



City of Sandy

Agenda

Parks & Trails Advisory Board Meeting

Meeting Location: City Hall- Council Chambers, 39250 Pioneer Blvd., Sandy, Oregon 97055

Meeting Date: Wednesday, January 8, 2020

Meeting Time: 7:00 PM

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1. ROLL CALL	
2. PUBLIC COMMENT	
3. CONSENT AGENDA	
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6.1. Jonsrud Update	
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7. STAFF UPDATES

8. ADJOURN



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, December 11, 2019 City Hall-
Council Chambers, 39250 Pioneer Blvd.,
Sandy, Oregon 97055 7:00 PM

BOARD MEMBERS PRESENT: Kathleen Walker, Board Member, Don Robertson, Board Member, Susan Drew, Board Member, and Makoto Lane, Board Member

BOARD MEMBERS ABSENT: Michael Weinberg, Board Member

STAFF PRESENT: Sarah Richardson, Community Services

MEDIA PRESENT:

1. Roll Call

2. Public Comment

- 2.1. Sam Schroyer introduced himself to the board as an interested applicant for an open position on the Parks and Trails Board.

3. Consent Agenda

- 3.1. Meeting Minutes

Moved by Don Robertson, seconded by Makoto Lane

Page 2 Correction-Kathleen Walker clarified that she found the question on the survey about the option to sell all or part of the 40 acres confusing. Noted that only 10 acres could really be developed and that is far less than the 40 acres mentioned in the survey.

CARRIED.

4. Changes to the Agenda

5. New Business

- 5.1. Moda Assist Playground Grant

Staff Liaison, Sarah Richardson discussed the application for the Moda Assist Grant. If selected as a finalist the city would have a month to solicit votes to win accessible playground equipment for Tupper Park. Application is due Friday and is in the final stages of proofing.

6. Old Business

6.1. Bailey Meadows Update

Going to Planning Commission on Tuesday. 504 page packet on the website.

Kathleen Walker shared that when they expanded the UGB, the transportation plan/access point on to 211 was not included in the expansion.

General discussion about the Bailey Meadows development with regard to traffic.

Sarah Richardson reinforced that the board recommendation that park land be dedicated in Bailey Meadows was included in the pre-app phase and in the packet going to the Planning Commission.

Lawyers for the city and for the developer have been in talks which included discussions about the park land dedication.

Kathleen Walker expressed frustration that the development code language has not been updated to date.

Kathleen Walker reviewed the applicant documents and feels the Master Plan does in fact provide the objective criteria needed.

Makoto Lane received the neighborhood letter and believes the absence of park land dedication may be a concession to the traffic issue.

Kathleen walker mentioned the Planning Commission meeting is Tuesday and asked does the board want to testify on behalf of the Parks Board at the PC meeting? Kathleen offered to draft a letter from the board.

Don Robertson pointed out the application will start with the Planning Commission and will ultimately go to Council.

Susan Drew discussed recent activity at the Trimbull property.

General discussion about fish friendly culverts on 211 and 362nd. Lots of salmon recovery money out there that could be utilized.

6.2. Jonsrud Project Update

Joe has said go ahead and replace the old signs and some of the fence rails (around 35). The new sign is being developed. Stone masons fixed the stonewall this week and have been repaired. Kathleen working on the entrance sign. Goal to have all the purchases complete by the end of the year. The telescopes/viewers and the filters for color blindness are nearing completion as well.

6.3. Survey Update

Council will be hearing the results of the survey on Monday night (update now scheduled for January 6th).

Request to send survey link to board members as well as the schedule for Monday nights meeting (work session or formal council meeting for results?)

7. STAFF UPDATES

Technical Advisory Committee for the Parks Master Plan had the first meeting. ESA reviewed the process. It will kick off soon. Objective to give everyone on the committee the background knowledge. Will include public meetings/workshops, brainstormed ways to get information out to the community to involve them in the process. Included quite a few reports back to the Parks and Trails Advisory Board. Some concern about survey fatigue. Don Robertson highlighted there are community access points throughout the process. Will be checking in with the stakeholders and community members throughout the process. Will include site specific plans for Deerpointe, Champion Way and will include the Community Campus.

Don Robertson mentioned they have begun construction on the Bornstedt Shelters.

Susan Drew wanted to expand on the discussion about Green Infrastructure. Specifically the Stormwater flat fee. Susan Drew hopes that some incentive for mitigating runoff can be utilized rather than a flat fee for stormwater.

Susan Drew mentioned the walkway before Dubarko - they put in a variety of permeable test plots.

Makoto Lane mentioned that at the High School old technology for permeable surfaces was used and that there is new technology now.

Kathleen Walker suggested talking to Mike Walker to learn more about what the city is currently doing. Believes they have made some changes to the requirements. Talk to Mike about stormwater retention and permeable surfaces for sidewalks etc.

Susan Drew mentioned the bioswales on Dubarko. Kathleen Walker added when Dubarko went through there were requirements for the wetland and creek etc. Don Robertson noted that in Zion Meadows there are also bioswales.

8. Adjourn

Draft



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Draft

39250 Pioneer Blvd. Sandy OR 97055
www.ci.sandy.or.us
Fax: 503-668-8714
Main Number: 503-668-5533

City of Sandy

Transmittal

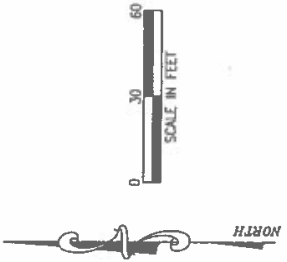
To:	Reviewers	From:	Emily Meharg
Company	SARAH RICHARSON	Dept.	Planning & Development
Address		Phone	503-783-2585
City/State/Zip		Email	emeharg@ci.sandy.or.us
		Date:	12/17/2019
RE: Tickle Creek Village (File No. 19-038 DR/TREE/FSH/VAR)			

Tickle Creek Properties, LLC submitted a proposal to construct 25 multi-family/condominium buildings to contain a total of 67 dwelling units. The proposed development is on the southern portion of the property located north of Dubarko Road and east of Ruben Lane. The proposal includes tree removal, including the removal of two trees within the Flood and Slope Hazard (FSH) restricted development area, and a proposed rain garden overflow into the FSH area. The applicant is also requesting a variance to retaining wall height to allow for construction of the sidewalk on Dubarko Road. The buildings will be accessed from a driveway on Dubarko Road.

