



**MINUTES**  
**Parks & Trails Advisory Board Meeting**  
**Wednesday, January 11, 2023 Sandy**  
**Community Center: 38348 Pioneer Blvd.**  
**7:00 PM**

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

**BOARD MEMBERS ABSENT:** Alexandria Gale, Board Member and Kimberly Seigel, Board Member

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

**MEDIA PRESENT:**

**1. MEETING FORMAT NOTICE**

Topic: Parks & Trails Advisory Board- Hybrid

Time: Jan 11, 2023 07:00 PM Pacific Time (US and Canada)

Every month on the Second Wed

Join Zoom Meeting

<https://us02web.zoom.us/j/86840751408?pwd=M1FWN1FGMHVwRHEydU5KSndhcWlXZz09>

Meeting ID: 868 4075 1408

Passcode: 990617

**2. Roll Call**

Staff Present:

Tiana Rundell, Parks and Facilities Manager

John Wallace, Recreation and Senior Services Manager

Chelsea Jarvis, Executive Assistant

Guest Presenter:

Brian Martin, Lango Hansen Landscape Architects

**3. Public Comment**

- Kathleen Walker- Expressed excitement at the opportunity to find properties for sports fields.

#### 4. Consent Agenda

##### 4.1. Meeting Minutes

5 - 78

**Motion to approve meeting minutes.**

**Moved by Will Toogood**

**Seconded by Ryan Aultman**

**Carried 4-0**

[Parks & Trails Advisory Board - 12 Oct 2022 - Minutes - Pdf](#)

[City Council / Parks Board Work Session - 14 Dec 2022 - Minutes - Pdf](#)

#### 5. Changes to the Agenda

#### 6. New Business

##### 6.1. Community Campus Park Improvement

Rochelle Gives an update on the Community Campus park project.

A request for proposals was put back out late October for the Park portion only. 4 proposals were received. 3 firms were interviewed. A notice to proceed was issued to Lango Hansen Landscape Architects.

American Ramp Company was also awarded a design contract for the skatepark/pump track.

Brian Martin, with Lango Hansen, gives an overview/update on the project highlighting the robust public engagement over the next 3 months.

Brian shares a PowerPoint presentation.

Discussion ensues on the funding, grant, track removal, the need for a park in that quadrant of the city, an older kids playground, inclusive play structures, being a tourism draw, robustness of timeline and open houses.

Maddie from American Ramp Company provided context on their involvement in the project and public engagement process.

##### 6.2. Pickleball: Presentation and Discussion

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Rochelle does a PowerPoint presentation on Pickleball.

Discussion ensues about experience using the existing courts, a new indoor court option (We Are Rec), not enough outdoor opportunities to play, cost, quantity of courts, and adequate parking.

Pickleball Public Comments:

- Lois Wiseman- Expressed interest in using the high school's tennis courts on a short term basis so there would be no need to resurface.
- Bernie Andreotti- Expressed that the high school has great parking and could be a great temporary solution.
- Bob Adams- Expressed that a new park or court is still 2-4 years out and a solutions needs to be found for the interim.
- Charlene Fine- wants to know how to keep the partnership with the school working. Expressed frustration with paying fees and taxes and still having issues accessing the pickleball courts. Agrees that she thinks the high school tennis courts could be an option.
- Vickie Adams- Thinks that designated size courts that are lined off would be ideal.
- Kathleen Walker- Does not like the idea of converting basketball courts.

[Letter to Park Board re Pickleball Courts from Kathleen Walker](#)

**7. Old Business**

7.1. Integrated Pest Management Update

Tiana gives a final update on Integrated Pest Management Policy. This is an operational policy and will be reviewed annually.

**Motion to approve the use of the operational Parks & Recreation Integrated Pest Management Policy.**

**Moved by Upekala Wijayratne  
Seconded by Ryan Aultman**

**Carried 5-0**

**8. STAFF UPDATES**

Rochelle's Updates:

The path from the Community Campus down to the Sandy River Park has been flagged and progress is being made.

Cost recovery is moving along. Thanks to the Parks Board for participating in the joint work session with the council.

John's Updates:

Caroleana is our new Client Services Coordinator. She has already tackled Medicaid vouchers and is working on getting our respite program restarted.

