



# PARKS AND TRAILS ADVISORY BOARD MEETING

Thursday, October 19, 2023 at 6:00 PM  
City Hall and via Zoom

## MINUTES

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### TO ATTEND THE MEETING IN-PERSON:

Come to City Hall- Council Chambers - 39250 Pioneer Blvd. Sandy, OR 97055

### TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this webinar link: <https://us02web.zoom.us/j/84264600830>

### ROLL CALL

#### **PRESENT**

Ryan Aultman  
David Breames  
Don Robertson  
Will Toogood  
Upekala Wijayratne

#### **ABSENT**

Alexandria Gale  
Kimberly Seigal

Laurie Smallwood, Council Liaison

#### **Staff Present:**

Rochelle Anderholm-Parsch- Parks & Recreation Director

Tiana Rundell, Parks & Facilities Manager

John Wallace, Center Manager

Chelsea Jarvis, Executive Assistant

Patrick Depa, Senior Planner

**Guest Presenters:**

Rand Waltz, AKS Engineering

John Schmidt, Pulte Group

Mujib Kamawal, Pulte Group

**CHANGES TO THE AGENDA**

Under new business, Ponder lane was covered first, followed by Kelso Rd.

**PUBLIC COMMENT**

No Public Comment during this meeting.

**CONSENT AGENDA**

1. Approval of September Minutes

**Motion to approve minutes**

Motion made by Breames, Seconded by Wijayratne.

Voting Yea: Aultman, Breames, Robertson, Toogood, Wijayratne

**NEW BUSINESS**

2. **Ponder Lane FIL vs Parkland Dedication**

Rochelle shares a powerpoint presentation.

Rand Waltz with AKS Engineering gives a brief introduction.

Questions covered include: Location of current parcel and proposed park, future of the pan handle shaped item on the map, if Ponder Lane is public or private, timeline for Ponder Lane, funds available, upcoming park projects, and the moratorium.

Discussion includes: Proximity to Bornstedt Park/Tickle Creek Trail, mini parks, Fee in Lieu enabling a larger land purchase, the parks master plan pointing towards developing more community/neighborhood parks, dog park maintenance, and the size of the park.

**Motion: Motion to accept Fee in Lieu.**

Motion made by Wijayratne, Seconded by Toogood.  
Voting Yea: Aultman, Robertson, Toogood, Wijayratne  
Voting Nay: Breames

### **3. Kelso Rd 41 Lot Subdivision (FIL or Parkland dedication)**

Rochelle presents.

Questions are asked on the urban growth boundary and annexation.

Discussion ensues.

**Motion: Motion to recommend Fee in Lieu.**

Motion made by Toogood, Seconded by Breames.  
Voting Yea: Aultman, Breames, Robertson, Toogood, Wijayratne

## **OLD BUSINESS**

### **STAFF UPDATES**

#### **Rochelle:**

**Demo/Timeline update:** The Demo of the pool/old middle school has been announced. The abatement wrapped up this week. Visioning for the front half of the property is underway.

The \$485,000 grant for the Community Campus Park project has been signed. Sandy Bluff dog park plans are underway.

#### **Tiana:**

Ventrac was delivered and has already been put to use. The Parks team planted 124 new plants at Meinig park. The Cedar Ridge Creek trail construction is back underway. The Parks team is currently in full light install mode at Meinig to get ready for Winterfest.

#### **John:**

There's an upcoming Boos and Brews Event at Sand Bar BBQ. This will serve as a Fundraiser for the new Tupper Park Playground. The event is scheduled for Thursday, October 26th from 6:00pm-9:00pm.

Winterfest- The team reached out to 94 businesses in downtown Sandy about the upcoming Merry Makeover Challenge. Winterfest has also been officially named a Community-wide event per City Council on 10/16/23. The team is currently working with Knapp Farms who is donating the tree for this year as well as PGE to decorate some of the utility poles in town. There is a discussion happening on some Storybrook Lane displays being a part of the Meinig Park decorations for this year.

Recruiting for Mountain Storm Youth Basketball is underway. The Community Campus park naming entries has been vetted. There will be another survey out to the community soon.