PLEASE FIND MATERIALS RELATED TO THE ABOVE FILE. PLEASE
SUBMIT YOUR COMMENTS TO ME BY **January 3, 2020.**

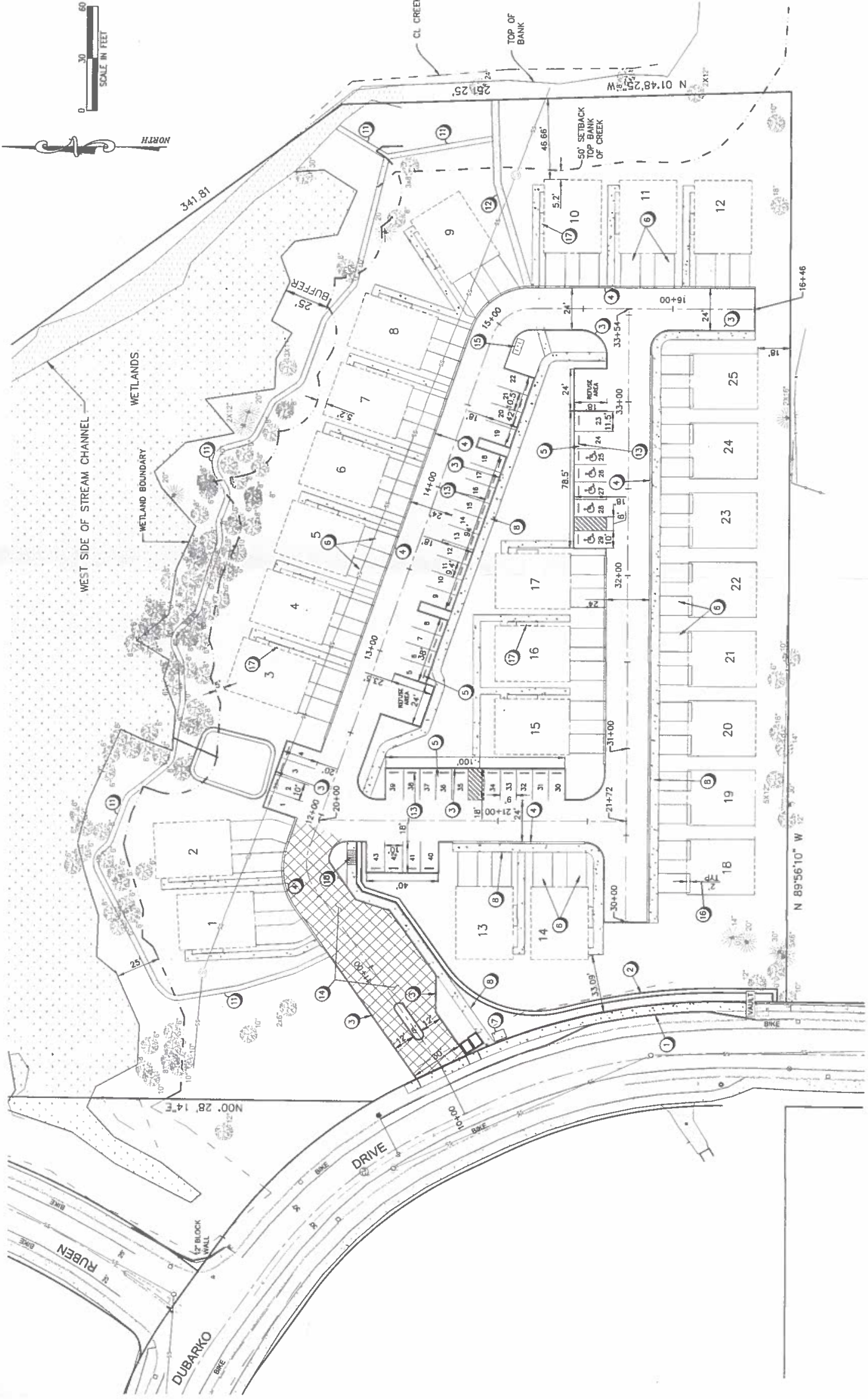
Thanks

*Jan.
Mh.*



KEY NOTES

- 1 BUS TURNOUT
- 2 RETAINING WALL (QUARRYSTONE FACE)
- 3 STANDARD CURB WITH 6" EXPOSURE (TYPICAL)
- 4 LOW PROFILE MOUNTABLE CURB IN FRONT OF DRIVEWAYS
- 5 PARKING SPACES ~ 9' WIDE MIN, 10.5' WIDE MAX, 18' DEEP (TYPICAL)
- 6 11' WIDE DRIVEWAY (TYPICAL)
- 7 TRANSFORMER PAD
- 8 5' SIDEWALK
- 9 NOT USED
- 10 SIDEWALK STAIRS (AS NEEDED)
- 11 BARK SURFACE PEDESTRIAN PATHWAY, TRAIL WILL BE FIELD LOCATED AND FLAGGED PRIOR TO CONSTRUCTION
- 12 ASPHALT PATHWAY TO TRANSITION TO BARK SURFACE PATHWAY IN RDA
- 13 WHEEL STOP (TYPICAL)
- 14 PERVIOUS ASPHALT
- 15 2 BICYCLE PARKING LOOPS (4 TOTAL), ADDITIONAL BICYCLE PARKING SPACE TO BE PROVIDED IN EACH UNIT
- 16 2' RECESSED AREA FOR UNITS 18-25 (TYP)
- 17 2'-0" x 12' LONG STORAGE UNITS ON SAME SIDE AS WALKWAY ACCESS, TYPICAL FOR UNITS 1-17



RECEIVED
DEC 05 2019
CITY OF SANDY



TOTAL AREA: 7.60 ACRES

TICKLE CREEK VILLAGE VICINITY MAP





PRE-APPLICATION CONFERENCE

January 2, 2020

TO:

*Kelly O'Neill, Planning & Building Director
Jordan Wheeler, City Manager
Mike Walker, Public Works Director
Greg Brewster, IT Director
Tanya Richardson, Parks & Recreation
Andi Howell, Transit Manager
Thomas Fisher, Engineering Technician
Emily Meharg, Associate Planner
Don Patty, Fire Marshall*

FROM: *Planning Department*

<i>When:</i>	<i>Wednesday January 22, 2020</i>
<i>Time:</i>	<i>2:30 p.m</i>
<i>Place:</i>	<i>City Hall Conference Room</i>
<i>Applicant:</i>	<i>SGS Development, LLC</i>
<i>Project:</i>	<i>Sandy Crest - 19364 & 19270 SE Jacoby - SFR Lots (possible Planned Development)</i>
<i>Type:</i>	<i>Type IV</i>
<i>Assigned Planner:</i>	<i>Emily Meharg</i>

Please return your comments to the City of Sandy two days prior to pre-application conference if possible. (Attn: Emily)

Attached please find pre-application information.



PRE-APPLICATION CONFERENCE REQUEST FORM

(Please print or type the information below)

Planning Department
39250 Pioneer Blvd.
Sandy OR 97055
503-668-4886

Name of Project Sandy Crest

Location or Address 19364 SE Jacoby Rd & 19270 SE Jacoby Rd

Map & Tax Lot Number T 25 , R 4E , Section 24 ; Tax Lot(s) 02000, 00900

Plan Designation SFR Zoning Designation SFR Acres 14.44 (total)

Project Description:

Subdivide 19364 & 19270 SE Jacoby Rd to create single family residential lots. Possibly pursuing Planned Development. Would like to discuss PD Process and code modifications in PreApp.

Applicant SGS Development, LLC	Owner <u>Russell & Paul Brewster</u> <u>John & Bonnie Drake</u>
Address 62765 Powell Butte Hwy	Address <u>19364 SE Jacoby Rd</u> <u>19270 SE Jacoby Rd</u>
City/State/Zip Bend, OR 97701	City/State/Zip <u>Sandy OR 97055</u>
Phone (541)408-8906	Phone <u>503 668 4867</u> <u>503 313 6192</u>
Email Margo@SGS-Development.com	Email <u>4brews@gmail.com</u> john <u>bdrake@bikesnw.com</u>
Signature <u>Margo Clinton</u>	Signature <u>John Drake</u> <u>Paul Brewster</u> <u>Bonnie Drake</u> <u>Russell Drake</u>

File No.	Date <u>1/2/20</u>	Rec. No.	Fee \$ <u>514.00</u>
Type of Review (circle one): Type I Type II Type III <u>Type IV</u>			
Pre-App. Scheduled for: <u>Wed Jan 22nd 2020</u> <u>2:30 pm</u>			

PRE-APPLICATION CONFERENCE NOTES

Project Name: Sandy Crest PD

Pre-Application Conference Date: October 24, 2019

Address: 19364 Jacoby Rd (24E24A 02000) **Owner:** Brewster, Russell A & Gail M.

Address: 19270 Jacoby Rd (24E24A 00900) **Owner:** Drake, John & Bonnie J.

Applicant Name: SGS Development, LLC (Margo Clinton)

Engineer Name: Pinnacle Engineering Associates Corporation

Staff: Emily Meharg, Kelly O'Neill Jr., Thomas Fisher, Greg Brewster, Mike Walker

Applicant Representatives: Chet, Margo, Roger

PLANNING DEPARTMENT REVIEW

Sandy Development Code (SDC): Sandy Development Code (SDC) Sections 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.26 Zoning Map Amendments; 17.30 Zoning Districts; 17.34 Single-Family Residential (Reference Only); 17.36 Low Density Residential (Reference Only) ; 17.38 R-2 Medium Density Residential (Reference Only); 17.40 R-3 High Density Residential (reference Only); 17.56 Hillside Development; 17.60 Flood and Slope Hazard Overlay District; 17.64 Planned Development; 17.80 Additional Setbacks on Collectors; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; and Chapter 15.30 Dark Sky.

Caveat: This analysis includes a review of those code sections that may conflict with the proposed design as submitted. This review is not intended to be a comprehensive analysis of all applicable code sections nor shall this review nullify code requirements that are determined necessary during land use review.

Density

- Existing Density Allowance based on SFR Zoning:

	Square Footage	Acres
Total Site Area	629,442	14.45
Tract B Dedication	164,503	3.78
ROW Dedication	115,289	2.65
Net Area	349,650	8.02

Min. Lots	24
Max. Lots	47

- Is stormwater tract proposed to be dedicated? If so, it would be subtracted from net site area.
- Density Calculation Per 17.64.40(A) - The calculation is based on a determination of gross site area and the acreage of any restricted development areas (as defined by Chapter 17.60).
- Net acreage is determined after the removal of dedicated areas, including right-of-way, parks open space, storm water ponds, etc.
- Proposed PD Density:

	Square Footage	Acres
Total Site Area	629,442.00	14.45
Required 25% Open Space Dedication	*157,360.50	3.61
ROW Dedication	115,153.00	2.64
*Gross Area	*472,081.50	10.84
Proposed Lots		68
Proposed Density		6 units/acre

*164,503 SF proposed to be dedicated

PreApplication Notes - Sandy Crest PD

*Gross Area defined above

*(total site area – Req. Open Space Dedication), plans identify 514,153.00 SF therefore update needed

- The increase in density can not be more than 25 percent the number of dwelling units in the base zoning district. The maximum number of dwelling units cannot exceed 59 dwelling units. The proposed number of dwelling units is above the 25 percent threshold.
- *Note: Unrestricted site area density calculations cannot be completed without knowing the restricted development area.*
- *Note: City Attorney is reviewing PD density calculation.*

Amendments/Considerations for Proposal

- Flood Slope Hazard Overlay (FSH) needs to be mapped on the eastern parcel. Analysis on setbacks and restrictive development per Chapter 17.60 will need to be assessed and supplied with submission for staff to analyze. Type IV Zoning Map update to the FSH Overlay shall be processed as part of the application.
- Zoning Map Amendment (SFR with PD Overlay), but Chapter 17.26 is not applicable
- Transportation Planning Rule (TPR) findings for the zoning map amendment are required. This shall be done in conjunction with the Traffic Impact Analysis (TIA).
- Consider proposed variances exceptions to code: setbacks, density, minimum average lot widths, dwelling types, block lengths, parking courts per block and block face, etc. List/Identify all of the variances/exceptions to the code in the narrative and explain why they are being requested. Additional fees are unlikely for variances but will need to be evaluated during completeness; however, staff needs to identify and evaluate these items. Planning Commission and City Council will consider them.
- Qualitative variances still have to be processed through a variance request.
- Additional consideration to meet the 'outstanding PD Planning' is to provide additional Open Space within the development, not just the eastern portion of the parcel that is mostly undevelopable. The intent of the Open Space is to provide a break from increased densities within a PD.
- Additional consideration to meet the 'outstanding PD Planning' is to provide a direct connection between the internal network of the PD to the Tickle Creek Open Space proposed. The Parks Master Plan identifies a trail system within the proposed Open Space.
- What are other 'outstanding PD' ideas?