Amy is our new Recreation Coordinator.

Congregate meals are in the works- we're working to partner with Ant Farm to provide meals.

Tabling events for the new park are underway and Amy will be assisting with these.

Winter recreation guide is out and going strong.

Mountain Storm is underway.

Holiday lights at Meinig was a success- we're looking forward to making it a long term event.

Tiana's Updates:

Lots time spent at Meinig for the lights- however it was a great event to be apart of.

Storm response was big with the recent ice storm and wind storm - they provided assistance with the ice storm.

The lights at Meinig were taken down and no vandalism occurred.

A truck to supplement their vehicle fleet was purchased.

## **9. Adjourn**



**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**

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**

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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.

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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

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



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## Location



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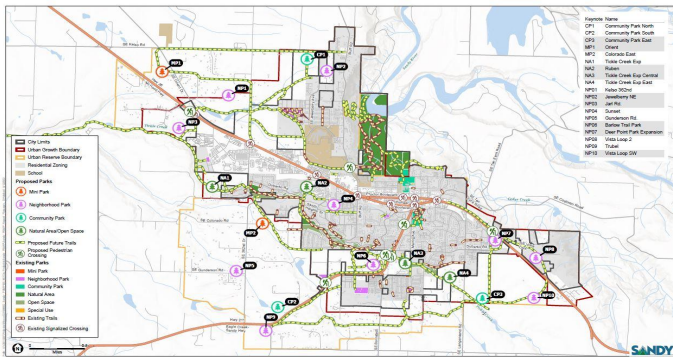
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Question Posed by the applicant in the pre-app meeting



Does the 2022 PTMP show a future park in this location

Yes. NP8



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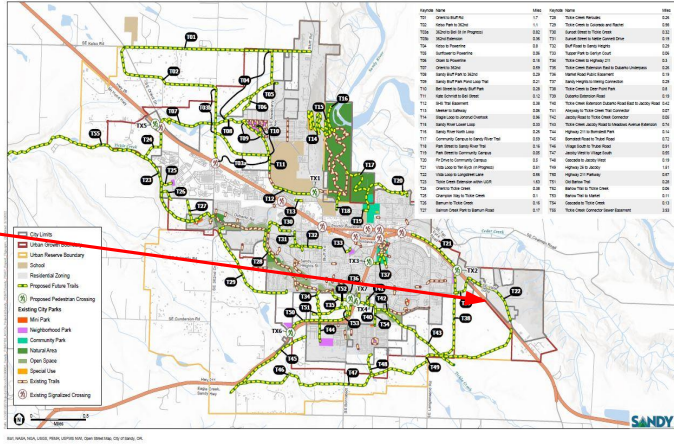
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## Question Posed by the applicant in the pre-app meeting



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



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## 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

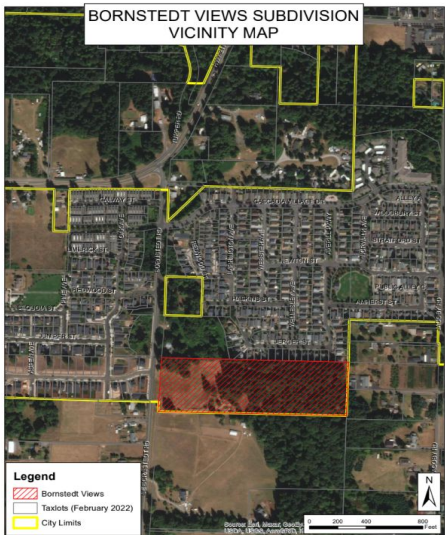


## OLD BUSINESS: 7.1 Bornstedt Views Subdivision

- 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



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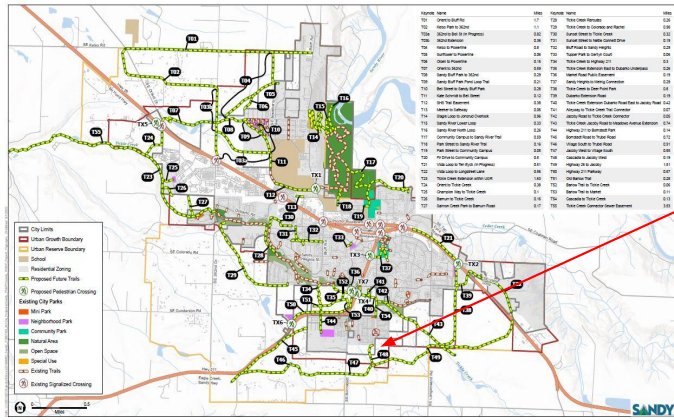
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# Proposed Trail



