



City of Sandy

Agenda

Parks & Trails Advisory Board Meeting

Meeting Location: Virtual Zoom Meeting

Meeting Date: Wednesday, July 8, 2020

Meeting Time: 2:00 PM

Page

1. ROLL CALL

2. PUBLIC COMMENT

- 2.1. The Parks and Trails Advisory Board will conduct this meeting electronically using the Zoom video conference platform. Members of the public may listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge. See the instructions below:
- To login to the electronic meeting online using your computer, click this link: <https://us02web.zoom.us/j/83310191950>
 - If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: 833 1019 1950
 - If you do not have access to a computer or telephone and would like to take part in the meeting, please contact the Sandy Community Center (503-668-5569) by Monday, July 6th and arrangements will be made to facilitate your participation.

3. CONSENT AGENDA

- 3.1. Meeting Minutes 3 - 16
- [Parks & Trails Advisory Board - 10 Jun 2020 - Minutes - Pdf](#)
[Parks & Trails Advisory Board - 10 Jun 2020 - Minutes - Html](#)

4. CHANGES TO THE AGENDA

5. NEW BUSINESS

- 5.1. Bull Run Terrace Development - Park land discussion. 17
- [Preliminary Plat Revised Bull Run Terrace 6 29 20](#)

6. OLD BUSINESS

7. STAFF UPDATES

8. ADJOURN



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, June 10, 2020 Zoom Meeting
7:00 PM

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

BOARD MEMBERS ABSENT:

STAFF PRESENT: Laurie Smallwood, Councilor and Sarah Richardson, Community Services

MEDIA PRESENT:

1. Roll Call

2. Public Comment

3. Meeting Format Notice

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Link to join Webinar

[https://us02web.zoom.us/j/84702046723:](https://us02web.zoom.us/j/84702046723)

Note: using this option may require you to download the Zoom app to your device. Downloading Zoom is free of charge.

- If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: 847 0204 6723.
- If you do not have access to a computer or telephone and would like to take part in the meeting, please contact the Community Center by Wednesday, June 3rd at noon and arrangements will be made to facilitate your participation.

4. Consent Agenda

Kathleen Walker requested a change to the meeting minutes. Page 7 of 19. Not sure

the Master Plan has identified need for more open space. Needs to be rephrased - Master Plan Technical Advisory Committee has discussed the supply and demand for open space.

4.1. Meeting Minutes

Moved by Michael Weinberg, seconded by Don Robertson

Moved by Michael Weinberg and seconded by Don Robertson to approve the meeting minutes as amended.

CARRIED. 5-0

5. Changes to the Agenda

6. New Business

6.1. Bull Run Terrace - Tracy Brown

Tracy Brown and Alex Reverman attended to discuss the development plan for Bull Run Terrace, and in particular the park plan. Wanted to bring plan to the board and answer any questions.

Tracy Brown shared a visual of the plan proposal (see agenda packet) and provided an overview of the project to date. Tracy shared the history of the project and discussed the challenges in developing this parcel.

The new developer, because of the financial challenges in developing this land, is proposing a higher density project that includes some C3 zoning. Developer wants to keep the C3 zoning to preserve the build-able land inventory to prevent a deficit in C3 in the city.

Parkland dedication is included in the current plan and Tracy asked some questions about the draft Parks Master Plan. Kathleen Walker explained that the draft had been corrected to include the intent for additional parkland adjacent to the Deerpointe Neighborhood. It was the plan all along to have the additional parkland when the property was developed. Tracy reviewed the parkland development/Fee in Lieu formula. Developer is not opposed to dedicating parkland. Tracy discussed System Development Charges (SDC) and how they are assessed. The developer had two questions for the board. Will the city require the parkland dedication? Would the city/park board be interested in having the developer build out the park? Interested in SDC credits for some construction of areas of the park. Understands the council will ultimately make the decision/agreement, but knows the Parks Board can also

make a recommendation to council.

Tracy asked if the board had questions and asked if the Parks Board would consider recommending that the city engage with the developer to help build the park? Don Robertson asked if we were to accept the donation what would the total acreage be? Tracy Brown explained it will depend on the number of units, but roughly it would be around 1.5-1.8 acres. Don noted we would then have about a 3 acre park. Don Robertson clarified that the developer is asking that the board recommend the city accept the land donation and the developers offer to participate in the park development. This would be in exchange for SDC credits to the developer. Don Robertson shared that the city wide Master Plan update will include two site plans and this park area is included in that contract. Don clarified that the developers participation would be limited to the amount of SDC credits applied. Tracy Brown believes it would be in the \$450,000-500,000 range of SDC credits. Don Robertson noted this would be a good start but not cover the full park development.