PD Process

- Conceptual Plan is reviewed by the Planning Commission and then the decision on the proposal is decided by City Council. If adopted by City Council the PD designation is added to the zoning map.
- Detailed Development Plan is reviewed by Planning Commission and shall be submitted within 12 months of the Conceptual Plan approval. The detailed plan is essentially the subdivision plan and the tentative approval is valid for 24 months.
- Density is allowed to exceed 25 percent beyond the normal density for the zoning district, but is not allowed to be less than the minimum density of the base zoning district.
- A detailed building lot area plan will be required with the Conceptual Plan detailing proposed setbacks and area remaining for structures.

Parking Analysis

- Locations of the driveways should be identified for review (SDC 17.90.90.B.5).
- 2 off-street parking spaces per dwelling required (SDC 17.98.20(A)(6)) for Single Family Detached, Attached and Duplex homes.
- On-street parking plan shall be submitted for review. One space required for every dwelling unit within 200 feet of each lot (SDC 17.98.200). Parking not permitted in 20 ft. alley (see below).
- Why is the proposed alley an easement? We require the alley in a publicly dedicated right-of-way.

Access and Utilities

- Frontage improvements along each proposed street frontage within the development is required per Public Works standards.
- Newton Street (in Jacoby Heights) needs to be constructed prior to this subdivision/PD to allow access to many of the lots and the alley proposed with this PD.
- Submit a traffic impact analysis (TIA). TIA should demonstrate that the proposed density of the subject property can be accommodated. \$1,500 for third party traffic consultant is required.
- Jacoby Road is a Collector Street per the Transportation System Plan, therefore Chapters 17.80 and 17.82 standards apply (i.e. no vehicle access on Jacoby Road, houses primary entrance face Jacoby Road, 20 ft. setback, direct pedestrian access connection to Jacoby Road with 5 ft. deep entrance cover) to proposed Lots 1-9, unless otherwise requested to be changed through the PD process. If proposal included deviation from these standards include in narrative.
- PUE required along all street frontages.
- VNAR is required along Jacoby Road for proposed lots 1-9.
- Vision clearance areas must remain unobstructed (SDC 17.74.30).
- Public alleys shall have a minimum width of 20 feet. Structural section and surfacing shall conform to standards set by the City Engineer; however, parking will not be permitted within 20 ft. of the alley. An alley with a minimum width of 28 feet may permit parallel parking on one side of the alley only (SDC 17.100.140(A-D)).
- Easements for public sanitary sewer, water, storm drain, pedestrian and bicycle facilities shall be provided whenever these facilities are located outside a public right-of-way.
- 17.100.110(E) recommends spacing of 8-10 local streets per mile (528-660 feet). With submitted plans detail the local street spacing.
- SandyNet. Conduit and vault infrastructure are required for all new developments. Please coordinate with SandyNet General manager for infrastructure requirements and design standards.

Other Planning Items

- Blocks can't be greater than 400 feet unless justified by topographic, natural area, or other physical conditions. Blocks greater than 400 feet require a variance. Blocks greater than 600 feet require a pedestrian and bicycle access way (17.100.120.B).
- A geotechnical study will need to be done for any area at 25 percent slope or greater that is proposed to contain development.
- Tree retention at 3 trees per acre. Trees must be 11" diameter at breast height (DBH) or greater and in good health. Identify on the plans which trees are to be removed as well as retained. Arborist report/evaluation needed for all trees 11" and greater DBH, and all trees 6" and greater DBH within the FSH Overlay.
- A larger percentage of Lot 1 is most likely not part of Sandy Crest PD property.

Parkland and Open Space

- A minimum of 25 percent of the development shall be open space. Open space as part of a Planned Development application shall be dedicated according to the requirements of Section 17.86.50.
- Any parkland dedications proposed need to be reviewed by the Parks and Trails Advisory Board and then the decision for dedication will be decided by City Council.
- Per SDC 17.86.10 Minimum Parkland Dedication Requirements the project would need to provide 0.76 acres for parks based on 59 dwelling units.
(59 x 3 x .0043 = .8772 rounded to 0.76 acres) SF, Zero Lot line & Duplex
- Section 17.86.40 details that Cash In-Lieu of Dedication is at the city's discretion. The cash in-lieu amount would be \$241,000 per acre or \$265,000 per acre if half is paid prior to plat and a portion of the in-lieu is paid at the individual building permit level.
- Land to be dedicated may need to be identified as Parks and Open Space (POS) and go through a Zone Map Amendment process (can possibly be done simultaneously with any proposed Zone Map Amendments needed for the project).

PreApplication Notes - Sandy Crest PD

- Buildings and streets surrounding the proposed parks would need to adhere to Section 17.86.20 design standards for layout.
- The Parks and Trails Advisory Board (PTAB) met on October 9, 2019 and made the following recommendations for the applicant to consider prior to making a formal submission:
 1. Propose they give (dedicate) us (City) developable park property.
 2. Need to have trail development and trail access to the Tickle Creek Area.
 3. Consider giving land on east end adjacent to undevelopable open space along Tickle Creek.

*Advisory boards do not represent City staff or decision-making bodies. They are citizen appointed representatives whose goal is to advise on a variety of issues that support City Council goals as well as represent the needs, interests and desires of the constituents in the city. Should the project proceed with a formal application, the submitted plans would be presented to the PTAB again for a formal recommendation to be included in the case file for the decision-making body's consideration.

Application Process: Type IV PD Review, Type IV Zoning Code Amendment (FSH Overlay added to zoning map, and possible POS zone change); Type III SUB review, Tree removal permit, FSH Overlay review.

Projected Processing Steps:

- **Submittal Requirements:** Once a desired proposal is chosen staff will provide an accurate submittal list. In the meantime, see requirements lists on City of Sandy website. <https://www.ci.sandy.or.us/Planning-Requirements>
- Fees as of July 1, 2019, but are subject to change:

	Procedure	Fee
1 st	Type IV Planned Development (Conceptual Development Plan, 1 st Step)	\$4,390
	Type II FSH Overlay Review	\$442
	Type IV Zoning Map Amendment (POS and FSH Overlay)	\$2,413
	Type II Tree Removal (more than 50 trees)	\$164
	Third Party Traffic Review Consultant Fee	\$1,500
2 nd	Type IV Planned Development (Detailed Development Plan, 2 nd Step)	\$657 + Subdivision Fee
	Type III Subdivision (11 or more lots) <i>Does not include Final Plat review fee</i>	\$3,297 + \$86/lot

- Staff review for completeness (30 days max.), if the application is determined incomplete then the applicant submits additional information as required, staff then reviews for completeness again. If the application is deemed complete, then the application is processed.

Parks & Recreation Community Survey Findings



Data collected fall 2019



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✓ Rating of other property suggestions	
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✓ Survey questionnaire materials	
✓ Verbatim comments	

Methods

- ▶ Survey questionnaire developed with City of Sandy
- ▶ Mailout survey with online option
- ▶ 5,278 mailing to random selection of voting households in three phases:
 - ✓ Announcement card
 - ✓ First mailer with survey
 - ✓ Second reminder mailer with survey
 - ✓ Each mailer indicated online option for taking survey
- ▶ 1216 surveys from random sample returned
 - ✓ 12% (149) online; 88% (1067) mailed
 - ✓ Additional surveys filled in online by general community, analyzed separately.

Methods, continued...

Sample:	Total	Sandy	Oregon Trail, outside Sandy	Estacada
Mailing sample	5278	2113	2112	1053
Response rate	23%	29%	23%	12%
Surveys returned	1216	608	485	123
Weighted Totals	1209	359	736	114
Worst case reliability of weighted segment*	±3.2	±5.2	±4.5	±9.2

