



City of Sandy

Agenda

Parks & Trails Advisory Board Meeting

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

Meeting Date: Wednesday, March 11, 2020

Meeting Time: 7:00 PM

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1. ROLL CALL	
2. PUBLIC COMMENT	
3. CONSENT AGENDA	
3.1. Meeting Minutes Parks Trails Advisory Board - 12 Feb 2020 - Minutes - Pdf	3 - 18
4. CHANGES TO THE AGENDA	
5. NEW BUSINESS	
5.1. Sandy Woods Phase II 2 Sandy Woods Phase II - Pre App - March 11	19 - 27
5.2. The Pad Townhomes The Pad Townhomes - 17650 Meinig Ave - Pre App	28 - 34
5.3. Boards and Commissions/Term Alignments - Council Direction - Laurie Smallwood	
6. OLD BUSINESS	
6.1. Pickle Ball at OTSD Update	
6.2. Master Plan Update	
6.3. Jonsrud Live Cam Update	

7. STAFF UPDATES

- 7.1. Moda Assist Campaign Update
- 7.2. Meeting Schedule

8. ADJOURN



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, February 12, 2020 City Hall-
Council Chambers, 39250 Pioneer Blvd.,
Sandy, Oregon 97055 7:00 PM

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

BOARD MEMBERS ABSENT:

STAFF PRESENT: Sarah Richardson, Community Services

MEDIA PRESENT:

1. Roll Call

2. Public Comment

- 2.1. Wally Hewitt, past board member, attended to talk about the pool.

Concerned about the closing of the pool. Understands the reason for the closing but seems to be confusion about funding. Spoke about the Bignall Family and the building of the pool. Swimming is one of the few things we can all do, a great sport and way to recreate. Spoke about competitive swimming and other swim sports. His son swam with the Blue Marlins, earned a scholarship, coast guard academy and retired as a two star admiral. Feels it all started at Sandy High School. There was a lot of community involvement and things got done. Sorry to see this multi-million dollar facility not be maintained. With proper communication with the community they would get behind it.

Kathleen Walker spoke with Wally about the utility fee that had been in an earlier survey. Wonders what he feels about it.

Wally Hewitt commented if a fee is added to the bill it should be used specifically for the pool and property.

3. Consent Agenda

3.1.

page 4 - Michael Weinberg had a question about the motion and asked that it be clarified.

Moved by Michael Weinberg, seconded by Don Robertson

Motion to accept meeting minutes with changes.

CARRIED.

4. Changes to the Agenda

5. New Business

5.1. Bornstedt View Development - Pre-Application.

8 - 13

Discussion about planned developments. Discussion about density.

Kathleen Walker asked about the zoning?

Michael Weinberg noted that when PUD's were new if an area was zoned for a certain density you could set aside some land and then shift the density. Are they donating open space that can't be developed? Does that qualify as allocated open space?

Makoto Lane - City codes have loopholes and how it coincides with the UGB.

The city is susceptible to lawsuits from developers.

Sarah Richardson noted the board's role is to advise on Parks and Trails where new developments are being proposed.

Kathleen Walker agrees that we need to focus on parks and trails with regard to this pre-app.

Kathleen Walker noted the location of parks that are close. Bornstedt Park and Cascadia Park. Looked at topical map to determine location of Tickle Creek, which does not appear to be going through this development.

Don Robertson - inclined to ask for fee in lieu and Kathleen Walker noted could be a good place for trails.

Don Robertson expressed some concerns about the layout but would like more information.

Kathleen Walker would support the trail connections, if that is what they are.

Makoto Lane has questions about encroachment but need more information.

Some concerns about apartment building encroaching into the 50ft set back.

Would like to see the trail connection extended (see map). Need a key to be

able to be sure what we are looking at and it would be very helpful to have someone from the Planning Department attend.
Makoto Lane has questions about detention pond. Would like to know what type it is. Kathleen Walker suggested he reach out to Mike Walker who would know what type it is.

[Bornstedt View 1v](#)
[BORNSTEDT VIEW 2](#)
[BORNSTEDT VIEW3](#)

5.2. Moda/Blazer Assit

14

Sarah Richardson updated the board about the Moda Blazer Assist program. Sandy has been selected to compete for grant money to add all access playground equipment to Tupper Park. Voting March 4th and ends April 1st. This will take a big social media and ground outreach effort. It will be fun and hopefully Sandy will win the funds.

[About Moda Assist](#)

5.3. Park District Update

Kathleen Walker asked board members how they felt about the meeting with Council.

Makoto Lane expressed concerned that council has prioritized the district project over other immediate community issues.

Susan Drew didn't feel like it was a shared workshop. Felt like the decision had already been made.

Susan Drew feels like they are too rushed. Feels they need to work on what funds are available within the city rather than taking on this larger project.

Michael Weinberg felt they received our feedback but not sure they wanted it. He does agree with the council's direction and ballot measure. Feels they are still deciding and looking for more information from the next survey. Council seems unanimous and he is not opposed to it.

Don Robertson mentioned he has had the good fortune to work for cities and park districts. Likes working for Parks Districts and the ability to be mission focused. All that said there is still a lot of losing out in terms of camaraderie, shared expenses.

Don Robertson likes that the council has been willing to hire professionals to do the surveys and polling, which is unusual for a small community.

Don Robertson feels you you can't rushed the process or overlook a lot of the work and concerned it will be perceived as being shoved down throats.

Concerned they are not listening to all the nuances and the professionals.

Don't seem to acknowledge the different tax rates and compression. There will

be compression issues. The county and fire district, city will not be happy losing money. There has not been any discussion about that fact. Doesn't believe there is any momentum.

Kathleen Walker feels the survey was about the campus and selling it off and then the last question was about the district. They are saying they have support for a park district but not sure that is the take away from the survey.

Don Robertson believes there is support for the pool but not sure it is there for the district. Allow the Parks and Trails Master plan to be completed before moving forward on the Parks District question.

Kathleen Walker noted the Mayor is on record as saying he was concerned about the city competing with MHAC. A fee had previously been determined to support the pool but now it is going the PD.

Concerned that the process won't be successful because the public has not been engaged enough.

Michael Weinberg noted if that is correct the survey will determine that. They won't go forward if there is not the support.

Michael Weinberg shared his history with soil and water conservation. Things were going downhill and there was less money so they decided to go for a tax base. County wanted it, did not pass. The city wanted the dedicated district so they didn't have to do it. They gave them several hundred thousand dollars a year when the tax based failed. Michael Weinberg worked to get endorsements and then it passed a second time. Then they had a few million to work with and the District was county wide. They were able to staff and do much more. They did no surveying or grass roots organizing and because it wouldn't cost much it was successful.

Kathleen Walker discussed the situation with the police department and providing them to the schools. and only charging back a small portion of what it costs. Also believes it is the same for the library district. We now have a city internet provider and transit and service is provided beyond Sandy. Not saying we shouldn't be doing this, but upset that the city says we don't have money for parks. Take care of our own parks, library, police etc. first. Thinks it is great to offer those services outside the city but need to have all the costs known.

Kathleen Walker is frustrated that we don't have money for parks and pools but seem to have money for all this other stuff.

Kathleen Walker doesn't feel we are ready for a district until the Parks Master plan is done.

Makoto Lane questions the motivation for the timeline.

Michael Weinberg thinks the timeline is motivated by the concern about the pool being closed and they would like to be able to open the pool. They feel this is the best option and they feel they have momentum.

Michael Weinberg doesn't know if the amount being asked will pass and noted the proposed district is no longer as large as it might have been.

Kathleen Walker noted that the city is going out to say that we want you to pay this amount for the same old pool with no improvements and feels you need to include more features to get people excited about it.

Kathleen Walker suggested they include land for the future sports complex.

Makoto Lane noted that a community center is needed.

Michael Weinberg noted if they get something on the ballot the Parks and Trails Board can then decide whether to support it.

Kathleen Walker wants it to be successful. What do we support? Pool district or more? Thinks council wants to know what the board supports, but it is not clear what is being proposed.

Kathleen Walker feels it would be nice to provide some input tonight about what is being surveyed.

Makoto Lane worried that they are failing to look at how complicated it is to keep equity between taxes and what is provided.

Michael Weinberg we are supposed to have a liaison with council but the council member can rarely make meetings. The councils representative needs to be here to listen to the board and report to council.

Sarah Richardson noted the council member has a work conflict on most Wednesday nights. Can we propose another night for meetings?

Susan Drew noted it makes a world of difference to have them here.

Kathleen Walker wants to ask for the board to be included in the survey. Don Robertson noted that it would be good to know so they are not surprised.

Moved by Kathleen Walker, seconded by Susan Drew

PARKS and TRAILS BOARD BE INVOLVED IN THE FORMULATION OF THE SURVEY FOR POOL AND OR PARKS DISTRICT.

CARRIED.

6. Old Business

6.1. Parks Master Plan/Open House February 27th, 2020

15 - 16

Overview of the TAC meeting, stakeholder meetings.

Kathleen Walker will send out minutes.

Open House - 6:30-8:00pm - February 27th. Sandy Community Center.

[Sandy Parks and Trails Master Plan Fact Sheet](#)

6.2. Bailey Meadows Update

Kathleen Walker Bailey Meadows was approved by the Planning Commission.

Not sure if it will be appealed.

General discussion about UGB expansion and park land dedication.

Kathleen Walker noted the developer has argued that the code is subjective with regard to park land development and fee in lieu of.

