minutes

4 - 70

Motion to Approve Meeting Minutes

Moved by Will Toogood

Seconded by Ryan Aultman

Carried 5-0

[Parks & Trails Advisory Board - 13 Jul 2022 - Minutes - Pdf](#)

[Parks & Trails Advisory Board - 24 Aug 2022 - Minutes - Pdf](#)

[Parks & Trails Advisory Board - 14 Sep 2022 - Minutes - Pdf](#)

5. Changes to the Agenda

6. New Business

6.1. IPM Presentation

Rochelle gives background on Tiana's background in Pest Management. The purpose of the tonight's meeting is to get a few board members to be a part of a focus group.

Tiana gives her presentation.

Upekala, Kim, and Ryan agree to be part of the focus group.

7. Old Business

8. STAFF UPDATES

John's Updates:

The department is hiring/interviewing for the open client services position.

Recreation is close to being fully staffed.

Mountain storm basketball is back.

Winter recreation guide is under way.

The Holiday Lights at Meinig lighting contract has been signed. There are 5 special events planned.

Rochelle, John, and Tiana are attending the ORPA conference.

Tiana's Updates:

Brandon Shaffer is the new hire to Parks & Facilities.

Heaters have been installed in the Meinig Park bathrooms.

Salmon Estates Park playground is getting some repairs.

Rochelle's Updates:

Thanks the team for their hard work.

There's a moratorium on development- more information can be found on our website.

The Community Campus Park RFP is coming out in the next few weeks.

9. Adjourn



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

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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.

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Time: Jun 8, 2022 07:00 PM Pacific Time (US and Canada)

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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**

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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



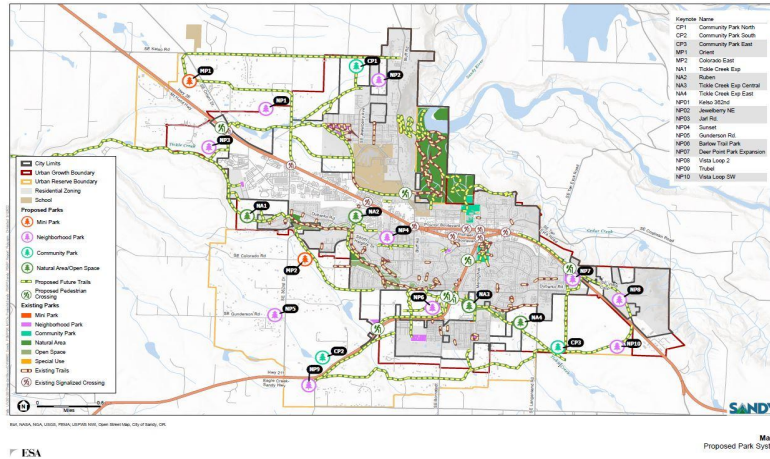
4

Question Posed by the applicant in the pre-app meeting



Does the 2022 PTMP show a future park in this location

Yes. NP8

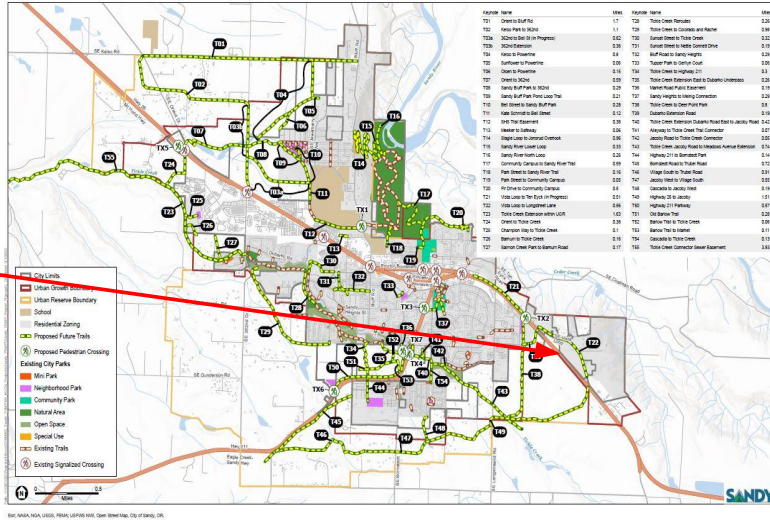


Map 8
Proposed Park System

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?