Kathleen Walker noted the original zoning and clarified that they are going to be asking for a zone change. Tracy Brown explained they will have a revised submission. Noted the more units the greater the park requirement. Alex Reverman expressed how difficult it has been to make this site work from all angles with different zoning and park needs. Kathleen noted that when the land in Deerpointe was acquired they were trying to get away from the highway frontage. Noted it is not ideal.

The commercial zoning was discussed.

Tracy Brown described the vision for the development. Kathleen asked if they had more detailed drawings for the development. Noted it would be helpful to have more specifics. Tracy Brown explained that they don't want to spend the money for a design until zoning has been determined. Assuming there is an approval, the developer would then go through the design review process which would determine the number of units before the subdivision is platted. At that time they should know what the park land dedication could be. They want to be sure they are dedicating park land based on the final number of units. Tracy Brown asking if the board is willing to support the city entering into an agreement to help build the park. Kathleen Walker noted that this type of agreement has worked before. Concerned that what ends up there should reflect the desire of the neighbors. Timing is likely ok, as a site plan should be completed soon. Kathleen asked the rest of the board for input. Susan Drew asked for clarification about the park parcels being one parcel vs. two different parks. Tracy Brown notes it would be ideal if the design of the park included

both parcels so the development could be seamless. Makoto Lane asked for some clarification on the design. Kathleen Walker noted it helps for the board to see how the park land would be incorporated into the development. This is unique in that the parks board is getting to weigh in earlier in the process.

Kathleen Walker asked the board to weigh in on the proposed boundaries and shape of the proposed park land dedication. Don Robertson said there are things they can do to mitigate the highway noise. Notes it is an expensive piece to do. Don Robertson would be comfortable supporting entering into an agreement with the developer but would like more information before definitively making a recommendation to do so. Feels it is worth discussing. Alex Reverman notes he was told when talking to previous developers the plan was to take the Deerpointe park land and just flip it over, but believes they can reduce the freeway frontage. Kathleen Walker suggested the southern end wider, and the highway end narrower. Michael Weinberg concurs with Kathleen Walker and is also concerned about the highway frontage. Also concerned about frontage on the commercial area without knowing what it will be. Agrees trading SDC credits is something the board could consider recommending.

Kathleen Walker asked about the timeline for construction. Alex Reverman said they want to get going as soon as they can sort out the zoning and park piece. Tracy Brown believes next summer might be feasible. Alex Reverman said they could get more park detail outlined. Don Robertson confirmed it would be hard to go forward without more information. Don Robertson asked what the board needs to accomplish tonight. Kathleen noted they are looking for a recommendation for park dedication rather than fee in lieu, and secondly, getting an idea of whether the board would consider recommending credits for SDCs in exchange for park development and agrees it is premature to decide on a recommendation. Asked for any additional feedback from the board. Alex Reverman shared his desire to work with the board. Don Robertson is comfortable moving forward but not comfortable sending a recommendation until there is a tighter concept on what it is going to look like.

Kathleen noted that there will be continued work under the Master Plan update to engage the neighbors in the park design. Seems to be a good economical option to work with the developer if an agreement can be reached at some point.

Kathleen Walker noted some examples of where developers helped build parks in Sandy.

Don Robertson asked if other board members had anything to add.

Kathleen asked Tracy Brown if they can bring more information to the next Parks Board meeting. Tracy Brown noted it will likely be months before they know the specific number of units etc. but the goal is to work with the Parks Board and Planning Commission to come up with a win/win for residents, the developer and the city. Don Robertson noted that is the spirit of his motion.

Tracy Brown asked to be kept in the loop on the progress of the Master Plan Update with regard to the park design in this area.

Moved by Don Robertson, seconded by Susan Drew

Move the board continue discussions with developer on this potential park property in the Bull Run Terrace Development.

CARRIED. 6-0

6.2. Board Elections

Elections were held for officers of the Parks and Trails Advisory Board

Moved by Michael Weinberg, seconded by Kathleen Walker

*Move to nominate Don Robertson for Board Chair.
Don Robertson accepts the nomination.*

CARRIED. 6-0

Moved by Sam Schroyer, seconded by Kathleen Walker

*Move to nominate Michael Weinberg for Board Secretary.
Michael Weinberg accepts the nomination.*

CARRIED. 6-0

Moved by Don Robertson, seconded by Susan Drew

*Move to nominate Makoto Lane for Vice Chair.
Makoto Lane accepts the nomination.*

CARRIED. 6-0

7. STAFF UPDATES

7.1. Community Garden

Sarah Richardson shared with the board the challenges the Ant Farm was having completing the repairs at the Community Garden. They are recommending that all the beds be rebuilt and think they can do it for the same amount of money as outlined in the repair estimate. They will follow up to confirm that and hope to work on it in the fall.