# PTMP Location of Trail

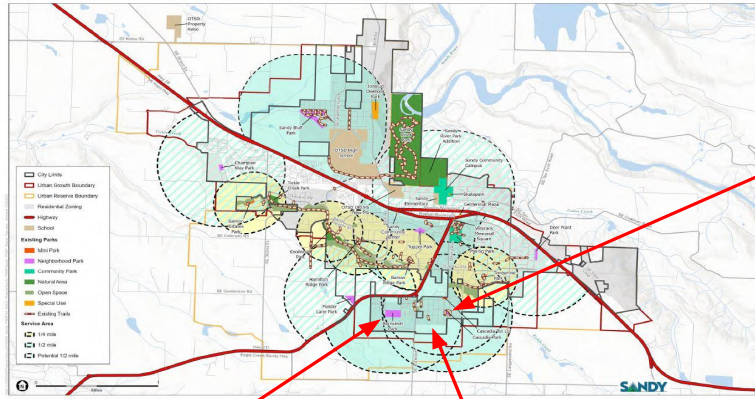


Future Trail T48 in the PTMP



Map 14 Proposed Trail System

## PTMP Existing Parks



Cascadia Park

Bornstedt Park

Proposed Development

**SANDY**  
WHERE INNOVATION MEETS ELEVATION

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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



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Discussion and Questions  
Bornstedt Views Subdivision



END OLD BUSINESS



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**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)

Join Zoom Meeting

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

Meeting ID: 886 4252 2802

Passcode: 789855

**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

Parks & Trails Advisory Board  
September 14, 2022

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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**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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Meeting ID: 886 4252 2802  
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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

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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**

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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

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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.

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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

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



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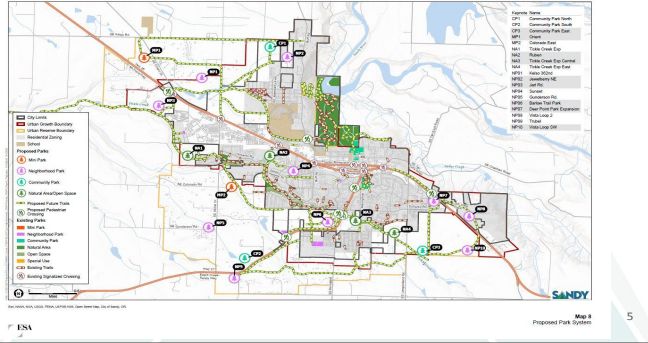
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Question Posed by the applicant in the pre-app meeting



Does the 2022 PTMP show a future park in this location

Yes. NP8



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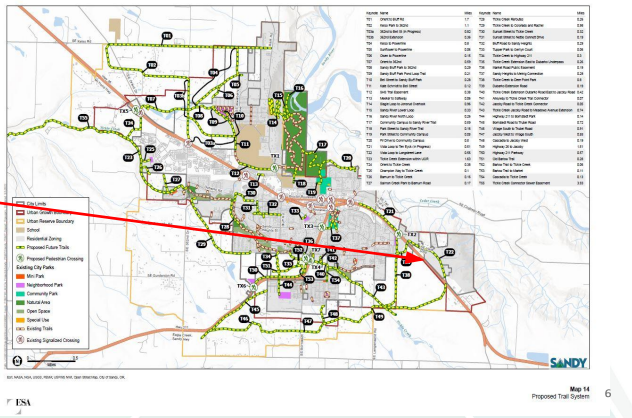
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### Question Posed by the applicant in the pre-app meeting



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



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### 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 =  $\pm 0.94$  acres
- Parkland dedication using 0.0068 =  $\pm 1.49$  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