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



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Discussion and Questions
Envision Sandy 2050 - Comprehensive Plan



END NEW BUSINESS

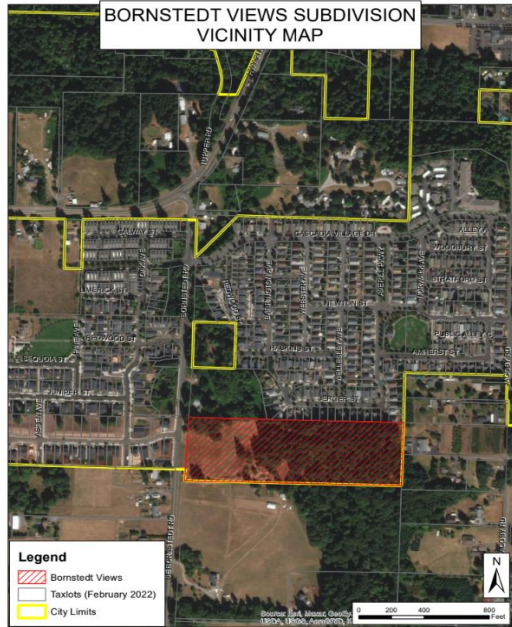


OLD BUSINESS: 7.1 Bornstedt Views Subdivision

- 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



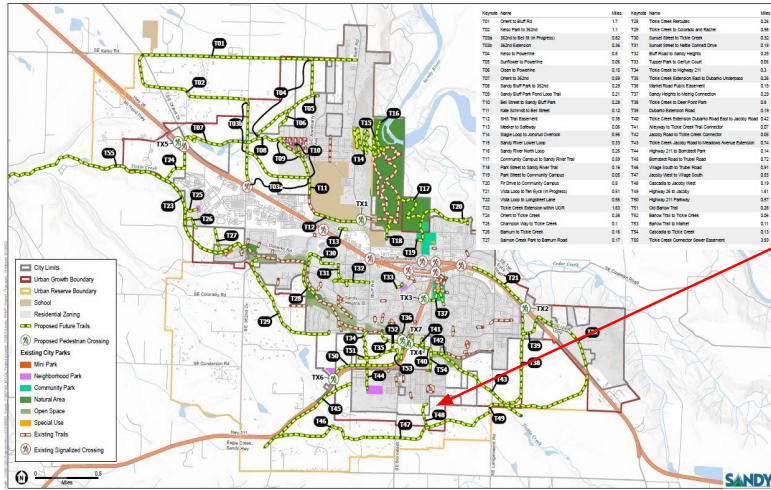
Location



Proposed Trail



PTMP Location of Trail

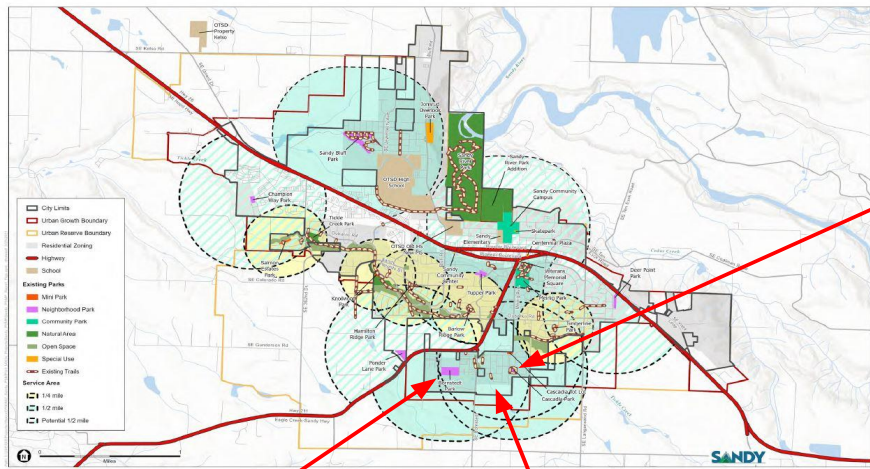


Future Trail
T48 in the PTMP



Map 14
Proposed Trail System

PTMP Existing Parks



Bornstedt Park

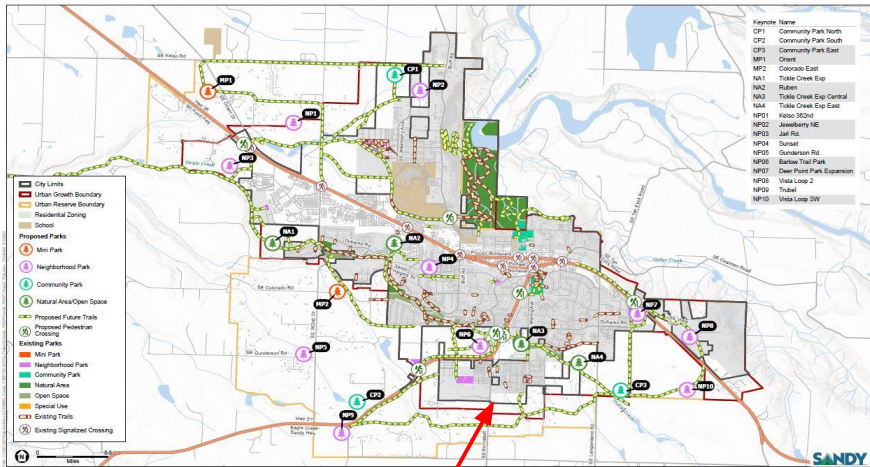
Proposed Development

Cascadia Park



Map 7
Existing Park Service Areas

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



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Discussion and Questions
Bornstedt Views Subdivision





END OLD BUSINESS



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, August 24, 2022
Community/Senior Center- 38348 Pioneer
Blvd. Sandy, OR 97055 5:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, Will Toogood, Board Member, Alexandria Gale, Board Member, Upekala Wijayratne, Board Member, Kimberly Seigel, Board Member, and Ryan Aultman, Board Member