Kathleen Walker understands at this point they will pay the Fee in Lieu and will also donate 2 acres adjacent to 211.

Makoto Lane shared story in CA and has concerns about cities liabilities without pedestrian access. Sees lack of safe access to the donated park space as a liability.

Don Robertson explained the tort claim limits, and the Recreation immunity.

Kathleen Walker noted that going forward from park standpoint - language needs to be more clear and ironclad so it is not left up to interpretation. It has currently been challenged so we may need something stronger.

6.3. Jonsrud Project

Kathleen Walker contacted KGW about a live cam. Ryan Woods from Public Works suggested the live cam.

Tourism grants are coming up. Anything we would like to consider that would be helpful.

Kathleen Walker - maybe power or internet for the live cam if it can happen.

Kathleen Walker better signing Tickle Creek Trail.

Makoto Lane map at each entrance and exit.

Discussion about shade structures and benches/tables with umbrellas.

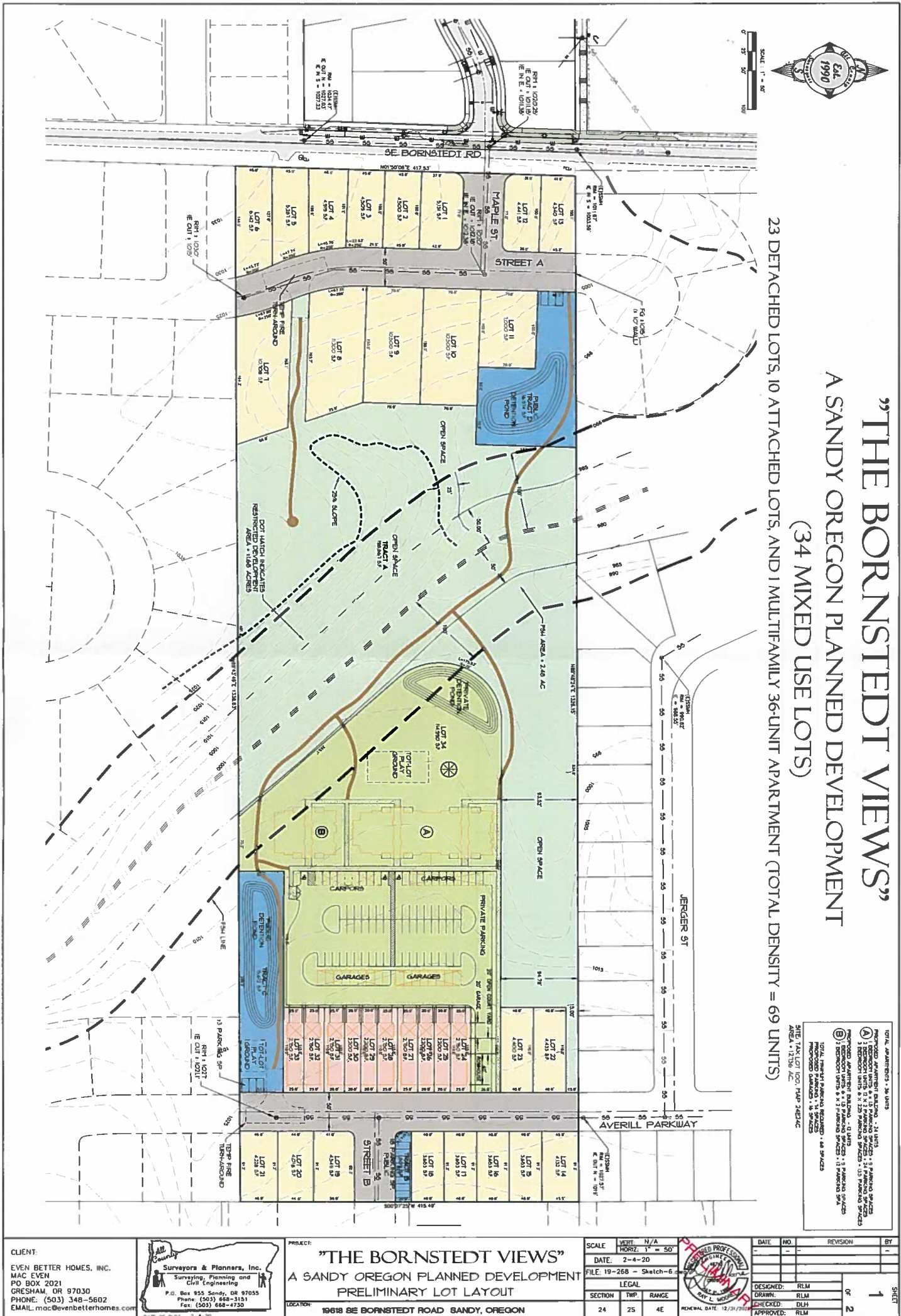
7. STAFF UPDATES

7.1. Sandy Crest Development

Not much to report at this time. There was a pre-app meeting and not sure what the developer and owners will propose going forward. Will bring it back to the Board for review once there is an updated submission.

8. Adjourn

Draft





PRE-APPLICATION CONFERENCE

February 04, 2020

TO:

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

FROM: *Planning Department*

<i>When:</i>	<i>Wednesday February 26, 2020</i>
<i>Time:</i>	<i>2:30 p.m</i>
<i>Place:</i>	<i>City Hall Conference Room</i>
<i>Applicant:</i>	<i>Mac Even - Even Better Homes</i>
<i>Project:</i>	<i>The Bornstedt Views - Planned Development</i>
<i>Type:</i>	<i>Type IV</i>
<i>Assigned Planner:</i>	<i>Kelly O'Neill</i>

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

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 THE BORNSTED VIEWS (A Sandy Oregon Planned Development)

Location or Address 9618 SE Bornstedt Road, Sandy, OR 97055

Map & Tax Lot Number T 02S, R 04E, Section 24; Tax Lot(s) 100

Plan Designation SFR Zoning Designation LDR Acres 12.74

Project Description:

PROPOSED 34-LOT PLANNED DEVELOPMENT
 23-Single family detached lots
 10- Single family attached lots (row houses)
 36- Unit apartment complex
 Total proposed density of 69 units
 See attached density calculations (maximum density = 78 units)

Applicant MAC EVEN	Owner William Bloom
Address PO BOX 2021	Address 19618 SE Bornstedt Road
City/State/Zip GRESHAM, OR 97030	City/State/Zip SANDY, OR 97055
Phone (503) 348-5602	Phone
Email mac@evenbetterhomes.com	Email
Signature	Signature

File No.	Date <u>2/4/20</u>	Rec. No.	Fee \$ <u>514</u>
Type of Review (circle one): Type I Type II Type III <u>Type IV</u>			
Pre-App. Scheduled for: <u>Feb 26th 2:30pm</u>			

THE BORNSTEDT VIEWS Density Calculations (Option 6)

Date: 2/3/2020

Job no: 19-268

By: RLM

AREA INFORMATION for Total Project

Total Site Area =>	554,767 SF	12.736 Acres
Public ROW =>	51,667 SF	1.186 Acres
Public Tracts (ponds/parking) =>	34,395 SF	0.790 Acres
Net Site Area (NSA) =>	468,705 SF	10.760 Acres (Total Area - Public)
Restricted Development Area (RDA) =>	73,116 SF	1.679 Acres
Unrestricted Site Area (USA) =>	395,589 SF	9.081 Acres (USA = NSA-RDA)
Total Open Space Tract =>	195,867 SF	4.496 Acres
Total Lot Area =>	272,838 SF	

Density Calculations (Based on SFR Zoning)

Minimum Density =>	3 units/acre
Max density =>	5.8 units/acre

Minimum Required Units = USA x min density => 27 units <=== Minimum Density

Maximum Allowed (the lesser of the two numbers)