## **ADJOURN**

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



# **Kelso Rd. Subdivision / 41-Lot Subdivision & Ponder Lane Annexation & Subdivision**

**Parks and Trails Advisory Board Meeting  
Oct. 19, 2023**

# Agenda

- Kelso Rd. Subdivision
  
- Ponder Lane Subdivision

*The developer will be providing a brief presentation to assist and provide information for the Parks and Trails Advisory Boards consideration.*



# Kelso Rd. Subdivision

41- Lot Subdivision

# Location



- West of Bluff, East of Jewberry, South of Kelso
- Pre-App Conference in Sept.
- Developer has asked if the Parks Board will recommend fee-in-lieu vs. parkland dedication





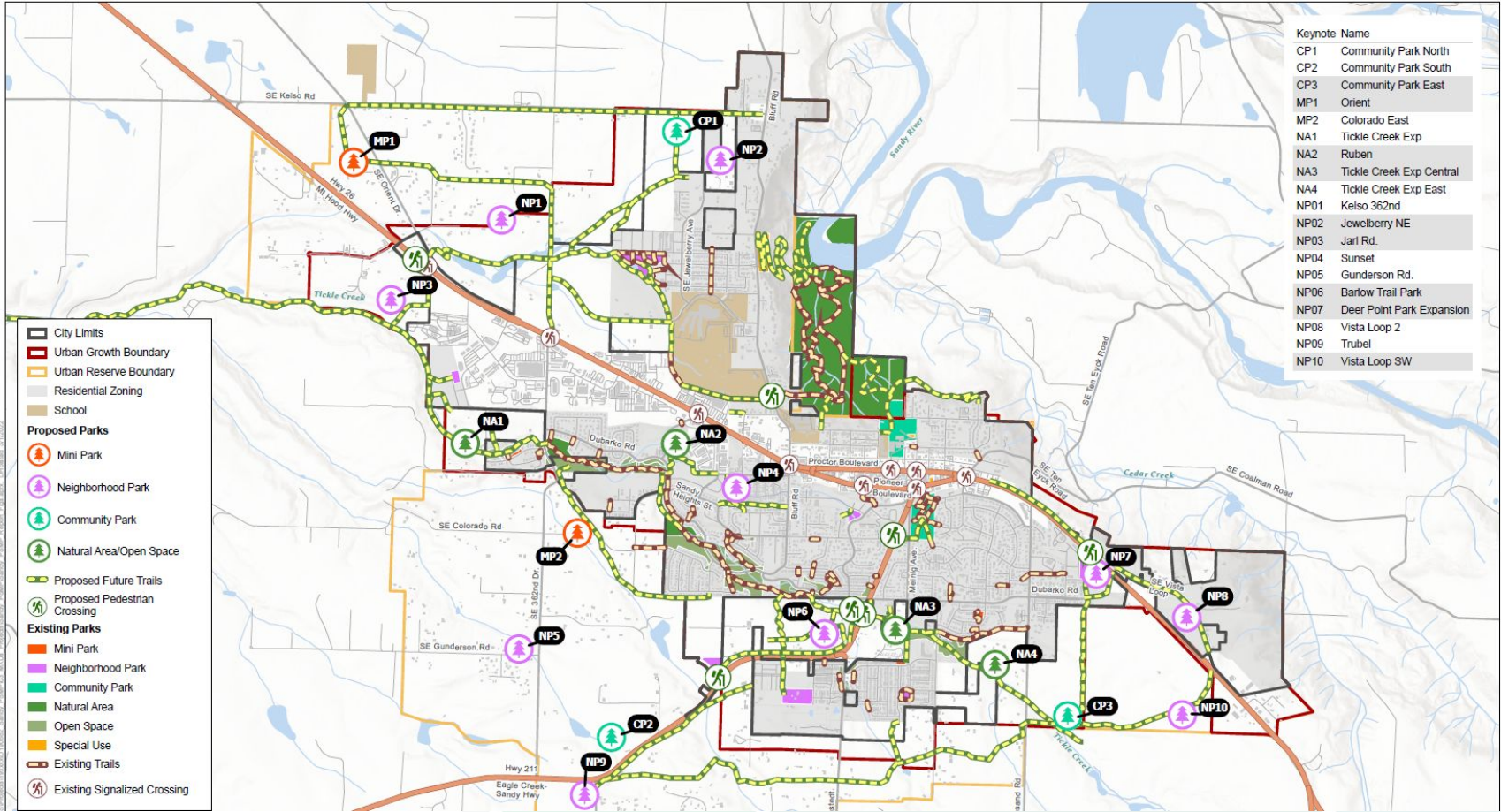
# Subdivision Highlights

- Property is  $\pm 9.67$  acres
- 41 Lot Subdivision
- Parkland Dedication =  $\pm 0.84$  acres
- Fee-in-Lieu =  $\sim \$721,470.86$