BOARD MEMBERS ABSENT: David Breames, Board Member

STAFF PRESENT: Laurie Smallwood, Councilor

MEDIA PRESENT:

1. MEETING FORMAT NOTICE

This meeting will be a tour of some of our city parks in Sandy.

Meet at the Sandy Community/Senior Center at 5:00pm. The tour will take approximately 2 hours.

2. Roll Call

Staff Present:

Rochelle Anderholm Parsch, Parks & Recreation Director

John Wallace, Center Manager

Tiana Rundell, Parks and Facilities Manager

Marc Young, Transportation Coordinator/Driver

3. Public Comment

4. Consent Agenda

5. Changes to the Agenda

6. New Business

6.1. Parks Tour

3

The Parks and Trails Advisory Board conducted a tour of the following parks:

1. Bornstedt Park- 19383 Pine Ave. Sandy, OR 97055
2. Timberline Ridge Park- 39600 Wall St. Sandy, OR 97055
3. Meinig Memorial Park- 17670 Meinig Ave. Sandy, OR 97055
4. Centennial Plaza- 39295 Pioneer Blvd. Sandy, OR 97055
5. Community Campus- Alt Ave. Sandy, OR 97055
6. Jonsrud Viewpoint Park- 15652 Bluff Rd. Sandy, OR 97055
7. Sandy Bluff Park- 36910 Goldenrain St. Sandy, OR 97055
8. Salmon Creek Park- 35899 Chinook St. Sandy, OR 97055
9. Tupper Park- 17815 Tupper Rd. Sandy, OR 97055