A. NSA x max density => 62.4 units
 or 62 <=== Maximum Base Density

B. USA x max density x 1.5 => 79.0 units

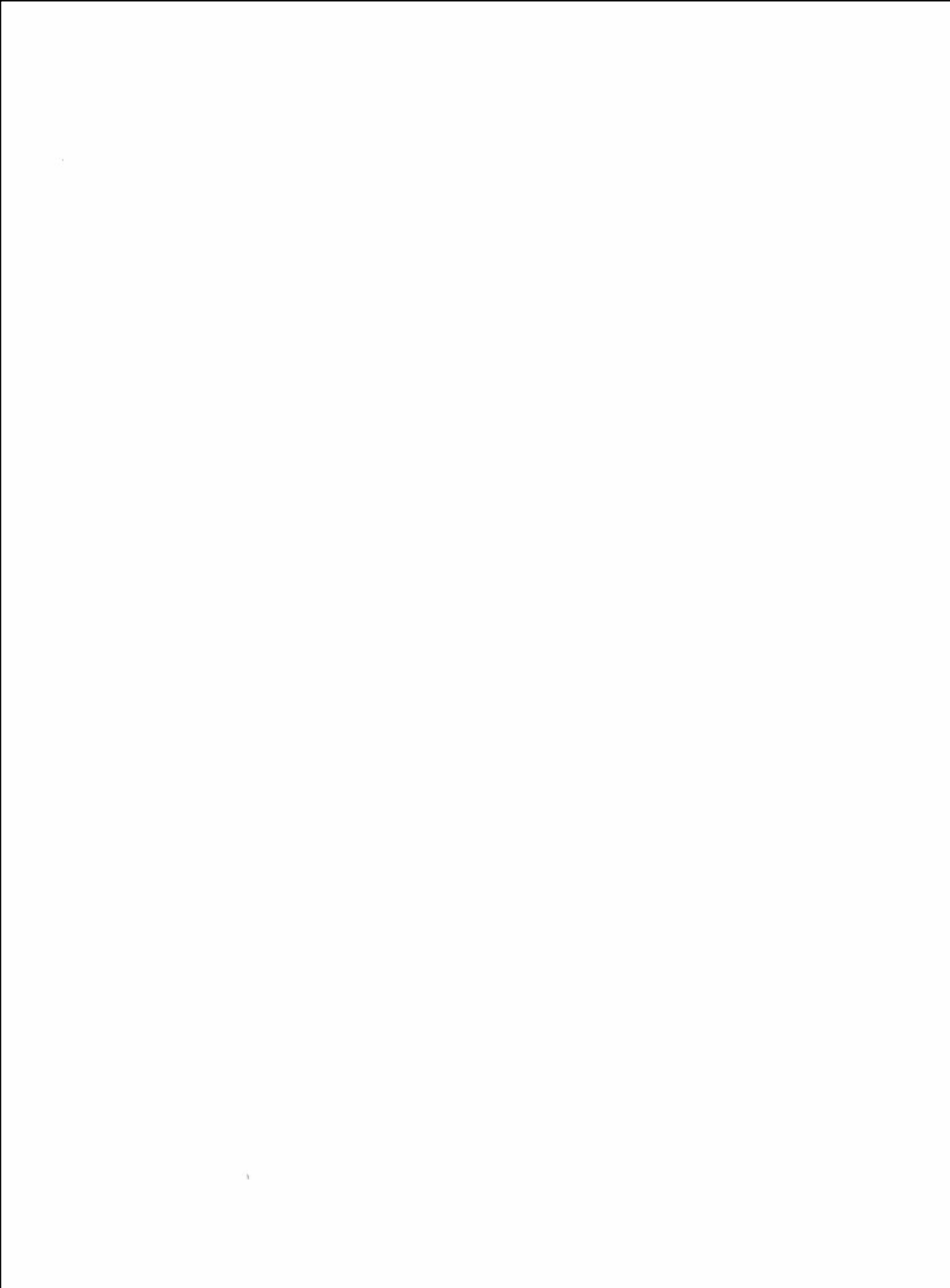
PD Density Increase per 17.64.40.C => 25% 16 <=== Additional Density Allowed

MAXIMUM DENSITY ALLOWED ==> 78 <=== Maximum Density

Open Space Calculations

Minimum 25% open space =>	138,692 SF	3.18 Acres
Total proposed open space =>	195,867 SF	4.50 Acres
Total proposed open space % =>	35%	

DENSITY CALCULATION 17.64.40 C. Increase in Density. An increase in density of up to 25% of the number of dwelling units may be permitted upon a finding that the Planned Development is outstanding in planned land use and design, and provides exceptional advantages in living conditions and amenities not found in similar developments constructed under regular zoning.



CLIENT: EMMEN BETTER HOMES, INC.
 MAC EMMEN
 PO BOX 2021
 GRESHAM, OR 97030
 PHONE: (503) 348-5602
 EMAIL: mace@emmenbetterhomes.com

DATE OF PLOT: 2-4-20

PROJECT: "THE BORNSTEDT VIEWS"
 A SANDY OREGON PLANNED DEVELOPMENT
 FUTURE STREET PLAN
 19618 BE BORNSTEDT ROAD SANDY OREGON

LOCATION: 19618 BE BORNSTEDT ROAD SANDY OREGON

SCALE: HORIZ. 1" = 100'
 VERT. N/A

DATE: 2-4-20
 FILE: 19-268 - Sketch-B

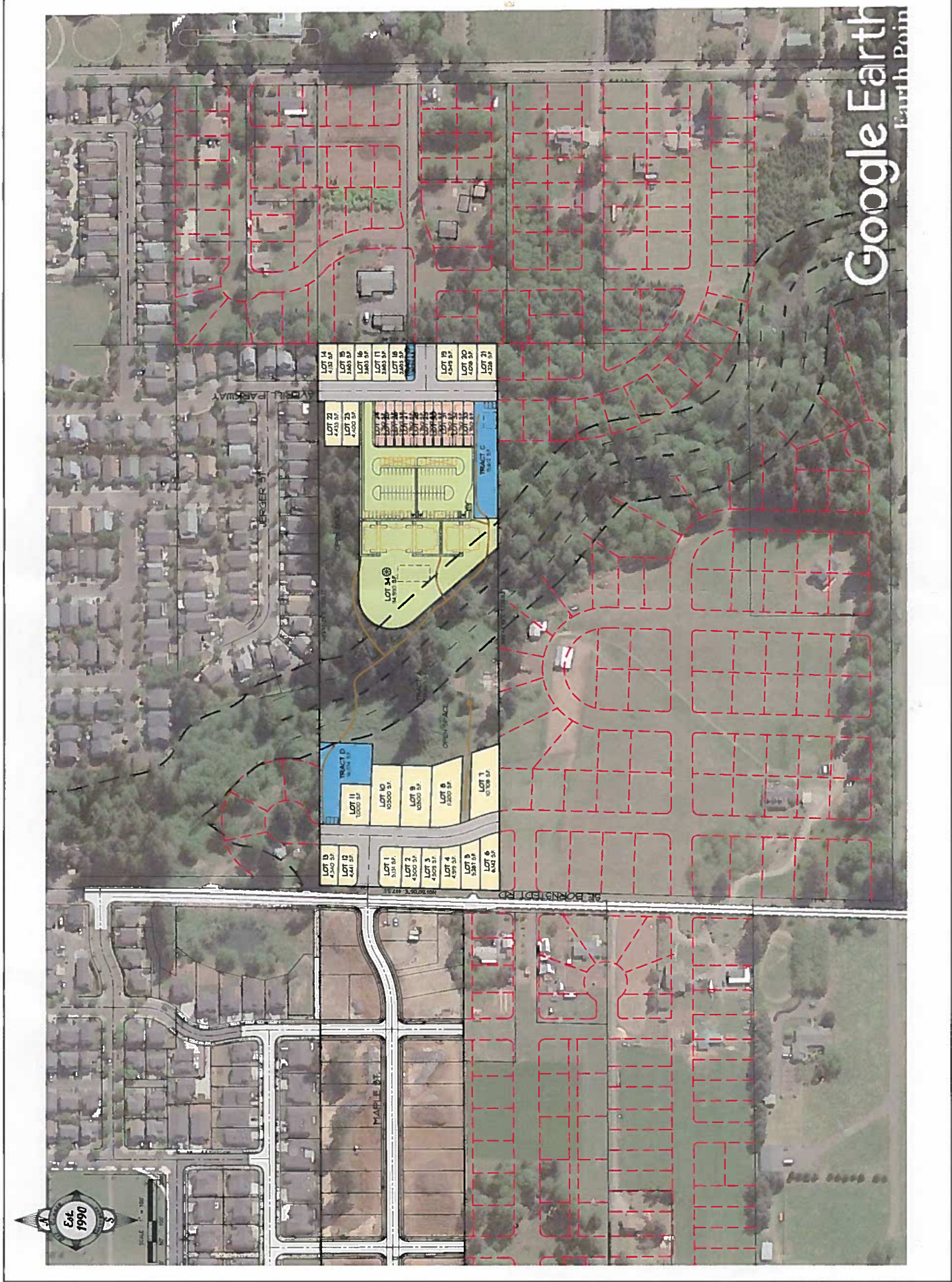
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 TEMP. RANGE: 25
 LEGAL: 4E

APPROVED: RLM
 CHECKED: RLM
 DESIGNED: RLM
 DRAWN: RLM

DATE NO. REVISION

2

19618 BE BORNSTEDT ROAD SANDY OREGON





How are communities selected to participate?

This year, Moda invited several communities across Oregon with populations around 10,000 to participate in the Moda Assist program. Moda and the Trail Blazers will pick the top three submissions, based on the quality of the application, need and diverse geography for the public voting phase.

How will the winner be selected?

The winner will be selected through a public voting phase for the three finalists. Voting begins on Feb. 21 at 9 a.m. and ends on March 22 at 5 p.m. (PDT)

How long will the program run? When will we know the winner?

The program lasts for a month and the winner will be announced the day after the voting ends.

What are the rules for voting?

Each person (not each email address) may vote once per day. Duplicate votes from the same person in the same day will not be counted. Vote tallies will be updated once a day Monday through Friday at 7 p.m. (PDT). Moda retains the right in its sole discretion to make the final decision if there are any questionable practices, such as bot-voting, found during or after the voting process.

Can anyone vote?

Anyone in the U.S. is allowed to vote. Votes submitted outside the U.S. will not be counted.

Questions?

We're here to help! If you have questions, please contact Karis Stoudamire-Phillips at karis.stoudamirephillips@modahealth.com.

Can I vote more than once?

Yes, we encourage votes once a day throughout the monthlong program. Duplicate votes from the same person, even using a different email address, in the same day will not be counted.

How much does the winning playground receive?

The amount donated to the winning playground project depends on how many assists the Trail Blazers record during the regular season. Moda and the Trail Blazers will donate \$20 per assist during the regular season, which is double the amount donated per assist last season.

What is an all-abilities playground?

All kids deserve a place to play, regardless of their physical abilities. The Americans with Disabilities Act (ADA) lays out standards for accessible design, with direction on how to construct play equipment to be readily accessible for individuals with disabilities.