# Considerations

- There is a recognized need for a park in the area as listed in the Parks and Trails Master Plan
  - But...property size matters
  - The Parks and Trails Master Plan does not call for mini-parks but for neighborhood parks and a community park in the area of Sandy
    - Mini-parks, < 1 acre
    - Neighborhood parks, 2-5 acres
    - Open or Natural Space, range in acres but typically <10 - 100+ acres
    - Community Parks, 10-30 acres
- It is important to note that there is a strong desire to utilize the funds obtained from the fee-in-lieu for the acquisition of larger parcels of parkland rather than accepting slightly under an acre of parkland dedication
- It aligns with the City Council's goal for the department to actively explore parcels available for purchase, contributing to the long-term enhancement of our community's recreational spaces

# Proposed Park System



# Staff Recommendation

- The Parks and Recreation Department recommends accepting a fee-in-lieu
- Estimated fee is \$721,470.86
- Funds can be allocated for the purchase of future parkland, aligning with the city's long-term planning goals.

# Suggested Motion Language

Motion,

“I move that the Parks Board recommend the acceptance of a fee-in-lieu of parkland dedication for the 37640 Kelso Rd - 41 Lot Subdivision.”



# Ponder Lane Subdivision



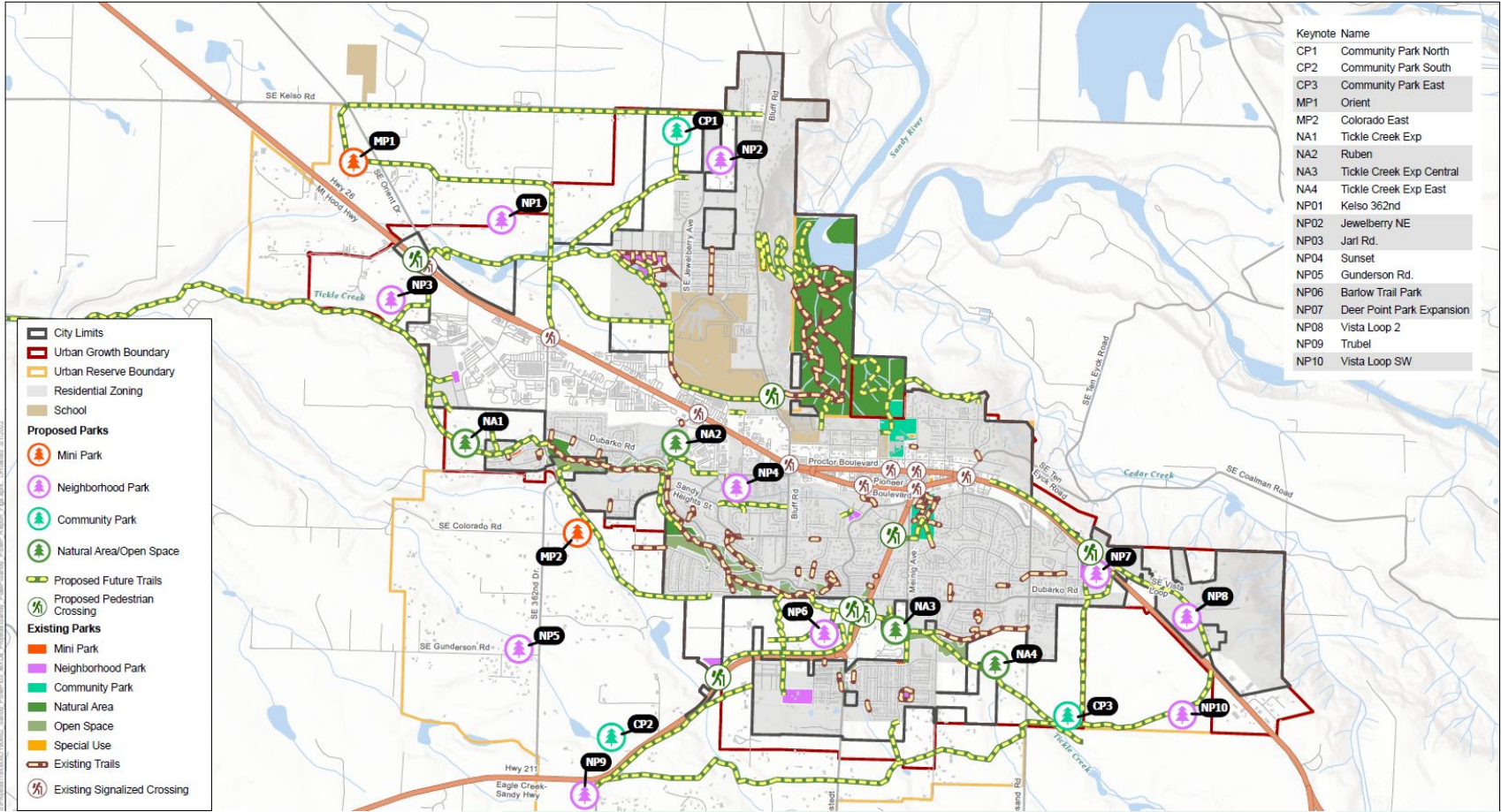
# Location



- North of 211, West of Ponder Lane
- Pre-App Conference in June to discuss property annexation (Property outside of city limits)
- Proximity to Ponder Lane Park \*future park in 2022 PTMP
- Future pre-app will be scheduled to discuss development



# Proposed Park System





### Ponder Lane Neighborhood Park

Ponder Lane is a recently acquired, undeveloped 1.94-acre parcel located on the south side of Sandy. The gently sloping park is bounded on the east by a single family residence, Highway 211 to the south, and an under-construction Gunderson Road and neighborhood development to the west and north, respectively. The concept would introduce standard neighborhood park amenities including an accessible looped path, playground, multi-use field, picnic shelter and tables, a fenced off-leash dog park, and a small parking area. See Appendix E for additional detail.