[Parks Tour map](#)

7. Old Business

8. STAFF UPDATES

9. Adjourn





MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, September 14, 2022 Sandy
Community Center: 38348 Pioneer Blvd.
7:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, David Breames, Board Member, Alexandria Gale, Board Member, and Ryan Aultman, Board Member

BOARD MEMBERS ABSENT: Will Toogood, Board Member, Upekala Wijayratne, Board Member, and Kimberly Seigel, Board Member

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

MEDIA PRESENT:

1. MEETING FORMAT NOTICE

Topic: PTAB Meeting / Hybrid / 2nd Wed. of the Month
Time: Sep 14, 2022 07:00 PM Pacific Time (US and Canada)

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2. Roll Call

No Quorum. Only 4 voting members present. Under Article III: Membership and Terms, "A majority of the voting membership shall constitute a quorum."

3. Public Comment

No public comments

4. Consent Agenda

4.1. Meeting Minutes for July

4 - 32

[Parks & Trails Advisory Board - 13 Jul 2022 - Minutes - Pdf](#)

- 4.2. Meeting Minutes for August 33 - 35
[Parks & Trails Advisory Board - 24 Aug 2022 - Minutes - Pdf](#)

5. Changes to the Agenda

6. New Business

6.1. Cost Recovery Training

Presentation on "The Smart Approach to Financial Sustainability" provided by Jamie Sabbach, President and CEO of 110%.

6.2. Cascade Creek Subdivision (Parkland vs FIL)

The Park's Board reviewed the proposed development Cascade Creek Apartments located at 38272 and 38330 Highway 211.

Presentation provided by Rochelle Anderholm-Parsch, Parks and Recreation Director.

Discussion ensued.

The Parks Board reviewed the proposed development and recommended two items.

1. Acceptance of fee in lieu of parkland dedication
2. The Parks Board supports the Parks Department in exploring the option to establish a development agreement to build certain amenities as listed in the Bornstedt Park Phase 2 master plan.

The Parks Board recommended a fee-in-lieu of parkland due to the proximity of Bornstedt Park and because the existing park satisfies the proposed park system requirements as listed in the Parks and Trails Master Plan. The Parks Board also supported the development of a sidewalk on the east side of village blvd. right-of-way to meet the trail requirements of Trail 44 as listed in the Parks and Trails Master Plan.

At this time, an official recommendation was not possible due to a lack of a quorum. If necessary, the Parks Board will reconvene to supply an official recommendation.

7. Old Business

8. STAFF UPDATES

8.1. November Board Meeting Date Change

For our November Board meeting, we will be conducting a joint work session with the Parks & Trails Advisory Board and the Council on Cost recovery and a beneficiary of services workshop. The new date for the board meeting will be November 21, 2022 at 6:pm at the Council Chambers at City Hall.

John Wallace, Community Center Manager, provided an updated on recreation, special event, and senior services.

Tiana Rundell, Parks Manager, provided an update on Parks related items.

Rochelle Anderholm-Parsch, Parks and Recreation Director provided a department update.

9. Adjourn



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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

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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

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Staff Present:
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Emily Meharg, Senior Planner

Melissa Baxter, Envision Sandy 2050 Committee Member

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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.

Page 2 of 26

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Page 8 of 35

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 bornstedt vill comp plan](#)

6.2. Envision Sandy 2050- Comprehensive Plan

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Questions such as:

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David agrees.
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PTAB

June 8, 2022

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Subdivision**

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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