Why does Moda have this program?

Moda is committed to building healthy communities across Oregon and Southwest Washington. The Moda Assist program does just that, by encouraging active play for everyone in the community.

How are the Trail Blazers involved?

Moda and the Trail Blazers team up for the Moda Assist program each year. The amount donated to the winning community is directly related to how many assists the team tallies throughout the regular season.



46029257 (11/19)

Sandy Parks & Trails Master Plan



In Sandy we are proud of our parks system, from the 1.75-mile Tickle Creek Trail, to neighborhood playgrounds, to the 127-acre Sandy River Park. All told, there are 19 parks within Sandy city limits. The parks, trails and open spaces are maintained by just two full-time employees and a summer worker.

After more than 20 years, it is time for an update to the Parks & Trails Master Plan. The City is growing and we need a plan to serve our community now and into the future.

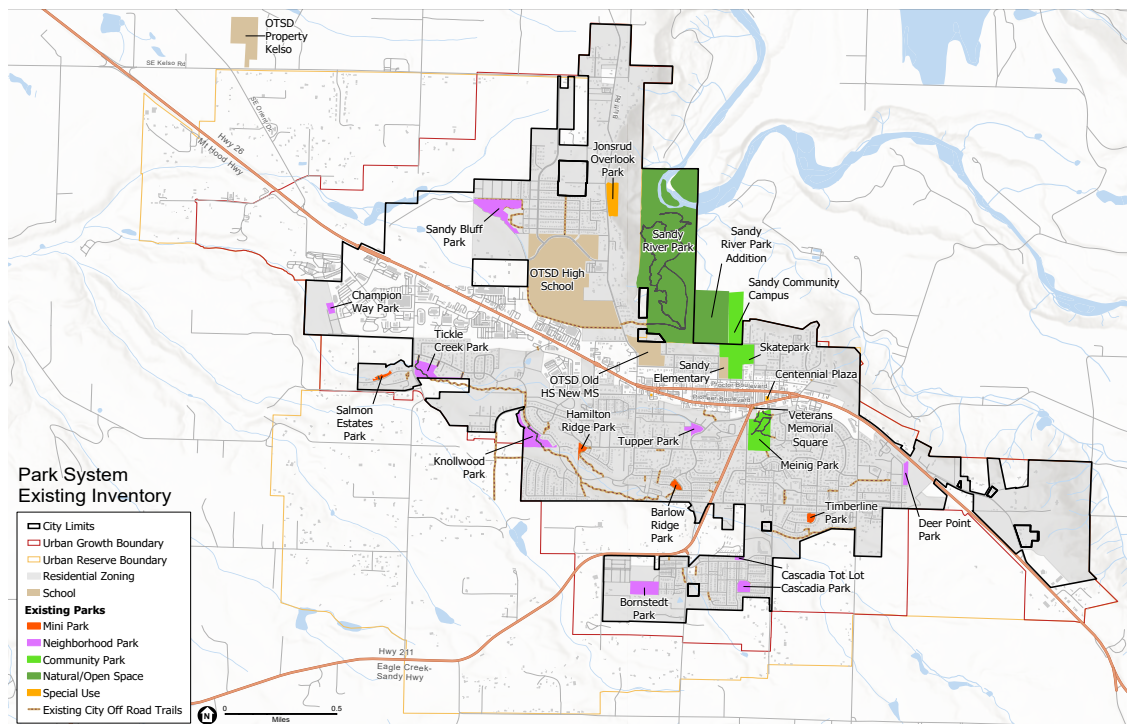
What is a “Master Plan”?

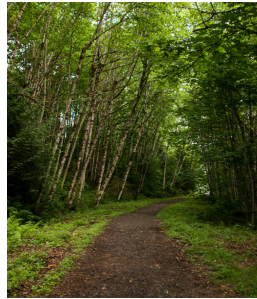
It is a reference document, a little like a map or an owner’s manual. In this case, the City of Sandy will use it to help make sure future park and trail projects serve the goals, needs and hopes of residents like you.

The master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails in future decades.





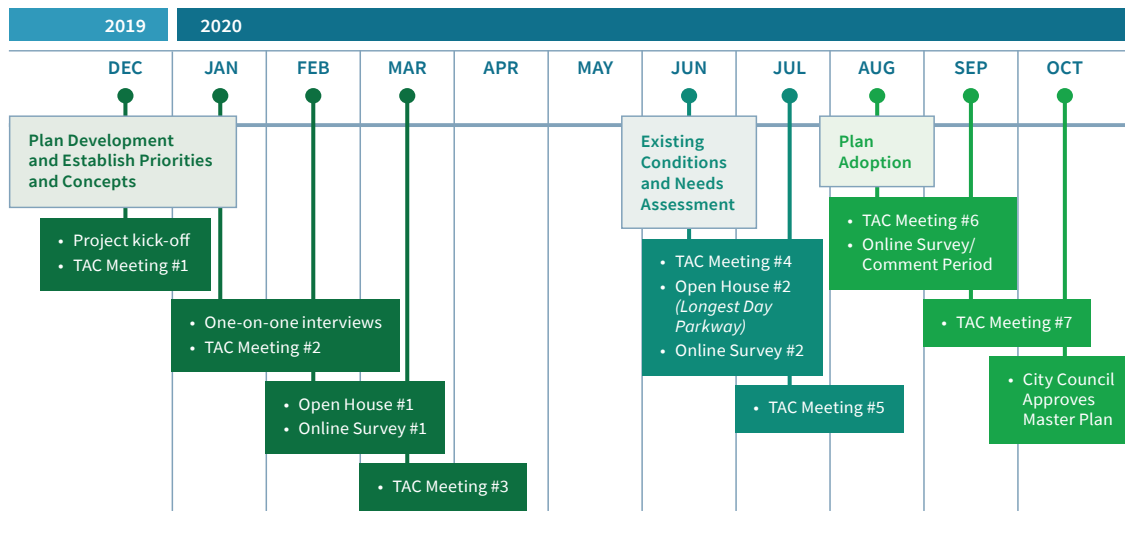
We need your input!

We need you to tell us how you use parks now and how you may use them in the future. This might include parks and trails connectivity and how you access them.

We also want to hear your preferences for potential park and trail projects and learn which ones you think should take priority (and why) as money becomes available.

Next Steps

The planning process is currently underway and will take approximately 10 months to complete. There will be multiple opportunities for community engagement and input to help guide the process. A Technical Advisory Committee (TAC), comprised of Sandy community members will meet at multiple times throughout the project to help guide the work of the project team, in addition to one-on-one interviews with key community groups, public open houses and online surveys.



For questions or more information, contact Nancy Ream Enabnit: 503.668.7535 | nancyenabnit@gmail.com.



PRE-APPLICATION CONFERENCE

February 20, 2020

TO:

*Kelly O'Neill Jr., Development Services Director
Jordan Wheeler, City Manager
Mike Walker, Public Works Director
Greg Brewster, IT Director
Tanya Richardson, Parks & Recreation
Sarah Richardson, Recreation Manager
Andi Howell, Transit Manager
Ernie Roberts, Police Chief
Thomas Fisher, Engineering Technician
Emily Meharg, Senior Planner
Shelley Denison, Associate Planner
Don Patty, Fire Marshall*

FROM: *Planning Department*

<i>When:</i>	<i>Wednesday March 11, 2020</i>
<i>Time:</i>	<i>3:00 p.m</i>
<i>Place:</i>	<i>City Hall Conference Room</i>
<i>Applicant:</i>	<i>Joe Spaziani / Pat Sisul</i>
<i>Project:</i>	<i>Sandy Woods Phase II</i>
<i>Type:</i>	<i>Type IV</i>
<i>Assigned Planner:</i>	<i>Shelley Denison (503-783-2587)</i>

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

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
503-489-2160

Name of Project SANDY WOODS PHASE 2

Location or Address SOUTH OF KELSO RD., WEST OF JEWELBERRY AVE.

Map & Tax Lot Number T 2S, R 4E, Section 11; Tax Lot(s) 2202, 2203, 2204

Project Description: RESIDENTIAL SUBDIVISION, APPROXIMATELY 40 LOTS
VARIANCE FOR BLOCK LENGTH, 2 LOCATIONS.