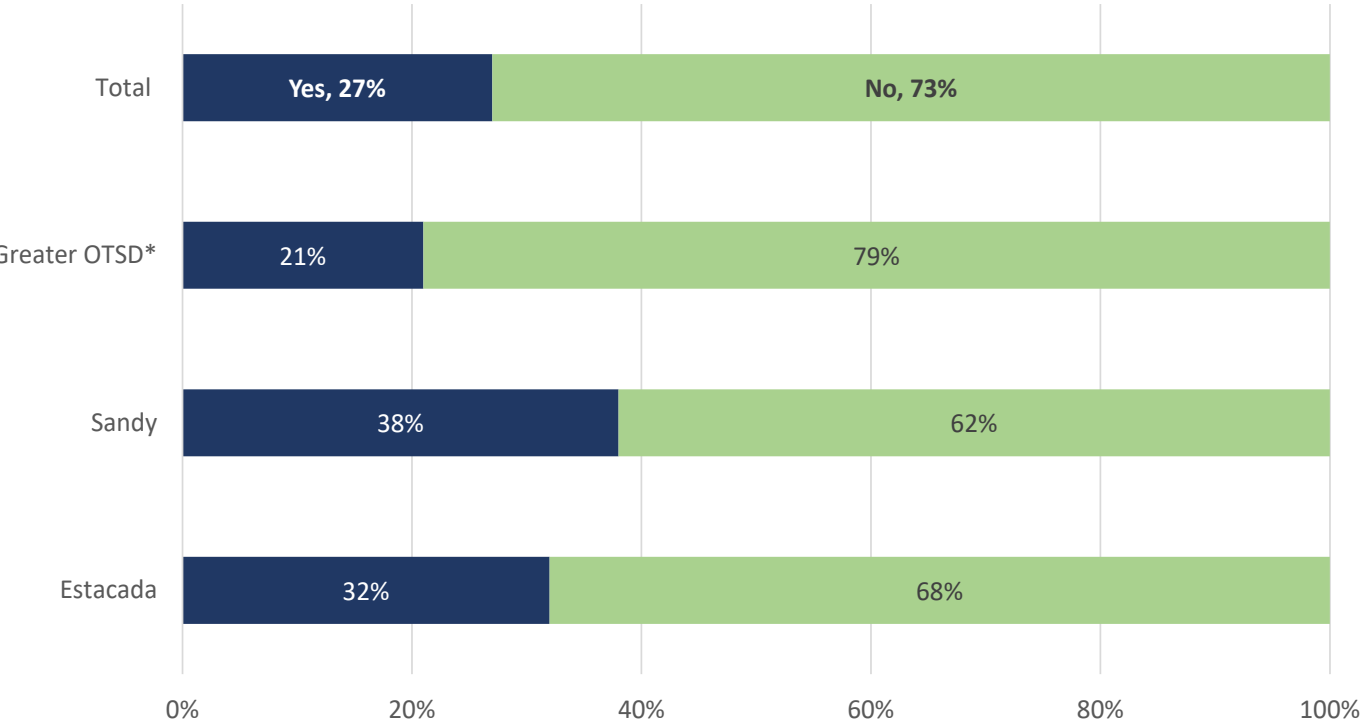
- ▶ Weighting for 1) 50/50 female/male (unweighted is 64% female) & 2) Distribution of voting population
- ▶ Tables, charts in report reflect weighted data
- ▶ Verbatim comments reported are from all who offered comments, unweighted

*Worst case reliability figures differ from standard reliability calculation to account for weighting impact

Research Results

3 in 10 have children at home

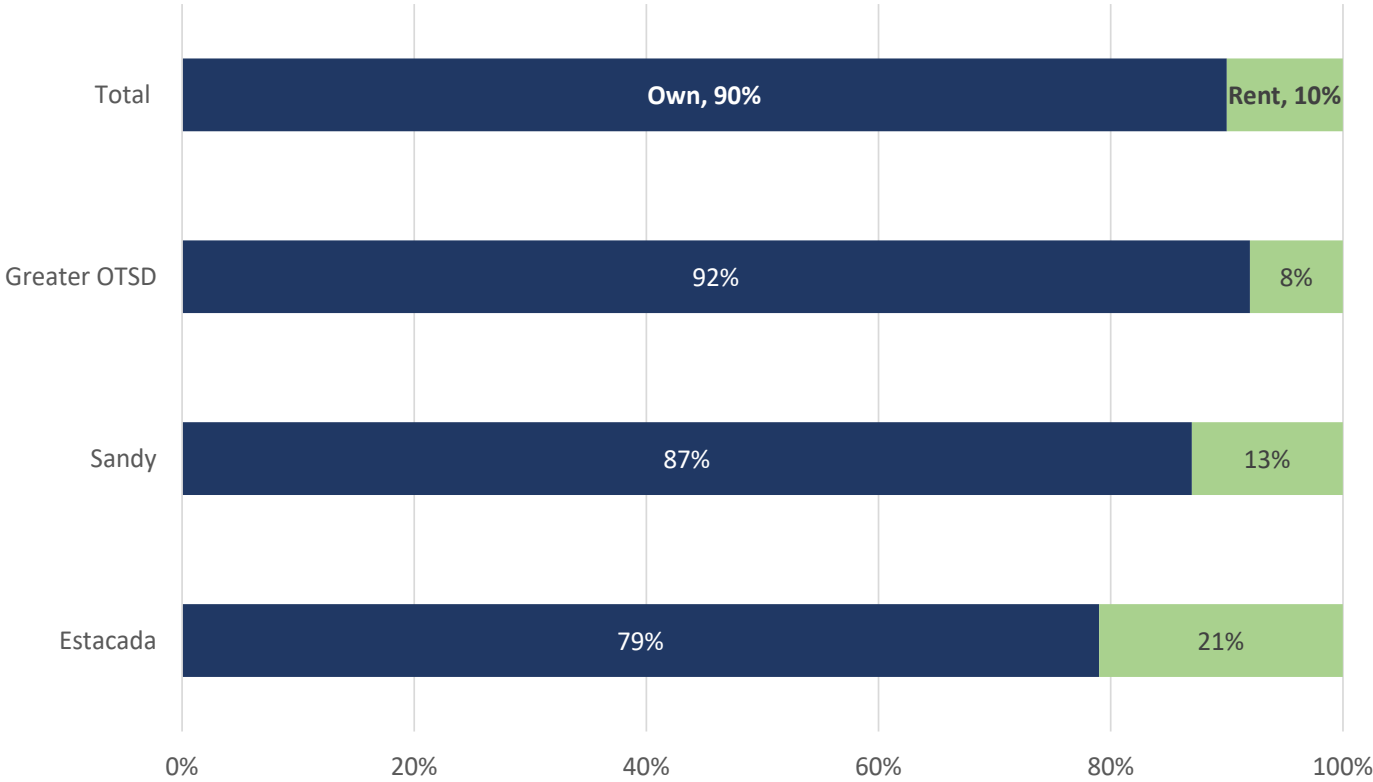
Q: Do you currently have children under the age of 18 in your household?



* Greater OTSD = the Oregon Trail School District except for City of Sandy

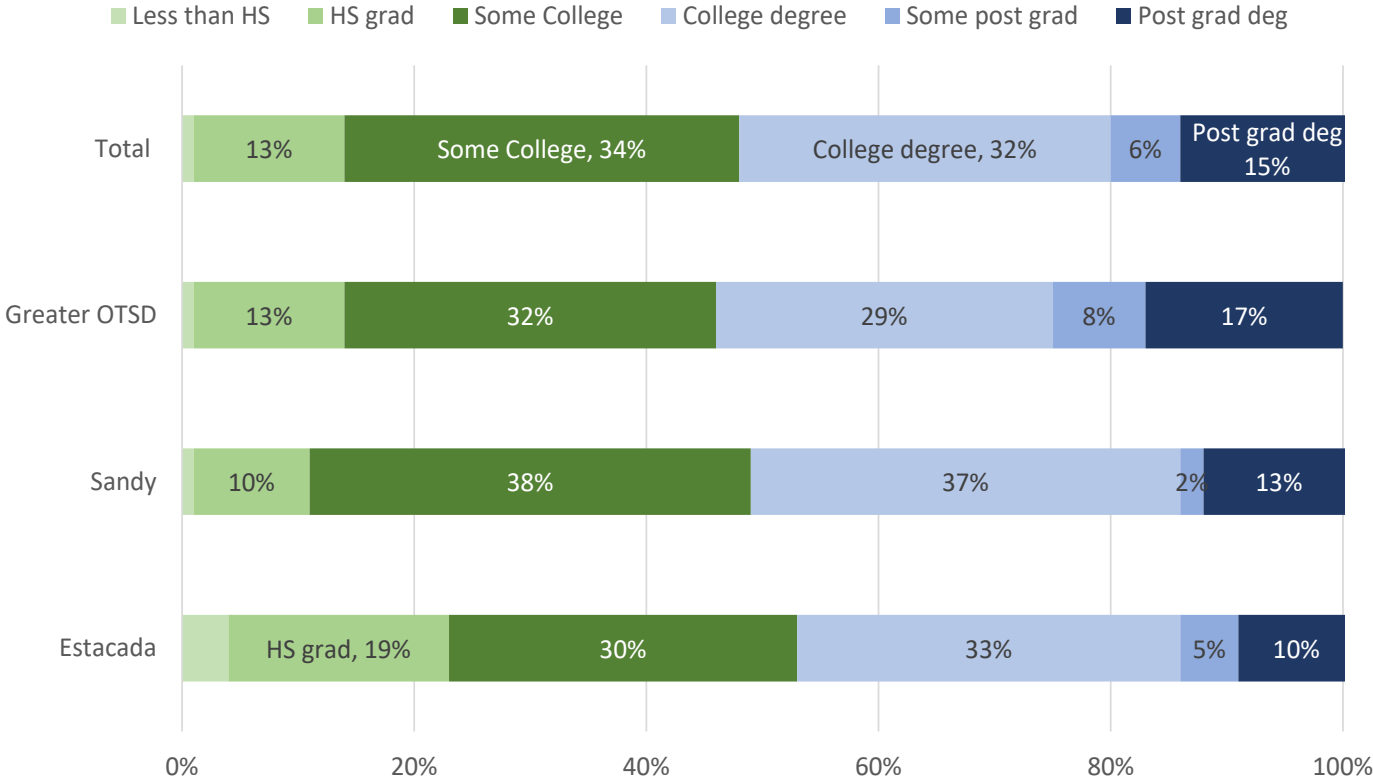
Most live in owner-occupied homes

Q: Do you own or rent your current home?