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Location



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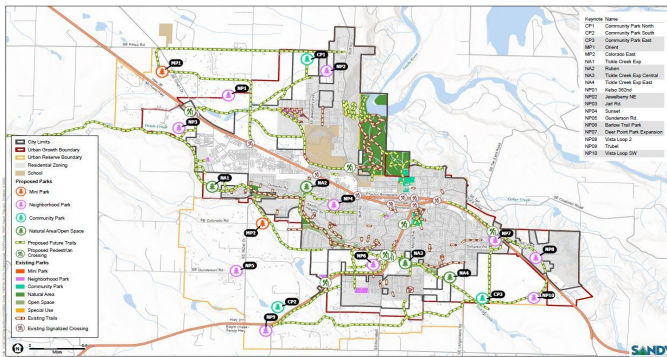
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Question Posed by the applicant in the pre-app meeting



Does the 2022 PTMP show a future park in this location

Yes. NP8



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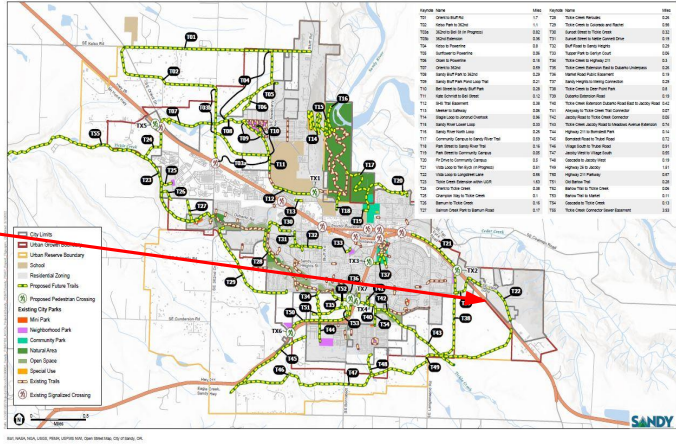
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Question Posed by the applicant in the pre-app meeting



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



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



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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