Applicant (if different than owner) <u>PAT SISUL, SISUL ENGINEERING</u>	Owner <u>JOE SPAZIANI</u>
Address <u>AGENT FOR OWNER</u>	Address <u>14287 S. FORSYTHE RD.</u>
City/State/Zip	City/State/Zip <u>OREGON CITY, OR 97045</u>
Phone	Phone <u>(503) 860-2501</u>
Email	Email <u>joeandpenny@hotmail.com</u>
Signature <u>[Signature]</u>	Signature

File No.	Date <u>2/19/20</u>	Rec. No.	Fee \$ <u>514</u>
Type of Review (circle one): Type I Type II Type III <u>Type IV</u>			
Pre-App. Scheduled for: <u>March 11th 3pm</u>			



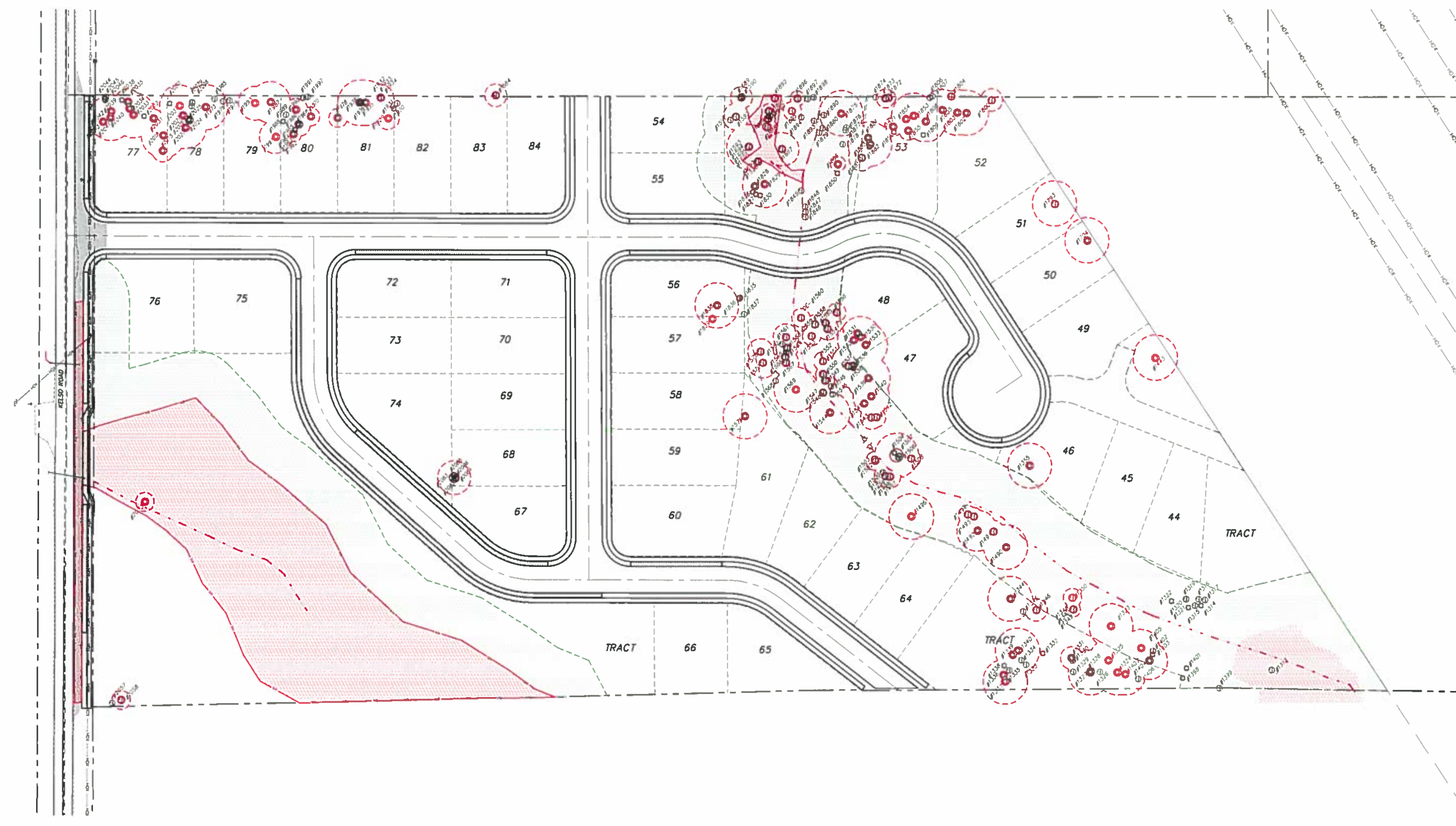
REVISIONS	BY

Sandy Woods 2
Joe Spaziani

Pre-App Site Plan

ISUL ENGINEERING
3715 PORTLAND AVENUE SUITE 1000
SEASIDE, OR 97138
PH: 503-325-0188
WWW.ISUL-ENGINEERING.COM

DATE	FEB. 2020
SCALE	1" = 50'
DRAWN	PS
JOB	SQL19-042
SHEET	1
OF 7 SHEETS	



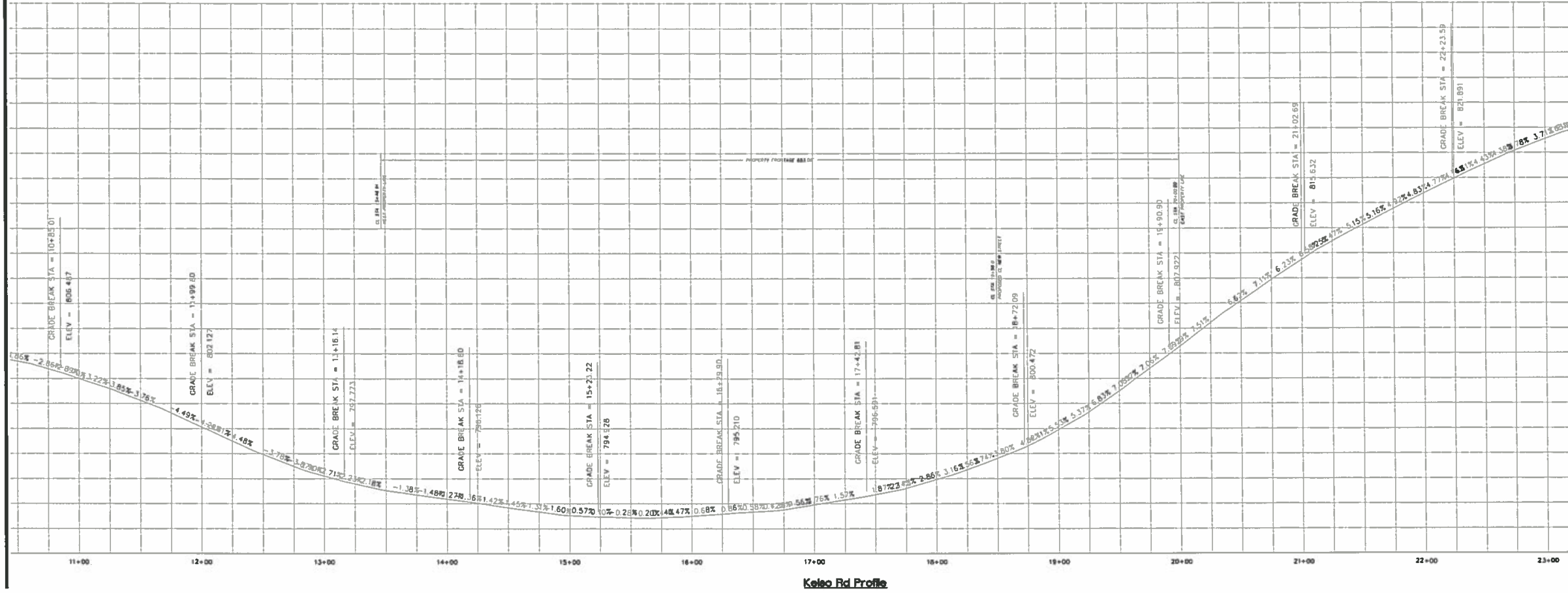
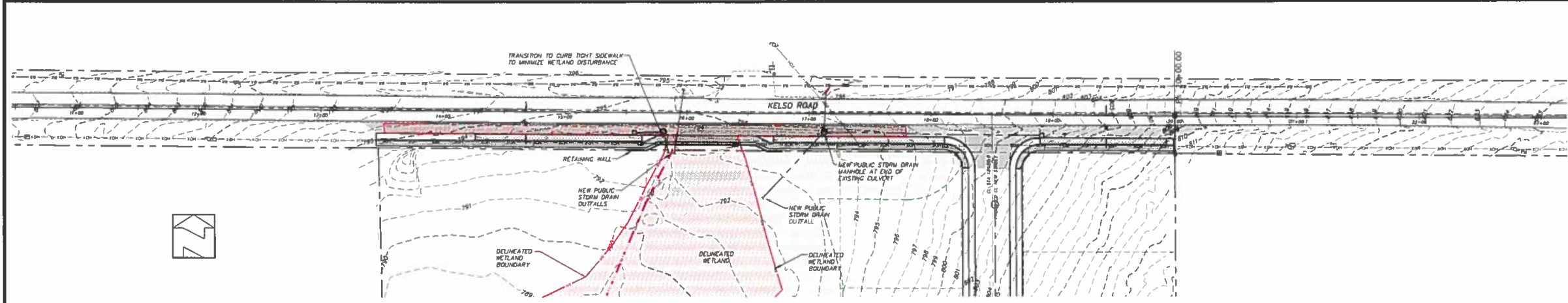
REVISIONS	BY

Sandy Woods 2
Joe Spaziani

Pre-App Tree Plan

ISUL ENGINEERING
 375 PORTLAND AVENUE
 SUITE 200
 PORTLAND, OR 97207
 (503) 857-0188
 D:\Projects\Pre-App\Plan.dwg

DATE: FEB, 2020
 SCALE: 1" = 50'
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Kelso Rd Profile