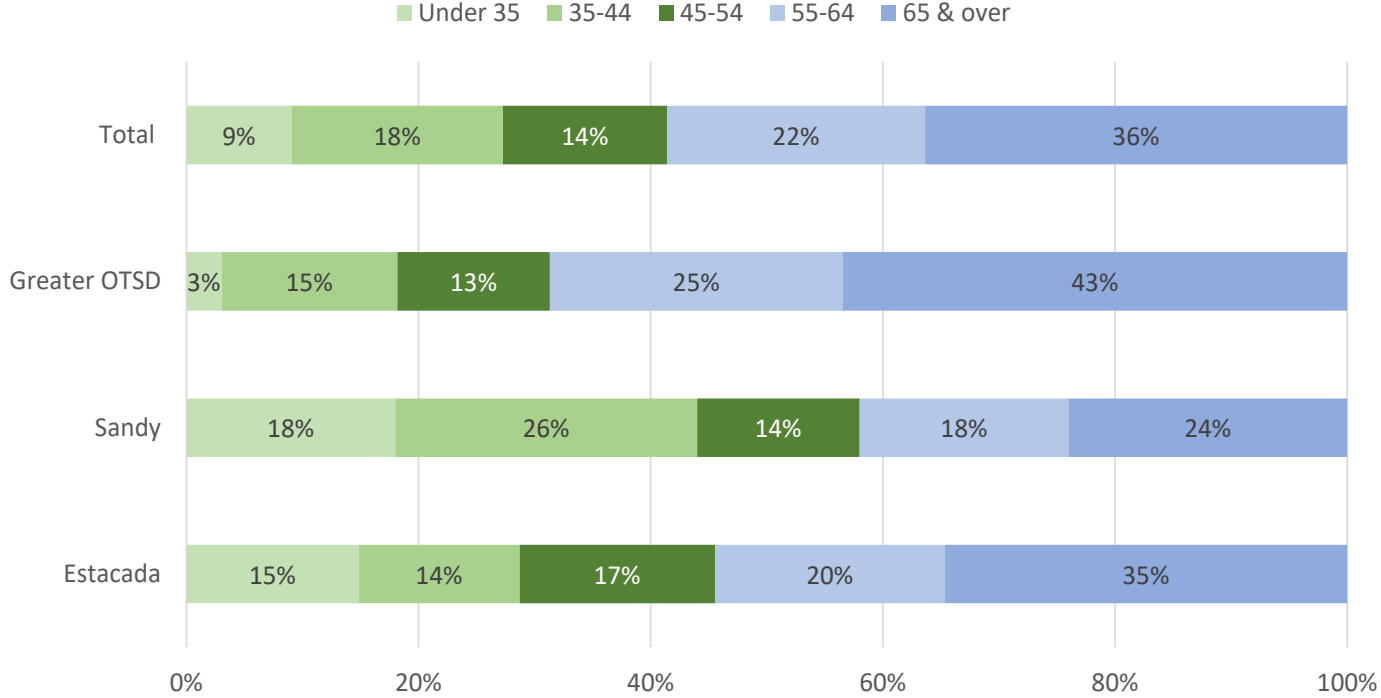
Just over half have a college degree

Q: What is the last year of education you completed?



Average respondent age is 57, though differences by area are significant

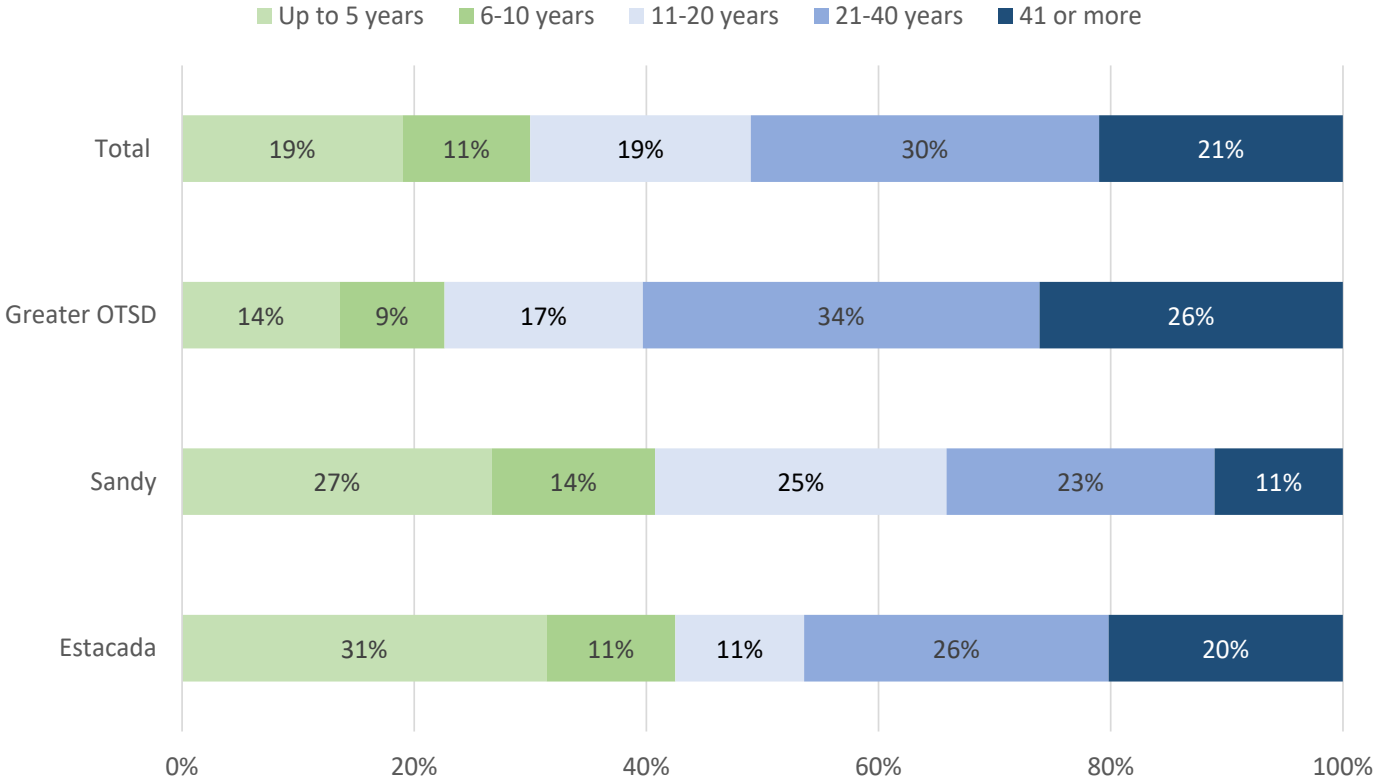
Q: What is your age?



► Average age for Sandy 51; Greater OTSD 60; Estacada 55.

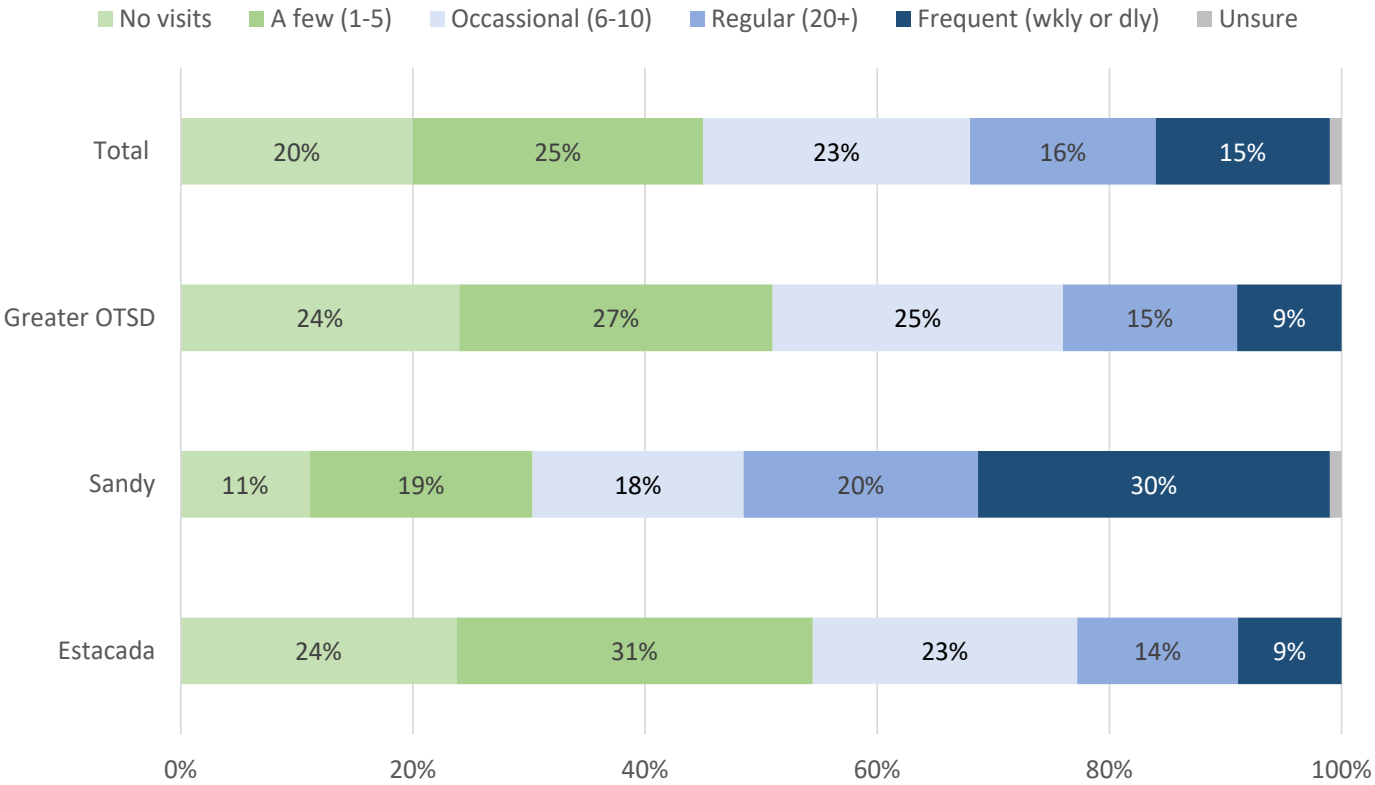
Average length of time in local area is 25 years; shorter in Sandy (18), longest in greater OTSD (28)

Q: How long have you lived in the local area?