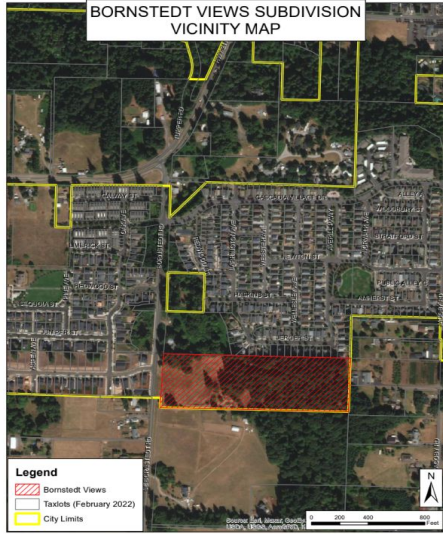


OLD BUSINESS: 7.1 Bornstedt Views Subdivision

- 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



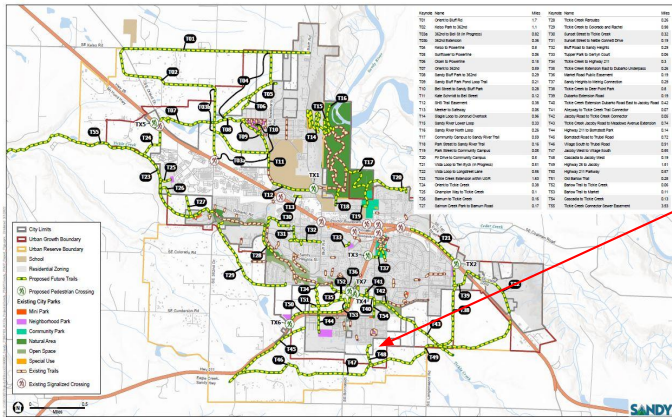
Location



Proposed Trail



PTMP Location of Trail

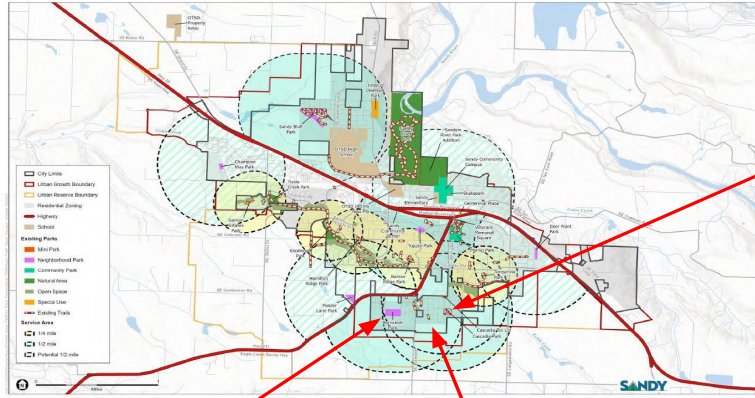


Future Trail T48 in the PTMP



Map 14 Proposed Trail System

PTMP Existing Parks



Cascadia Park

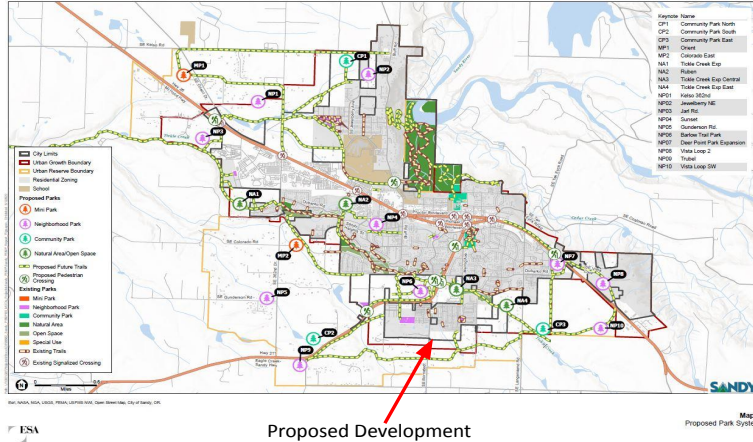
Bornstedt Park

Proposed Development



Map 7
Existing Park Service Areas

PTMP Proposed Location of Future Parks



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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







MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, August 24, 2022
Community/Senior Center- 38348 Pioneer
Blvd. Sandy, OR 97055 5:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, Will Toogood, Board Member, Alexandria Gale, Board Member, Upekala Wijayratne, Board Member, Kimberly Seigel, Board Member, and Ryan Aultman, Board Member

BOARD MEMBERS ABSENT: David Breames, Board Member

STAFF PRESENT: Laurie Smallwood, Councilor

MEDIA PRESENT:

1. MEETING FORMAT NOTICE

This meeting will be a tour of some of our city parks in Sandy.

Meet at the Sandy Community/Senior Center at 5:00pm. The tour will take approximately 2 hours.

2. Roll Call

Staff Present:
Rochelle Anderholm Parsch, Parks & Recreation Director
John Wallace, Center Manager
Tiana Rundell, Parks and Facilities Manager
Marc Young, Transportation Coordinator/Driver

3. Public Comment

4. Consent Agenda

5. Changes to the Agenda

6. New Business

6.1. Parks Tour

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The Parks and Trails Advisory Board conducted a tour of the following parks:

1. Bornstedt Park- 19383 Pine Ave. Sandy, OR 97055
2. Timberline Ridge Park- 39600 Wall St. Sandy, OR 97055
3. Meinig Memorial Park- 17670 Meinig Ave. Sandy, OR 97055
4. Centennial Plaza- 39295 Pioneer Blvd. Sandy, OR 97055
5. Community Campus- Alt Ave. Sandy, OR 97055
6. Jonsrud Viewpoint Park- 15652 Bluff Rd. Sandy, OR 97055
7. Sandy Bluff Park- 36910 Goldenrain St. Sandy, OR 97055
8. Salmon Creek Park- 35899 Chinook St. Sandy, OR 97055
9. Tupper Park- 17815 Tupper Rd. Sandy, OR 97055

[Parks Tour map](#)

7. Old Business

8. STAFF UPDATES

9. Adjourn