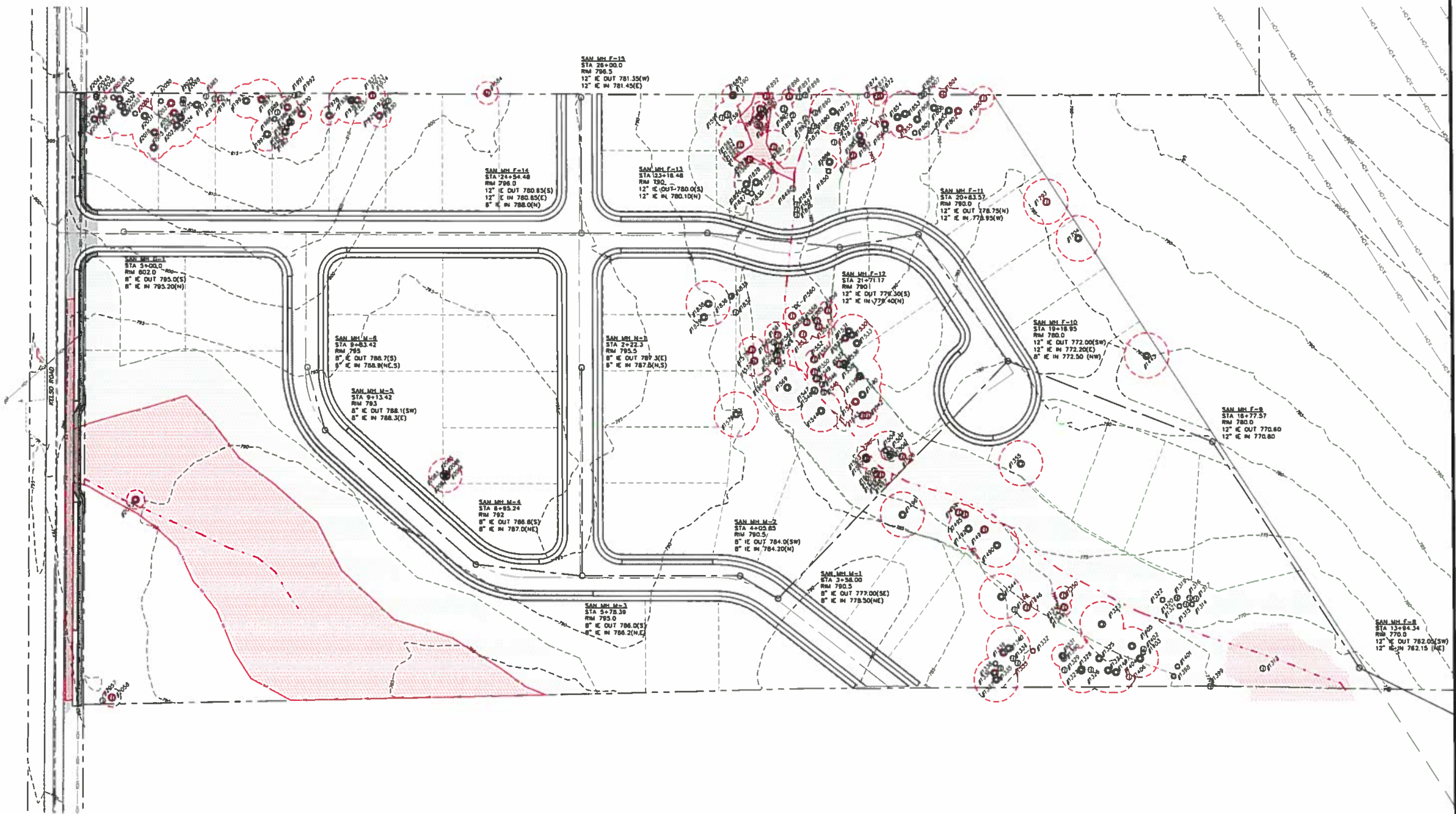
REVISIONS	BY

Sandy Woods 2
Joe Spaziani

Pre-App Plan
Kelso Rd. Plan and Profile

SISUL ENGINEERING
375 PORTLAND AVENUE
PORTLAND, OREGON 97027
(503) 837-0188
DRAWING: Pre-App Plan.dwg

DATE FEB. 2020
SCALE 1" = 40'
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JOB 2010-047



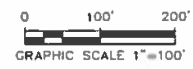
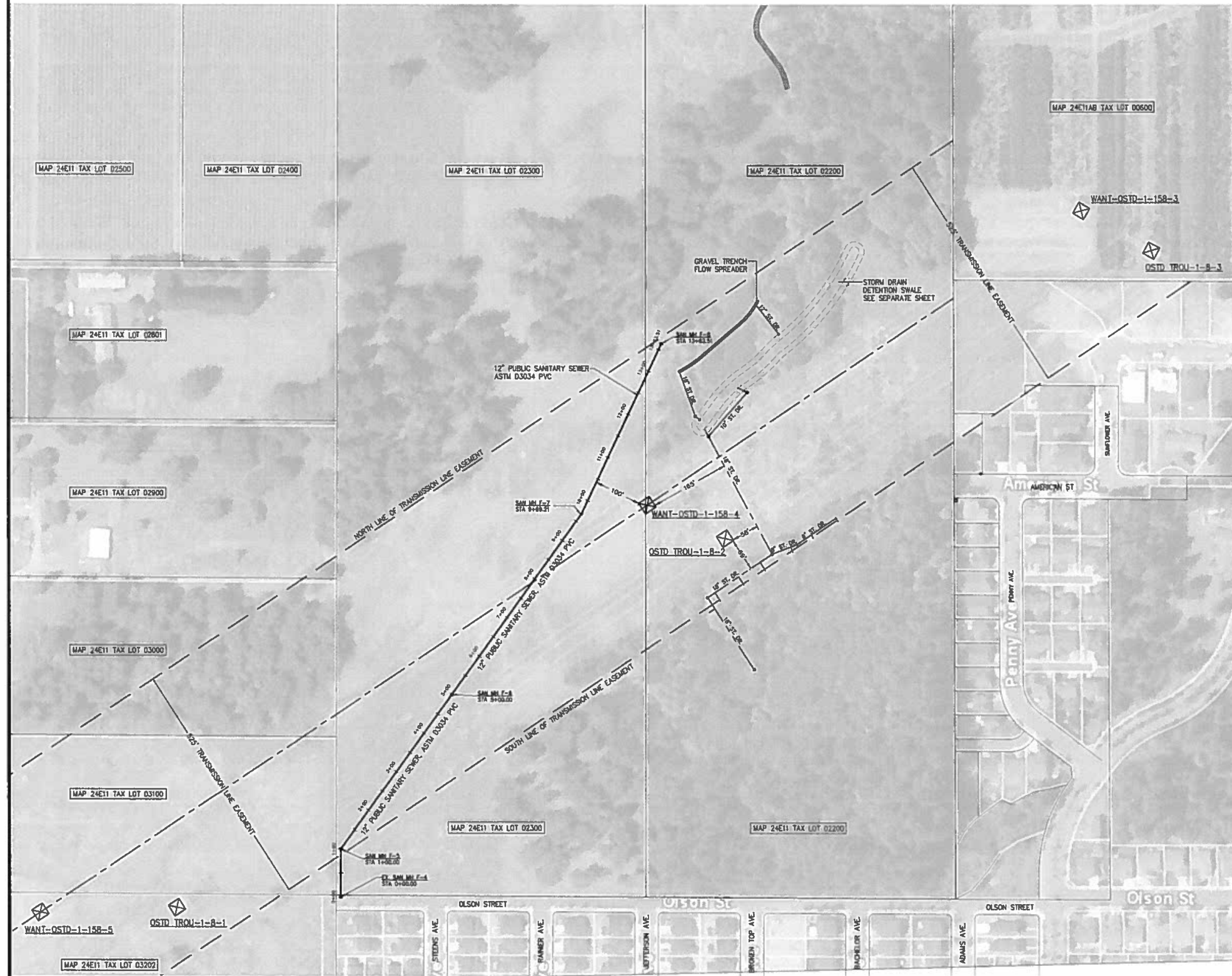
REVISIONS	BY

Sandy Woods 2
Joe Spaziani

Pre-App Sanitary Sewer Plan

SISUL ENGINEERING
 3775 PORTLAND AVENUE
 PORTLAND, OREGON 97027
 (503) 857-0188
DATA MISC. Pre-App Plan.dwg

DATE	FEB. 2020
SCALE	1" = 50'
DRAWN	PS
JOB	CP118.141



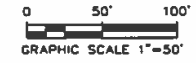
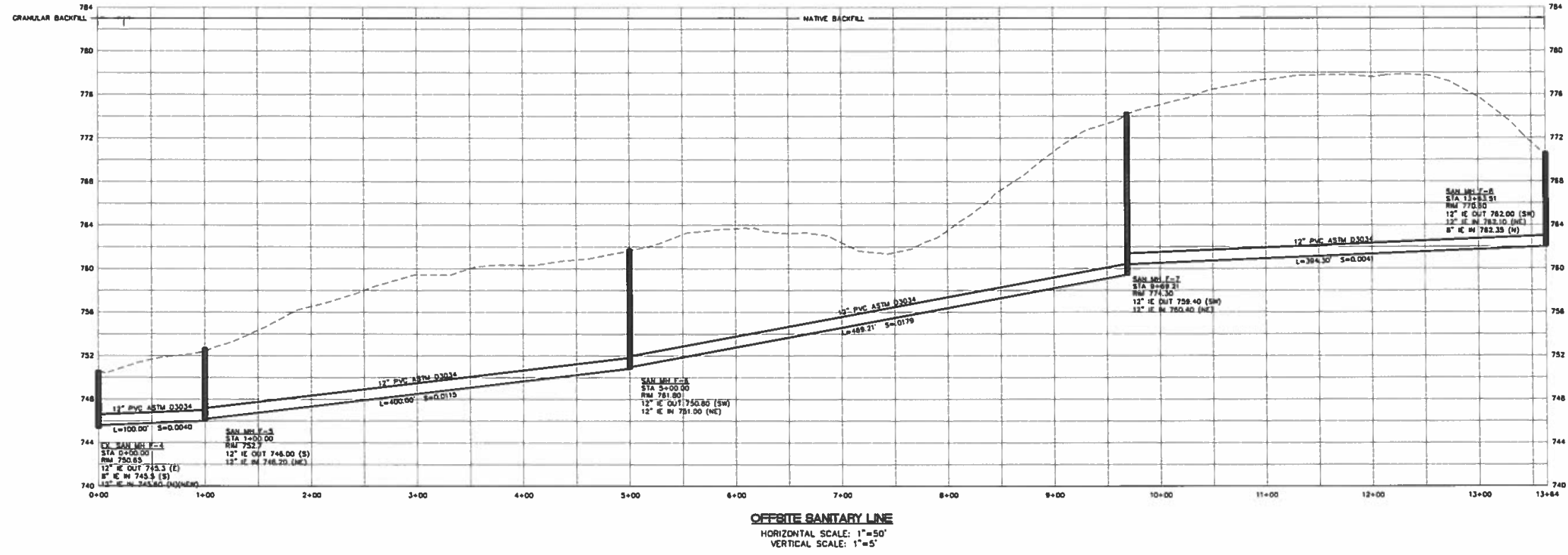
REVISIONS	BY