7.2. Parks Maintenance Policy

Sarah Richardson shared that she was working with Parks Maintenance to draft a document that fully describes city policy and procedures for spraying in the park and will have something for the board to review and to forward to council if they choose.

7.3. Master Plan Update

Kathleen Walker shared progress on the Parks Master Plan and reviewed the documents attached to the agenda.

Don Robertson noted there was another meeting of the Technical Advisory Committee scheduled for June 16th.

Kathleen Walker discussed the importance of distinguishing between open space and developed park land. The numbers are preliminary and will change as the plan is refined.

Reviewed Trail inventory and will also be refining what gets counted and what does not.

Requested that the board review the documents and help us identify what might need to be changed.

Reviewed Level of Service. How much do we have compared to a standard level of service. Talked about the SCORP report (State Comprehensive Outdoor Recreation Plan) and how it interacts with the Parks Master Plan process and outcome. We want to meet and in some areas exceed the SCORP recommendations.

Reviewed what is being identified as future needs.

Reviewed existing inventory for parks and trails. Still in the process of refining the maps. Requests the board take a look and help to refine the maps. Neighborhood Parks are designed to serve a zone from a 1/4 to 1/2 mile radius, and you can see where there are gaps in the NE area of town. Don Robertson noted that the plan also looks at the Urban Reserve. Reviewed proposed inventory. Discussion about proposed trails. Requests the board review the documents and give input.

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Draft



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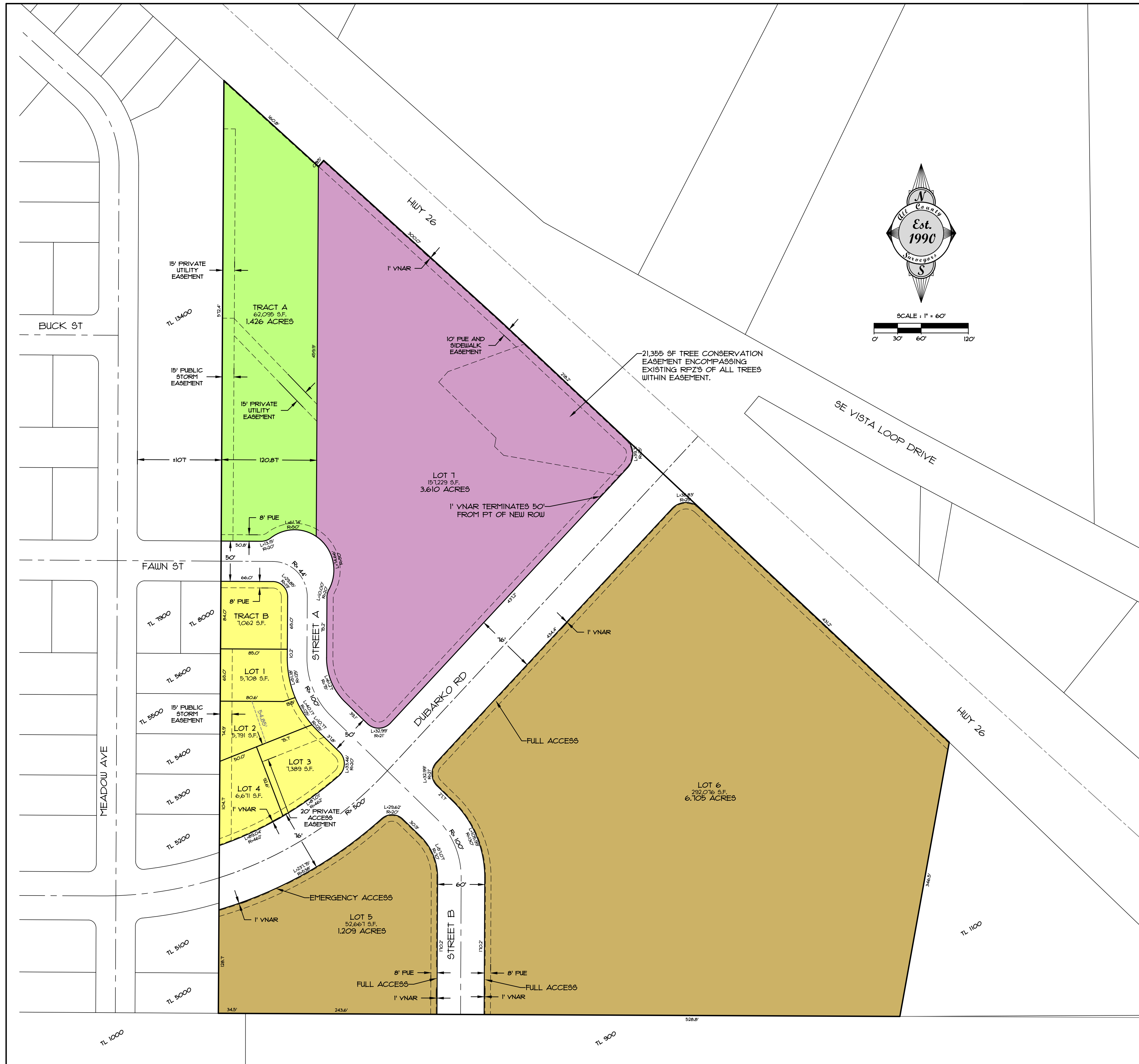
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8. Adjourn