Figure 12  
Ponder Lane Neighborhood Park Concept

# Subdivision Highlights

- Property is  $\pm 15.71$
- 55 Single Family Dwellings
- Parkland Dedication =  $\pm 1.12$  acres
- Fee-in-Lieu = ~\$973,551

# Considerations

- Fee in Lieu
  - The applicant has raised the possibility of a fee in lieu of parkland dedication. If the Board considers this option, the estimated fee-in-lieu would be approximately \$973,551
- Parks and Trails Master Plan
  - The Parks and Trails Master Plan already includes a concept plan for Ponder Lane Park, indicating that there is land in that area earmarked for future park development

# Parks Board Discussion

**Parks and Trails Advisory Board should consider the following recommendation(s):**

**1) Recommend Fee in Lieu of Parkland Dedication:**

- a) Given that the Parks and Trails Master Plan has a concept plan for Ponder Lane Park, which designates land for future park development in the same area, parks board could recommend accepting a fee in lieu of parkland dedication.
- b) The money from the fee in lieu can then be used to purchase park land in the City, potentially serving as a community park or a larger neighborhood park.
- c) This approach aligns with the Council's goal to explore land purchase for a future park with multi-purpose sports fields.

**2) Recommend Parkland Dedication:**

- a) Land dedication in an area that already has a park for future development should ideally be located adjacent to existing park property
- b) If the Parks Board sees a benefit in land dedication

# Presentation

The developer will be providing a brief presentation to assist and provide information for the Parks and Trails Advisory Boards consideration.

# Suggested Motion Language

The following motion language is recommended for the Parks and Trails Advisory Board's consideration:

**Motion for fee-in-lieu of parkland dedication:** *"I move that the Parks and Trails Advisory Board recommends a fee in lieu of parkland dedication for the Ponder Lane subdivision project."*

**Motion for parkland dedication:** *"I move that the Parks and Trails Advisory Board recommends parkland dedication for the Ponder Lane subdivision project."*