One in 3 are frequent or regular users of P&R facilities; Sandy residents more than others

Q: In the last year, how often has anyone in your household visited a local park or recreation facility? Such facilities include parks, pool, trails, playing fields, skate park, and similar publicly-owned facilities

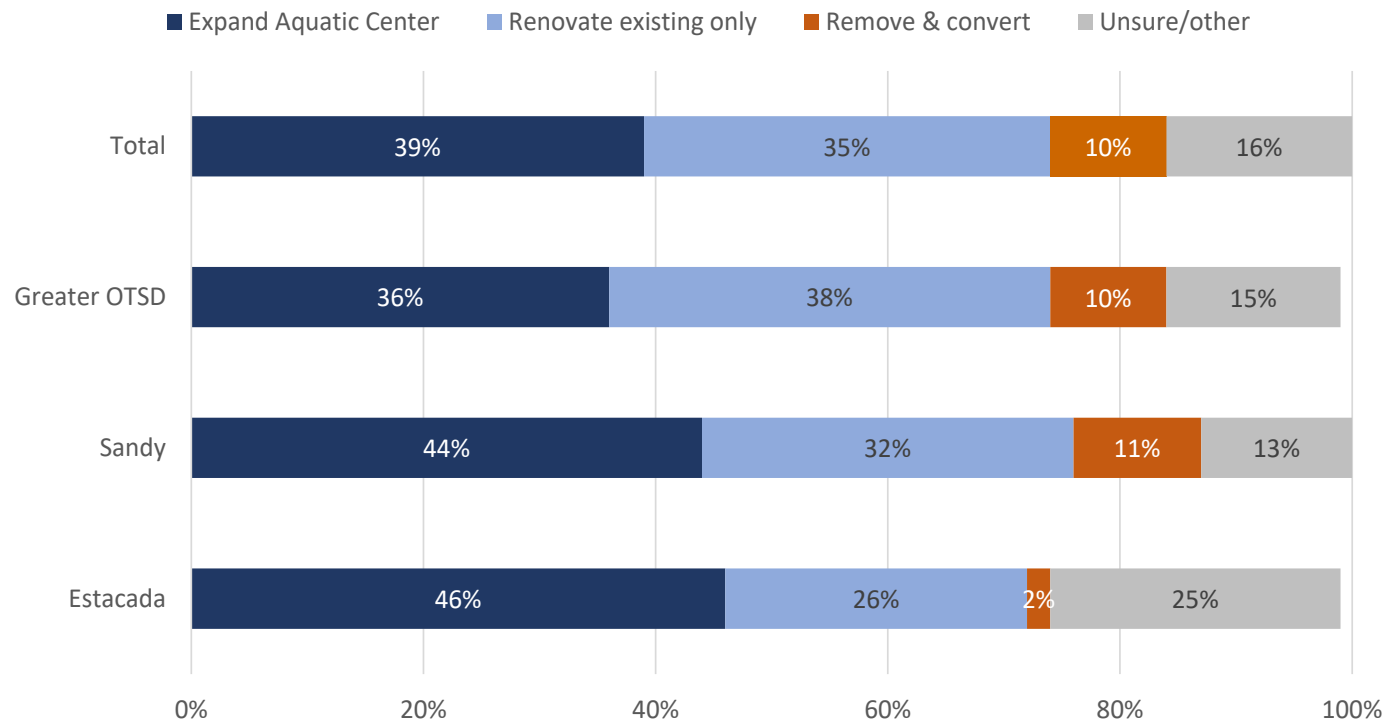


Q: For the indoor pool to continue serving the public, additional public investment would be required. Regarding the pool, do you believe the City should...

- ✓ Build an expanded Aquatic Center with features such as indoor & outdoor pools & a splash pool for young children
- ✓ Repair & renovate the existing indoor pool only
- ✓ Remove the pool & convert area to a less expensive use
- ✓ Unsure/Other

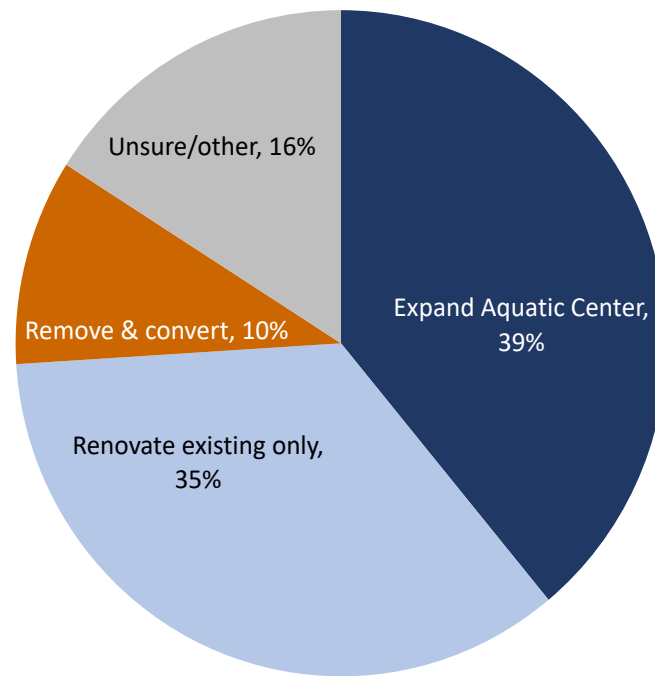
Three-quarters support keeping Aquatic Center; few endorse removal

Q: For the indoor pool to continue serving the public, additional public investment would be required. Regarding the pool, do you believe the City should...



Differences by area are less significant than similarities...

Q: For the indoor pool to continue serving the public, additional public investment would be required. Regarding the pool, do you believe the City should...



Subset review of overall pool recommendation

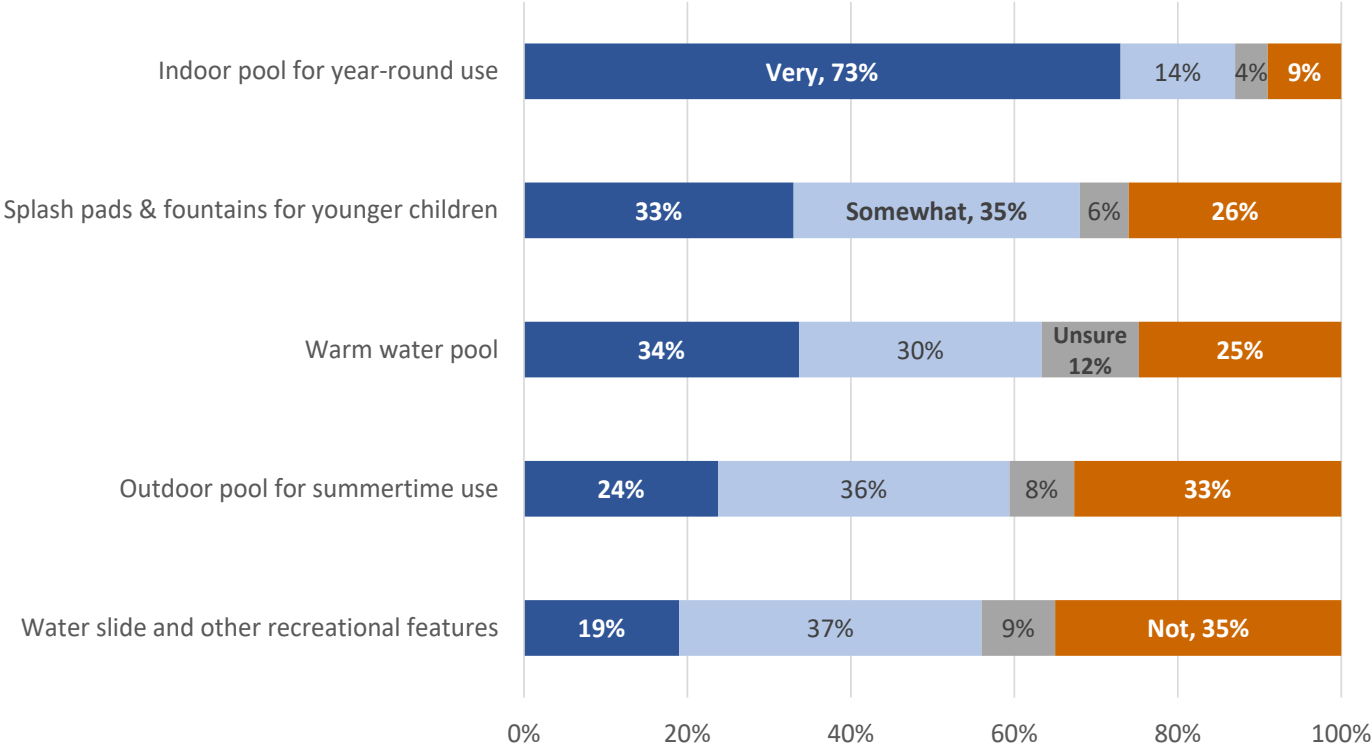
- ▶ Support for expansion (39% overall) is higher for under age 45 (53%), frequent P&R facility users (47%), & households with children (57%)
 - ✓ Essentially, younger adults, especially those with children in the household, support expansion more
 - ✓ However, most voters are not in these categories
- ▶ Also, women (44%) support expansion of the Aquatic Center more than do men (37%)
- ▶ Between expansion & renovation only, Sandy & Estacada respondents lean toward expansion, while Greater OTSD respondents split about evenly.