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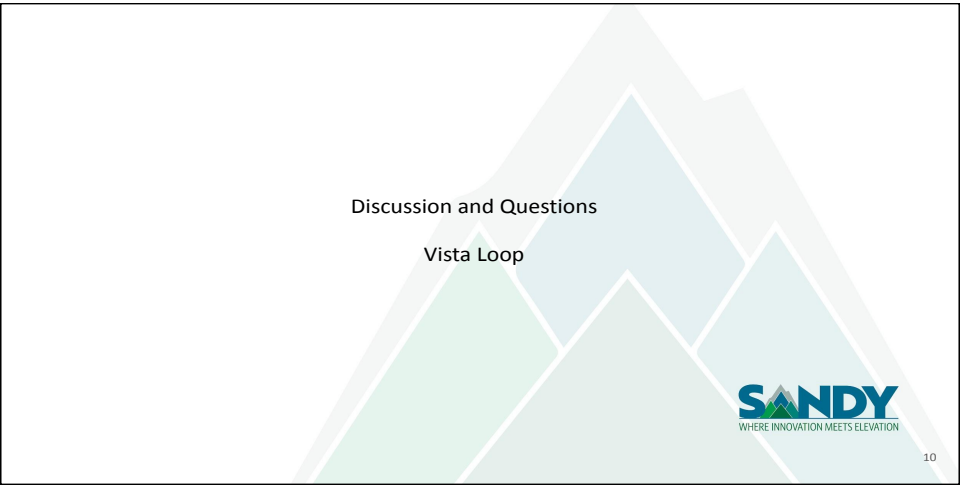
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## 6.2 Envision Sandy 2050 - Comprehensive Plan

- Shelley Denison, City of Sandy Associate Planner



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Discussion and Questions  
Envision Sandy 2050 - Comprehensive Plan



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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



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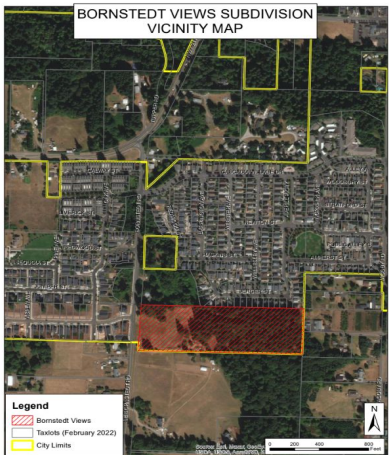
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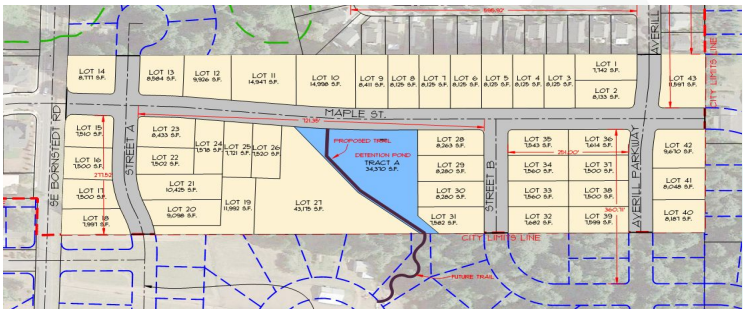
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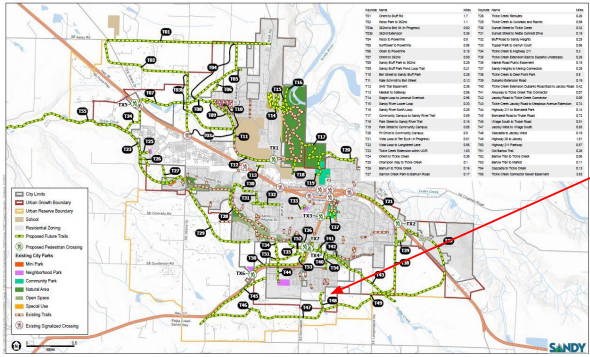
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## Proposed Trail