Sandy Woods 2
Joe Spaziani

Pre-App Sanitary
Sewer Plan with Aerial
Background

SISUL ENGINEERING
375 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 887-0188

DATE	FEB. 2020
SCALE	1" = 100'
DRAWN	PS
JOB	SGL 19-042
SHEET	5
OF	7 SHEETS



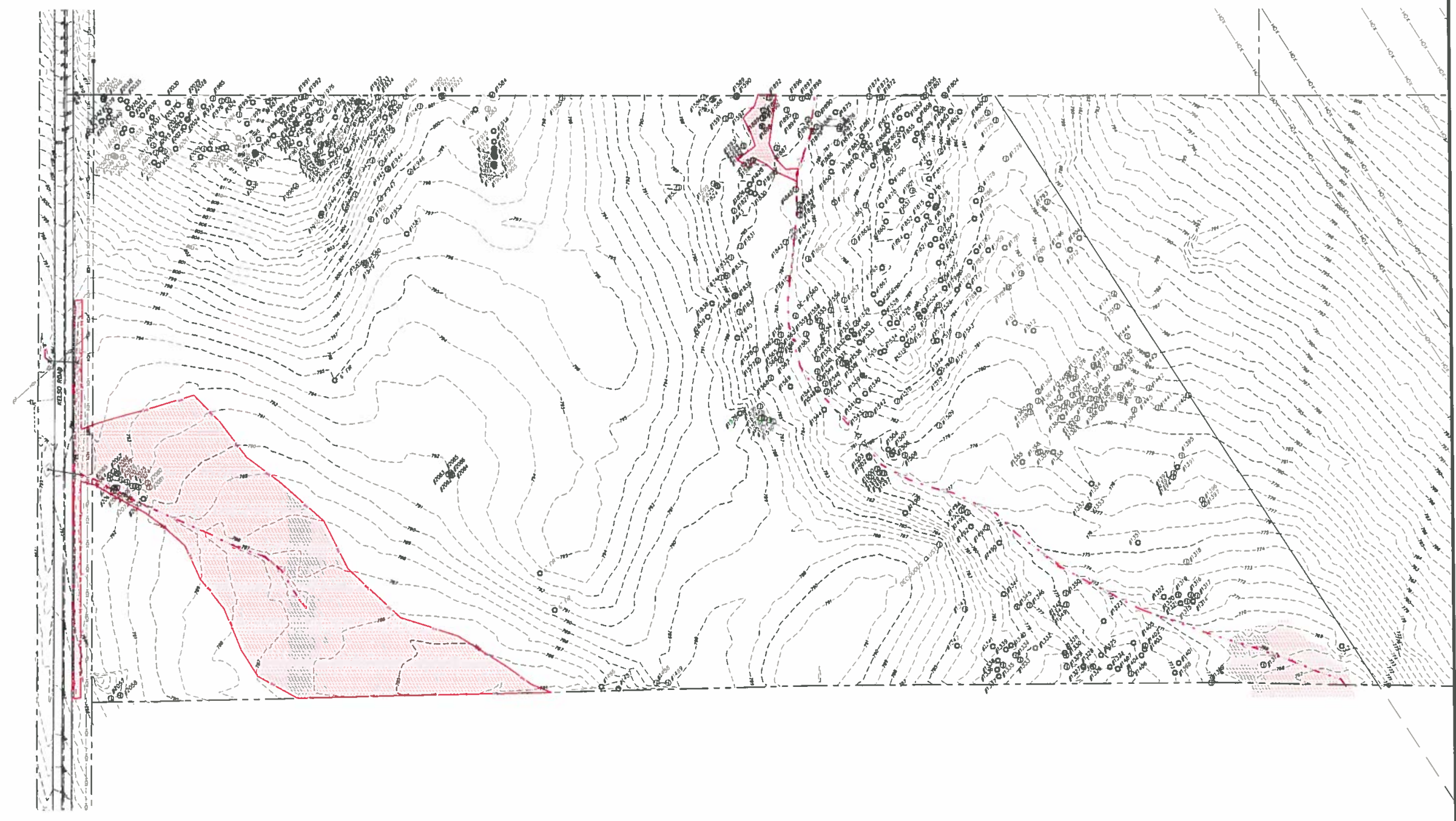
REVISIONS	BY

BPA Easement Improvements
 Joe Spaziani

Sanitary Sewer Profile

SISUL ENGINEERING
 375 PORTLAND AVENUE
 CLATSOP COUNTY, OREGON 97107
 (503) 887-0188

DATE	FEB., 2020
SCALE	H: 1" = 50' V: 1" = 5'
DRAWN	PS
CHECKED	



DATE	FEB., 2020
SCALE	1" = 50'
DRAWN	PS
SISUL ENGINEERING 675 PORTLAND AVENUE #7027 CLATSOP COUNTY, OREGON 97127 (503) 857-0188 <small>DRAWING: P11-App P11.dwg</small>	
Existing Conditions	
Sandy Woods 2 Joe Spaziani	
REVISIONS	BY



PRE-APPLICATION CONFERENCE

February 27, 2020

TO:

*Kelly O'Neill Jr., Development Services Director
Jordan Wheeler, City Manager
Mike Walker, Public Works Director
Terre Gift, Building Official
Greg Brewster, IT Director
Tanya Richardson, Community Services Director
Sarah Richardson, Recreation Manager
Andi Howell, Transit Manager
Ernie Roberts, Police Chief
Thomas Fisher, Engineering Technician
Emily Meharg, Senior Planner
Shelley Denison, Associate Planner
Gary Boyles, Fire Marshal
ODOT*

FROM: *Planning Department*

<i>When:</i>	<i>Tuesday March 24, 2020</i>
<i>Time:</i>	<i>3:30 p.m</i>
<i>Place:</i>	<i>City Hall Conference Room</i>
<i>Applicant:</i>	<i>Axis Design Group (Jonathan Konkol)/ Owner: Miles Rusth</i>
<i>Project:</i>	<i>The Pad Townhomes</i>
<i>Type:</i>	<i>Type III</i>
<i>Assigned Planner:</i>	<i>Shelley Denison (503-783-2587)</i>

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

Attached please find pre-application information.



**PRE-APPLICATION CONFERENCE
REQUEST FORM**

(Please print or type the information below)


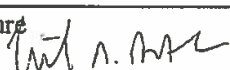
**Planning Department
39250 Pioneer Blvd.
Sandy OR 97055
503-489-2160**