Q: If the pool area is improved, how important is it to include the following features (Very, Somewhat, or Not Important)?

- ✓ Indoor pool for year-round use?*
- ✓ Outdoor pool for summertime use?*
- ✓ Water slide & other recreational features?*
- ✓ Splash pads & fountains for younger children?*
- ✓ Warm water pool?*

Indoor pool for year-round use is plainly the most important aquatic center feature of those tested

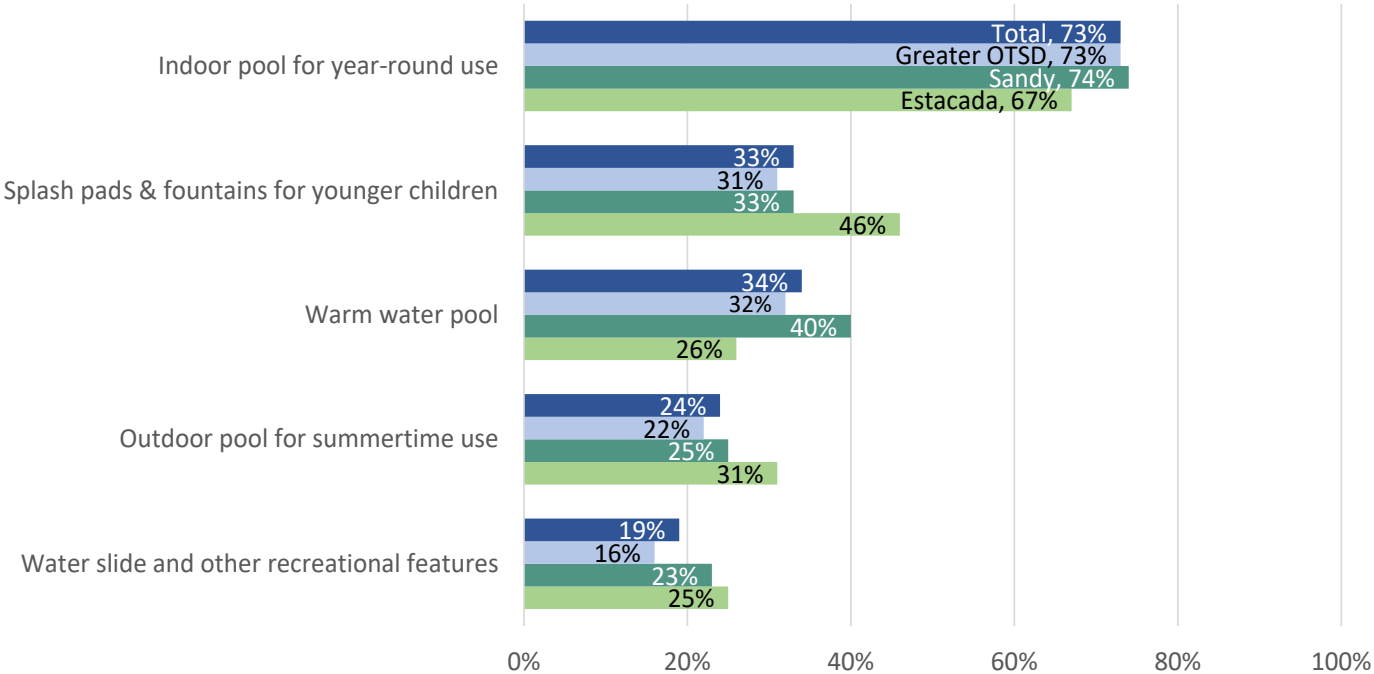
Q: If the pool area is improved, how important is it to include the following features?



Greater OTSD respondents show somewhat less support for pool features tested, though still similar

Q: If the pool area is improved, how important is it to include the following features?

“Very Important” rating



Subset review of recommended pool amenities

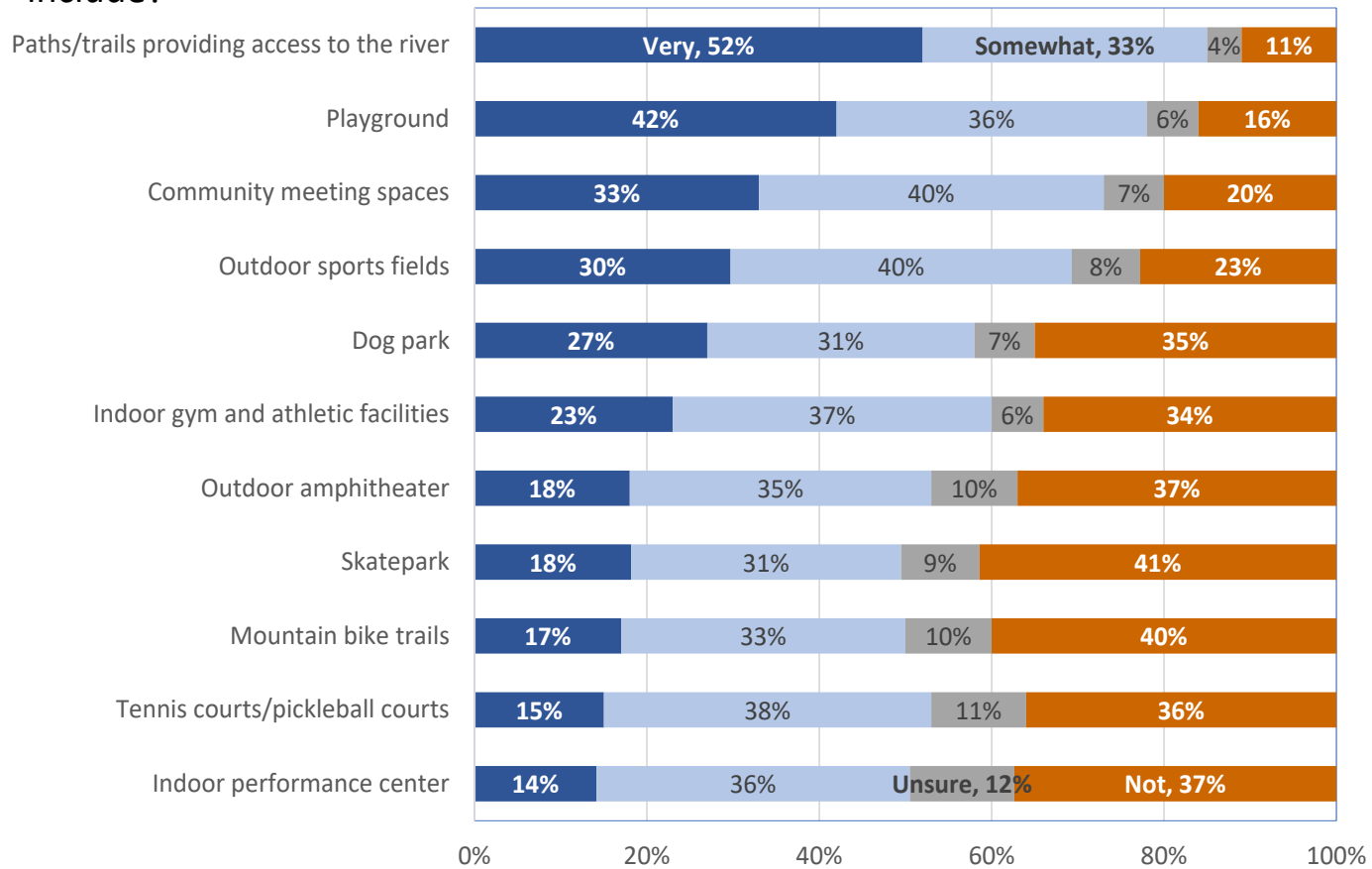
- ▶ Greatest variability is on “very important” rating for indoor, year-round pool:
 - ✓ Women (82% very important) are more supportive than men (65%)
 - ✓ Under 65 (79%) vs. 65+ (70%)
 - ✓ Households with children (83%) vs. those without (70%)
- ▶ Variability in response is less on other amenities, aligning with general expectations (e.g. households with children more supportive of child-oriented amenities).