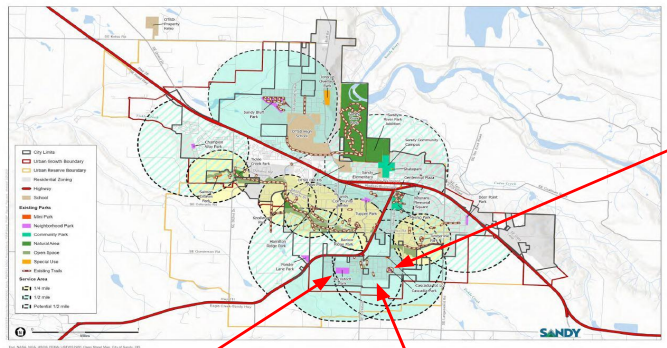
### PTMP Location of Trail



Future Trail T48 in the PTMP



## PTMP Existing Parks



Cascadia Park

Bornstedt Park

Proposed Development



Map 7  
Existing Park Service Areas

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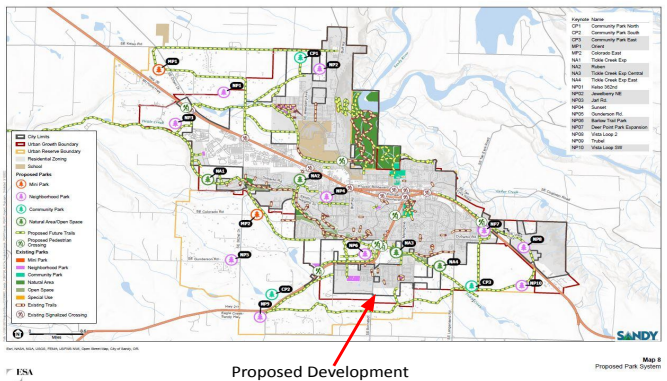
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## PTMP Proposed Location of Future Parks



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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





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**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**

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**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**



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**MINUTES**  
**Joint City Council / Parks & Trails Advisory Board Work Session**  
**Wednesday, December 14, 2022 6:00 PM**

**PRESENT:** Laurie Smallwood, Councilor; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; Don Hokanson, Councilor; and Stan Pulliam, Mayor; Councilor-Elect Chris Mayton; David Breames, Board Member; Will Toogood, Board Member; Upekala Wijayratne, Board Member; Ryan Aultman, Board Member; and Kimberly Seigel, Board Member

**ABSENT:** Jeremy Pietzold, Council President, Don Robertson, Board Chair, Alexandria Gale, Board Member

**STAFF:** Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; and Rochelle Anderholm-Parsch, Parks and Recreation Director; John Wallace, Community/Senior Center Manager; Tiana Rundell, Parks & Facilities Manager; and Chelsea Jarvis, Executive Assistant

**MEDIA:** (none)

**1. Work Session on Parks and Recreation Cost Recovery**

- 1.1. **Cost Recovery and Financial Sustainability for Sandy Parks and Recreation** 4  
Beneficiary of Services Virtual Workshop

Staff Report - 0638

The **Parks and Recreation Director** provided introductory remarks on the importance of cost recovery work in ensuring the long term sustainability of parks and recreation programming and the ability of the City to meet the parks and recreation-related needs of the community.

Jamie Sabbach, 110%, summarized her background and qualifications before beginning the presentation. A staff report and presentation slides were included in the agenda packet.

The presentation summarized a brief history of parks and recreation, context of parks and recreation spending trends in recent decades, relative spending on operations versus capital, impacts of economic factors and limited public resources, and the evolving importance of the cost recovery approach. A cost

recovery model was then introduced, which involved establishing service categories based on purpose. Those present (not including staff) were invited to rank categories along a continuum from common good to individualized benefits. Further development of the cost recovery plan will involve identifying cost recovery goals to each category on the continuum, with those toward the individualized benefit end expected to carry higher cost recovery targets.

Discussion during the presentation involved the following issues:

- Whether it is appropriate to use the term 'subsidy,' which some feel carries a negative connotation
- The need to determine what the City can afford and what level of cost recovery is needed
- Whether cost recovery can or cannot apply to functions that do not charge entry fees
- Whether actual costs of providing services should affect cost recovery percentage goals
- Whether attendance and participation should be considered during the ranking exercise
- Whether city residency should be considered during the ranking exercise
- Whether non-profit agencies should be considered during the ranking exercise

Discussion following the ranking exercise involved the following issues:

- Whether the Mountain Festival example should have been categorized elsewhere
- The possibility that some services may have unseen or unanticipated community benefits
- The possibility that the availability of a service may be a benefit in and of itself, regardless of how much it is used
- Whether social equity services was adequately defined
- The importance of ensuring that a cost recovery plan continues to evolve in the future in the case of changing circumstances and needs

Following the exercise, it was noted that next steps in this process will involve synthesizing results from the exercises, designing a Beneficiary of Service model, refining cost of service figures, holding a goal setting meeting, completing the Strategy Continuum along with goals, and developing policies.