Name of Project THE PAD

Location or Address 17650 MEINING AVE. SANDY, OR 97055

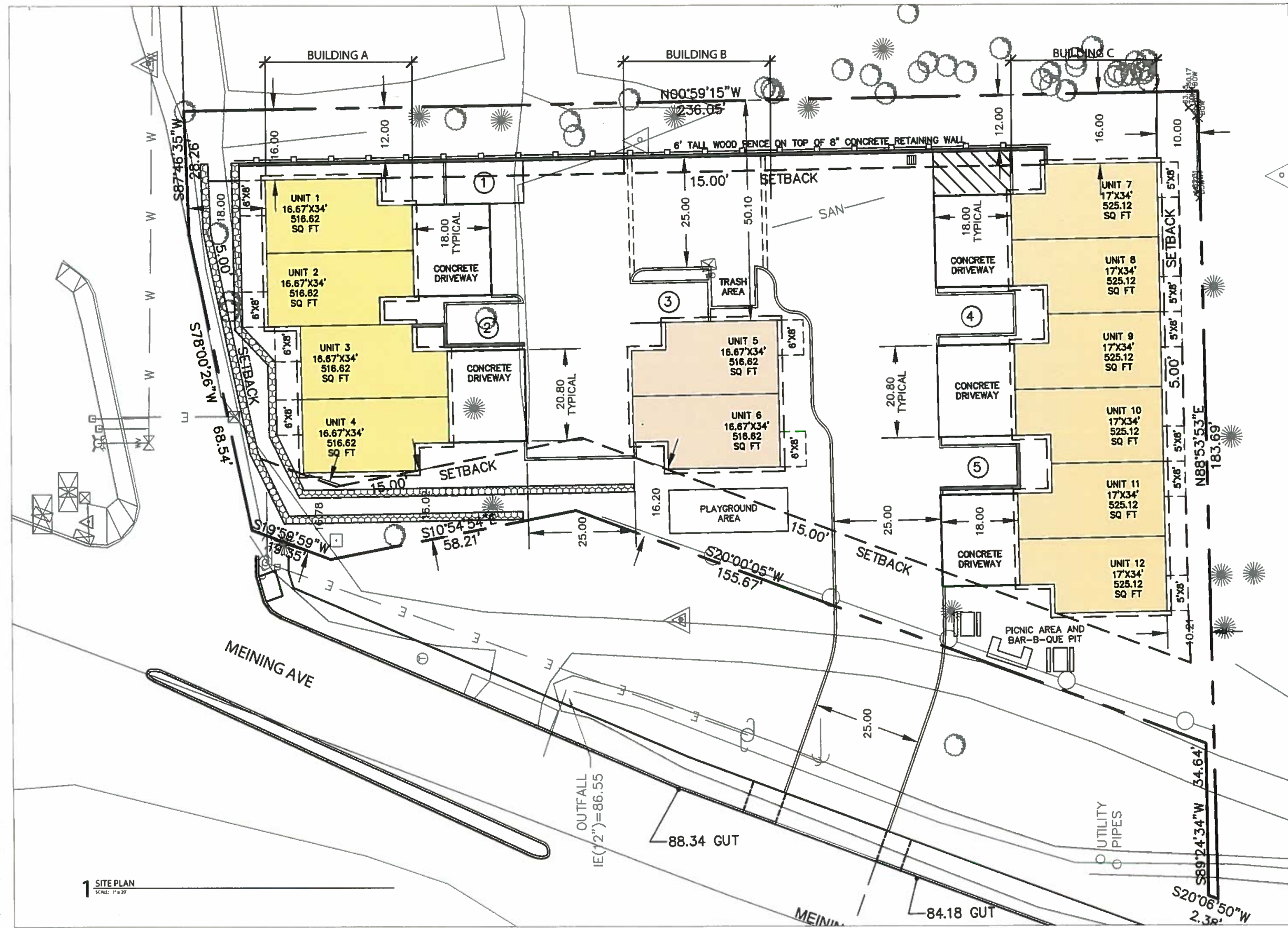
Map & Tax Lot Number T 24E, R 13DB Section ; Tax Lot(s) 01500

Project Description: The applicant proposes a 12 townhome development with associated site improvements and grading. Because there is no land division, and no lots will be sold, the project is subject to the standards of Sandy's multifamily code. Units will be 2 stories with two bedrooms and will conform to Sandy Style standards.

Applicant (if different than owner) Jonathan Konkol, AICP	Owner Miles Rusth
Address AXIS Design Group 11104 SE Stark St	Address 4700 Macadam Ave
City/State/Zip Portland, OR 97216	City/State/Zip Portland, OR 97239
Phone (503) 946-5027	Phone (503) 702-2151
Email jonathank@axisdesigngroup.com	Email milesr@go-summit.com
Signature 	Signature 

File No.	Date <u>2/26/20</u>	Rec. No.	Fee \$ <u>51400</u>
Type of Review (circle one): Type I Type II <u>Type III</u> Type IV			
Pre-App. Scheduled for:			

S:\Projects\2020\Projects\20-004_Mountain_Festival_Townhome\1_Festival_Townhome\F2_Current\CAD\Final\Site\Drawings\Site.dwg - Plot Date: Feb 26, 2020 11:07:00 AM



1 SITE PLAN
SCALE: 1"=20'

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AXIS DESIGN GROUP
 ARCHITECTURAL & ENGINEERING, INC.
 11104 S.E. STARK STREET
 PORTLAND, OR 97216
 T: 503.284.0988 | F: 503.546.9276

THE PAD TOWNHOME APARTMENTS
 17650 MEINING AVE
 SANDY, OR 97055

REVISIONS

No.	Description	Date

DRAWN BY: JK
 CHECKED BY: DH
 JOB NO: 20-004
 DATE: 02/26/2020
 ISSUED FOR:
 SHEET TITLE
 SITE PLAN
 SHEET NO.

A-100



4 BUILDING A SOUTH ELEVATION
SCALE: 1/32"=1'



2 BUILDING A WEST ELEVATION
SCALE: 1/32"=1'



3 BUILDING A NORTH ELEVATION
SCALE: 1/32"=1'



1 BUILDING A EAST ELEVATION
SCALE: 1/32"=1'

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DESIGNGROUP
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**THE PAD
TOWNHOME APARTMENTS**
17660 MEINING AVE.
SANDY, OR 97055

REVISIONS		
No.	Description	Date

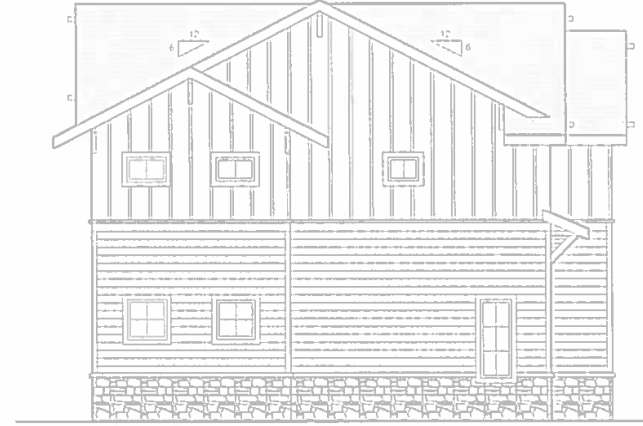
DRAWN BY: JK
CHECKED BY: DH
JOB NO: 20-004
DATE: 02/26/2020
ISSUED FOR:
SHEET TITLE
ELEVATIONS BUILDING A
SHEET NO.

A-111

S:\Project\2020 Project\20-004_Megansh_U_Finish_Townhome\F_Drawing\F2_Current\CAD\PreApp\Drawings.dwg @ Plot Date: Feb 26 20 @ Time: 12:30 PM



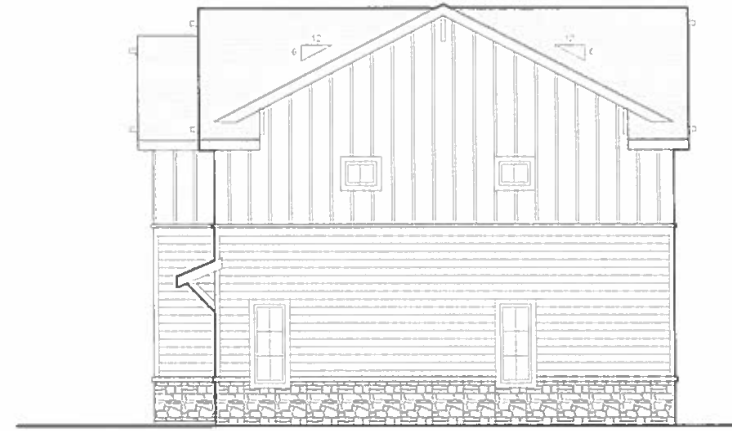
4 BUILDING B SOUTH ELEVATION
SCALE: 3/32" = 1"



2 BUILDING B WEST ELEVATION
SCALE: 3/32" = 1"



3 BUILDING B NORTH ELEVATION
SCALE: 3/32" = 1"



1 BUILDING B EAST ELEVATION
SCALE: 3/32" = 1"

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PORTLAND, OR 97216
T: 503.284.0988 | F: 503.545.9276

**THE PAD
TOWNHOME APARTMENTS**
17850 MEINING AVE.
SANDY, OR 97055

REVISIONS		
No.	Description	Date

DRAWN BY: JK

CHECKED BY: DH

JOB NO: 20-004

DATE: 02/26/2020

ISSUED FOR:

SHEET TITLE
ELEVATIONS BUILDING B

SHEET NO.

A-112



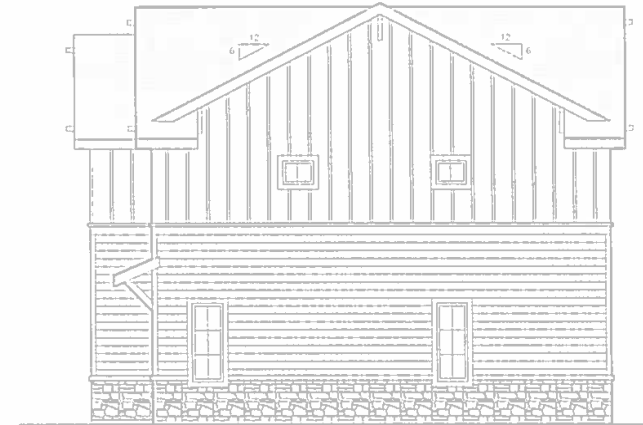
4 BUILDING C SOUTH ELEVATION
SCALE: 3/32" = 1'



3 BUILDING C NORTH ELEVATION
SCALE: 3/32" = 1'



2 BUILDING C WEST ELEVATION
SCALE: 3/32" = 1'



1 BUILDING C EAST ELEVATION
SCALE: 3/32" = 1'

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PORTLAND, OR 97216
T: 503.284.0988 | F: 503.546.9276

**THE PAD
TOWNHOMES APARTMENTS**
17860 MEINING AVE.
SANDY, OR 97055

REVISIONS

No.	Description	Date

DRAWN BY: JK
CHECKED BY: DH
JOB NO: 20-004
DATE: 02/26/2020
ISSUED FOR:
SHEET TITLE
ELEVATIONS BUILDING C
SHEET NO.

A-113