Draft



AREA TOTALS

| | |
|-------------------|----------------|
| TOTAL SITE AREA | = 693,058 SF |
| | = 15.910 ACRES |
| TRACT A (PARK) | = 62,095 SF |
| | = 1.426 ACRES |
| TRACT B (POND) | = 1,062 SF |
| | = 0.024 ACRES |
| R-1 SINGLE FAMILY | = 25,559 SF |
| | = 0.581 ACRES |
| R-3 MULTI-FAMILY | = 344,143 SF |
| | = 7.914 ACRES |
| C-3 COMMERCIAL | = 151,229 SF |
| | = 3.610 ACRES |
| PUBLIC ROW | = 96,370 SF |
| | = 2.212 ACRES |

DENSITY CALCULATIONS

| | |
|------------------------------------|---------------------------------|
| R-1 SINGLE FAMILY MIN DENSITY | 0.59 AC(5 UNITS/AC) = 2 UNITS |
| R-1 SINGLE FAMILY MAX DENSITY | 0.59 AC(8 UNITS/AC) = 5 UNITS |
| R-1 SINGLE FAMILY PROPOSED DENSITY | 4 UNITS |
| R-3 MULTI-FAMILY MIN DENSITY | 1.91 AC(10 UNITS/AC) = 19 UNITS |
| R-3 MULTI-FAMILY MAX DENSITY | 1.91 AC(20 UNITS/AC) = 38 UNITS |

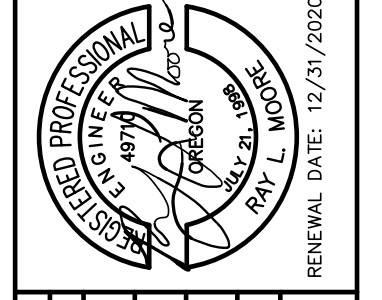
NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.

LEGEND

| | |
|--|---------------------------|
| | PARKS AND OPEN SPACE ZONE |
| | R-3 ZONE |
| | R-1 ZONE |
| | C-3 ZONE |

| | | |
|----------------|------------|---------------|
| BY | REVISION | SHEET |
| | | C2 |
| DATE | NO. | OF 10 |
| DESIGNED: CTH | DRAWN: CTH | CHECKED: RLMT |
| APPROVED: RLMT | | |



| | | |
|---------|---------------|---------------------------|
| SCALE | VERT. N/A | HORIZ. 1"=60' |
| DATE | 07/26/2018 | FILE: 19-035-Planning.dwg |
| SECTION | TWP. R. RANGE | LEGAL |
| 18 | 25 | 5E |

BULL RUN TERRACE SUBDIVISION
PRELIMINARY PLAT MAP AND SPECIFIC AREA PLAN
 40808 S. 41010 HWY 26, SANDY, OR 97055

Surveyors & Planners, Inc.
 Surveying, Planning and Civil Engineering
 P.O. Box 955 Sandy, OR 97055
 Phone: (503) 668-4730
 Fax: (503) 668-4730
 DATE OF PLOT: 06/29/2020

CLIENT: ROLL TIDE PROPERTIES CORPORATION
 10000 SW 30TH ST
 CORVALLIS, OR 97331