Note: this meeting, which was conducted virtually via Zoom, allowed participants to use the 'chat' function. The chat record is attached to these minutes.

[Chat](#)

**2. Adjourn**



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Mayor, Stan Pulliam



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City Recorder, Jeff Aprati

00:38:07 Councilor Don Hokanson: I think this trend to greater Operating Expense vs capital is not unique to Parks - I think it is typical of any capital-intensive industry where the assets have long lifespans.

00:48:31 Councilor Don Hokanson: Why is the target 100%? Is that the target for cost recovery?

00:50:41 Councilor Carl Exner: it should be 100% of what we decide is our acceptable

00:53:06 Councilor Don Hokanson: I think we need to be careful when applying a framework or model (like this model). The framework will define terms like Tax use/subsidy for the framework. We just have to understand how the definitions are used in the framework.

00:53:43 Councilor Don Hokanson: And acknowledge that the term will have different interpretations in other situations.

00:58:01 Councilor Don Hokanson: I don't think this about charging for events as much as it is about applying comprehensive financial discipline to all aspects of short and long term parks and rec planning.

01:19:00 Councilor Don Hokanson: @Jamie: No need to read my comments or respond to my earlier comment

01:28:56 Councilor Don Hokanson: Similar to the mayor's question, should we ignore participation/utilization by out-of-the-city residents and just rank based on residents?

01:57:24 Kimberly Seigel (PTAB): Did we have access to this material before this meeting? I feel like it would have been good to do a little homework on this ahead of time. Maybe I missed an email.

02:01:11 Councilor Carl Exner: this is the type of decisions make Council very effective - I would love to see similar decisional formats in other areas

02:01:33 Jeff Aprati (City Recorder): The agenda packet was published on December 8th and the system sent notification emails to the Council and Parks Board email addresses we had on file on that day

02:02:50 Councilor Don Hokanson: Thank you!

Dear Parks Board,

January 10, 2023

I am writing to provide input to your consideration of pickle ball facilities in Sandy. Presented options and my comments include:

Converting existing basketball courts for basketball and pickleball use in Tupper, Timberline or Barlow Parks. Sandy's park playgrounds are primarily designed for use by kids under age eight. There are few facilities in our parks, other than these basketball courts, for kids over age eight. I don't believe it helps our situation to turn these limited opportunities for kids over to pickleball users, who are in general, an older population. That will create conflict between user and age groups and should be avoided.

Construct pickleball courts in one or more of the future parks planned in the Master Plan (Deer Point, Ponder Lane, and/or Champion Way). This is probably the most promising alternative. I am a strong advocate for developing more of our future parks for active recreation, rather than just open-grass "multi-use" fields that need to be mowed. Pickleball noise is an important issue that needs to be addressed. Similar to dog parks, it is best to build pickleball courts, before all the homes around it get built. Building them adjacent to Hwy 26 or Hwy 211 and away from homes, are also prudent, to deal with noise issues. For that reason, the far side (to be acquired section) of Deer Point, or the Ponder Lane Parks would lend themselves better to Pickleball. I will again point out that I don't believe they have adequate parking for Ponder Lane.

Another shorter-term option to consider is working with the OTSD to reline/repaint/revise the High School tennis courts. This would allow them to be used by both citizens and students.

While development of pickleball in these parks will take 1-2 years, I think that is preferable to introducing conflict and reducing availability of our basketball courts to the many kids that use them.

Finally, I am hoping that we can be looking for property to purchase for a ballfield complex that can provide for soccer, baseball, softball, and pickleball fields/courts. We land-banked Bornstedt Park for over 5 years before we started construction. Focusing on flatter land outside City limits and/or the UGB/UGR will reduce purchasing costs.

Thanks for all your hard work on this issue.

Kind Regards,

Kathleen Walker

Park user and former Parks Board Chair