Q: The following are suggestions for other improvements at the 40-acre property to serve residents of Sandy & surrounding communities. Which suggestions are important to include in final plans? (Very, Somewhat, or Not important)

- ✓ Community meeting spaces*
- ✓ Dog park*
- ✓ Indoor gym and athletic facilities*
- ✓ Indoor performance center*
- ✓ Mountain bike trails*
- ✓ Outdoor sports fields*
- ✓ Outdoor amphitheater*
- ✓ Paths/trails providing access to the river*
- ✓ Playground*
- ✓ Skatepark*
- ✓ Tennis courts/pickleball courts*

Access to river & playgrounds earn highest support among other suggestions

Q: Which other suggestions for improvements at 40-acre property are important to include?



Ratings from 3 geographic areas roughly similar

- ▶ Almost no geographic difference in “very important” rating for top two suggestions (river access & playgrounds)
- ▶ Sandy “very important” ratings more than 5 points above Greater OTSD on:
 - ✓ Playground (46% vs. 39%)
 - ✓ Indoor gym & athletic facilities (29% vs. 21%)
 - ✓ Mountain bike trails (22% vs. 14%)
 - ✓ Outdoor amphitheater (21% vs. 15%)
- ▶ Greater OTSD more than 5 points above Sandy & Estacada on one item: Community meeting spaces (36% vs. 29% & 30% respectively)
- ▶ Estacada responses are more supportive of a dog park (38% “very important” compared to 27% overall), otherwise generally similar to others
- ▶ No surprises in types of variability on other suggestions.

About 1 in 3 offer additional written suggestions

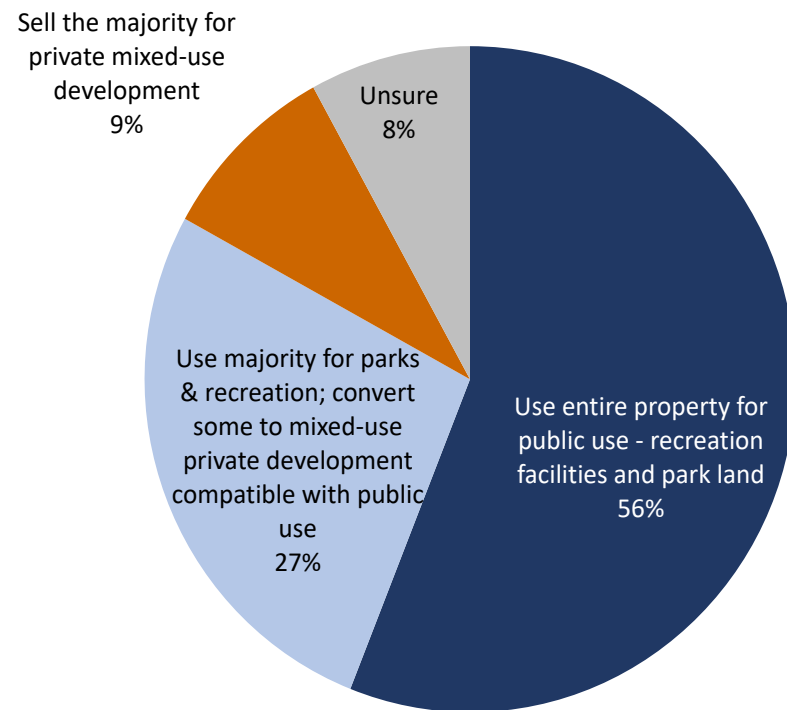
- ▶ Many emphasize results already tabulated
- ▶ Others suggest various ideas not tested
 - ✓ Space/activities for children/teens (e.g. after school); more walking trails, basketball, community/rec center, and rentable indoor & covered outdoor areas for private parties earn multiple mentions
 - ✓ Others, e.g., archery or bowling, mentioned by a few
- ▶ Various comments relate to cost concerns
 - ✓ Some seem rooted in general concern about keeping it reasonable, efficient, carefully-managed
 - ✓ Others are unequivocal in their desire to avoid new/increase in tax of any kind.

Q: Moving forward, which of the following do you believe is the best approach?

- ✓ Use the entire property for public use, including recreation facilities and park land*
- ✓ Use the majority of the property for public parks and recreation while converting some to mixed-use private development compatible with the public use*
- ✓ Sell the majority of the property for private mixed-use development*
- ✓ Unsure*

Most support using entire property for public recreation & park land

Q: Moving forward, which of the following do you believe is the best approach



Variability by geographic area on approach going forward is minimal

- ▶ Support for using entire property for public use supported by 61% of Sandy respondents vs. 54% of those in greater Oregon Trail School District area
 - ✓ Estacada support (54%) similar to greater OTSD
- ▶ Bigger differences in support are by:
 - ✓ Age — those 65+ show lower support for entire property use at 52% compared to 60% for younger adults
 - ✓ Other groups showing more support for entire property use, such as having children & making greater use of P&R facilities, are as would be expected.

Explanation: Added taxpayer support would be needed to pay for development & operation of the 40-acre property for public use & to support other area park & recreation facilities. One option is to ask voters to approve a “special district” that would have its own board of directors & a district-wide property tax rate to support it. The district would...

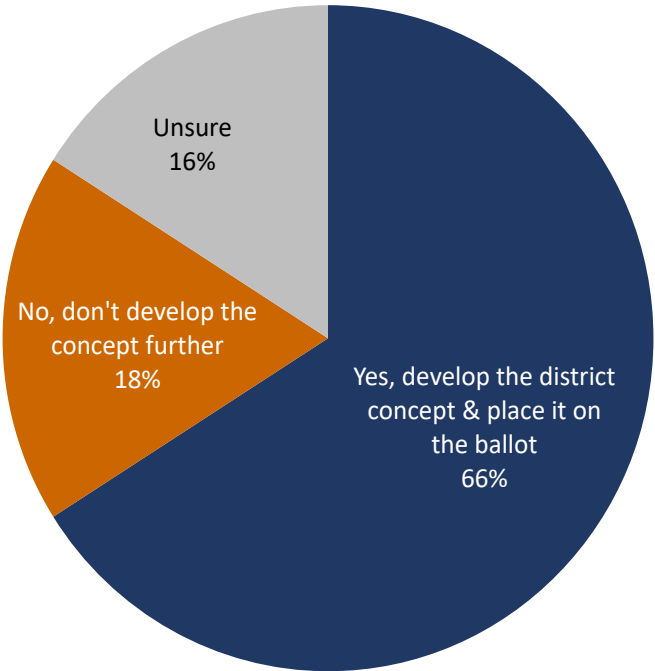
- ✓ Have boundaries that include Sandy & the greater Mt. Hood community (including communities from Estacada & Boring to Government Camp).
- ✓ Offer improved parks & recreation facilities district-wide, while charging residents lower in-district rates for all fee-based activities such as the pool or indoor gym facilities.

Q: More work is necessary before a specific proposal, including a specific tax rate, can be presented to voters for a decision. Do you support work on this concept continuing so it can be placed before voters?

- ✓ *Yes, develop the district concept & place it on the ballot*
- ✓ *No, do not develop the concept further*
- ✓ *Unsure*

Two-thirds support placing the district question before voters

Q: *Do you support work on this concept continuing so it can be placed before voters?*



Variability by geographic area on supporting developing concept for ballot is also minimal

- ▶ Putting the concept on the ballot supported by 70% of Sandy respondents, 65% of those in the greater Oregon Trail School District area, 67% in Estacada
- ▶ Other differences in support for placing on ballot:
 - ✓ Women more than men (72% vs. 62%); households with children (77% vs 63%); respondents who are younger than 65 (72% vs. 65%).

Highlights of voluntary (nonrandom) sample

- ▶ 586 surveys; 493 are Sandy or Boring ZIP codes
- ▶ 83% women; 2/3 children in home (reverse of random sample); younger age profile (avg = 45),
- ▶ Comparatively higher support for indoor pool (83% very important), warm water pool (48%), & for water slide & other recreational features (28%), otherwise similar support for other pool features
- ▶ Somewhat lower *very-important* rating for access to river, dog park, and amphitheater; somewhat higher for indoor gym & athletic facility; otherwise similar ratings for suggestions
- ▶ Greater support (among both men & women) for placing district question on ballot.

Conclusions & Recommendations

Opinions are largely similar across the three areas sampled

- ▶ Overall, respondents from outside of Sandy — in the greater Oregon Trail School District & in Estacada — share the same views as those within the City regarding the key questions asked
- ▶ What variability there is can be more easily explained by demographic differences. Compare to Sandy & Estacada respondents, those living in the greater Oregon Trail School District area...
 - ✓ Have a somewhat older age profile
 - ✓ Are somewhat less likely to have children in the home
 - ✓ Are less likely to be frequent visitors to P&R facilities.

Develop a district proposal

- ▶ In our view a proposal would offer:
 - ✓ A *conservatively* expanded aquatic center
 - ✓ Attractive trails including pathways/enhanced access to the river
 - ✓ Playgrounds & other outdoor park/field amenities
 - ✓ Community/rec center if cost viable
 - ✓ Support for additional parks/facilities elsewhere in the new district
 - ✓ Save more ambitious options for a future District board to consider
- ▶ Expect somewhat better support in 2020 elections when more “younger” adults (meaning under 65) will likely come out to vote.

Consider the complete picture of those who responded

- ▶ Remember that the voluntary (nonrandom) responses are somewhat more supportive of placing the question to voters and that women, who were more likely to respond to either survey, are more supportive on many questions
 - ✓ Regardless of whether responses from the voluntary participants are different, it is important to acknowledge the voices of everyone who took the time to offer an opinion.

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