

# City of Sandy

# **Agenda**

Parks & Trails Advisory Board Meeting

Meeting Location: Virtual Via Zoom Meeting Date: Wednesday, August 11, 2021

Meeting Time: 7:00 PM

Page

#### 1. MEETING FORMAT

Meeting Format Notice:

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, <u>click this link:</u>
- Note a passcode may be required:
- If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: 844 3378 6198
- 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 August 10th and arrangements will be made to facilitate your participation.

# 2. ROLL CALL

#### 3. PUBLIC COMMENT

## 4. CONSENT AGENDA

# 4.1. Meeting Minutes

3 - 10

<u>Parks & Trails Advisory Board - 09 Jun 2021 - Minutes - Pdf</u> <u>Parks & Trails Advisory Board - 09 Jun 2021 - Minutes - Html</u>

# 5. CHANGES TO THE AGENDA

# 6. NEW BUSINESS

6.1.	Bell St 362nd Extension Project		11 - 13
	Staff R	eport Mike Walker August 11, 2021 Agenda	
6.2.	Deer Meadows Proposed Development		14 - 16
	Deer N	Neadows Staff Report August 11, 2021 Agenda	
	Deer N	Meadows Preliminary Plat	
6.3.	Bornstedt Views Proposed Development		17 - 19
	Bornstedt Views Staff Report August 11, 2021 Agenda		
	The Bornstedt Views		
6.4.	Sandy Woods Proposed Development		20 - 22
	Sandy Woods Phase II Staff Report August 11, 2021 Agenda		
	Sandy Woods Plat		
	7.	OLD BUGINIES	
	7.	OLD BUSINESS	
	8.	STAFF UPDATES	
	9.	ADJOURN	



# MINUTES Parks & Trails Advisory Board Meeting Wednesday, June 9, 2021 Virtual Via Zoom 7:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, Makoto Lane, Board Member, Will Toogood, Board

Member, and Mary Casey, Board Member

**BOARD MEMBERS ABSENT:** David Breames, Board Member, Sarah Schrodetz, Board Member, and Rachel

Stephens, Board Member

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

#### **MEDIA PRESENT:**

#### 1. Meeting Format Notice

Meeting Format Notice:

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, <u>click this link</u>:
- Note a passcode may be required: 436529
- If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: 812 5464 2829
- 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 June 7th and arrangements will be made to facilitate your participation.
- 2. Roll Call
- 3. Public Comment
- 4. Consent Agenda
  - 4.1. Meeting Minutes
- 5. Changes to the Agenda

Page 1 of 4

#### 6. New Business

#### 6.1. Ten Eyck Rim Development

Board discussed the Ten Eyck Rim proposed development.

Developer proposed Fee in Lieu. Development is about 1.2 acres.

Discussion about future trail connections proposed in the area of the development and about sidewalk improvements on the north side of this development providing access to the trails and assisting with connection.

# Moved by Mary Casey, seconded by Makoto Lane

Motion to accept the Fee in Lieu of land dedication for the Ten Eyck Rim proposed development.

CARRIED, 4-0

#### 6.2. Bee City Information - Shelley Denison

Shelley Denison attended to discuss the city's recent Bee City affiliation and to invite Parks and Trails Board members to learn more at a meeting on Tuesday, June 15th. Opportunity to advocate for pollinator species.

Councilor Exner and Shelley will be taking the lead and are forming a committee. Interested in members of the Parks Board participating and in having pollinator gardens considered for city parks. Will be back in July to provide a more comprehensive presentation. Shelley Denison noted Council is in support, and it is in line with the councils biodiversity goal. Currently estimating costs for project ideas, pollinator gardens, and having a coupon program with local nurseries etc.

# 6.3. Sustainable Park Design Discussion

Makoto Lane was at Bornstedt Park and noticed that the park is high maintenance. Lots of trimming, spraying etc. Is there a way to lower maintenance needs of our parks?

Don Robertson shared that these are issues that can be addressed during the design process. He has noticed things in Bornstedt Park that could have been designed differently. Discussion about spraying, and clarifying that the Splash Pad should be considered a playground in terms of the new Pesticide Policy. Don Robertson prefers that they not spray at this time of year when there are lots of children and other people in the parks. Makoto Lane interested in

Page 2 of 4

knowing if there is some cost savings if we let the parks be more natural and less high maintenance. Don noted that it really depends on the public's desire and perceptions of how a park should look. As we move forward and start building new parks Don would like to see the board more involved in the design process and helping to identify ways to reduce cost and ongoing maintenance. It is expensive to build a park but even more expensive to maintain them. Spending more money up front can save money in the long term. Would like to see the board help develop some design standards.

#### 6.4. Board Elections

Sarah Richardson, staff liaison, provided the board with an overview of the elections required annually by the board.

Makoto Lane announced that he will be moving back to Hawaii. We thank him for his service on the board and for serving as the Vice Chairperson for the last year.

Don Robertson was nominated and elected Chairperson for the 2021-22 Term Mary Casey was nominated and elected Secretary for the 2021-22 Term There were no nominates for Vice Chair.

Moved by Makoto Lane, seconded by Mary Casey

Move to elect Don Robertson as Chair for the 2021-22 board term.

CARRIED. 4-0

Moved by Don Robertson, seconded by Makoto Lane

Motion to nominate Mary Casey as Secretary for the 2021-22 Board term.

CARRIED. 4-0

#### 7. Old Business

#### 7.1. Tickle Creek Trail

Discussion about Tickle Creek Trail.

Makoto Lane understands the fire hazard concerns but that is a bigger issue than just the trail being maintained. Fallen trees are supposed to provide habitat. Don Robertson agrees.

Page 3 of 4

Don Robertson is concerned about the explosion of berries on one section of the trail. Looks like trees coming down have led to more sunshine on the trail and that has given growth to the berries. That is a dry area and of some concern with regard to fire danger. Shade is the best defense but the loss of the shade is creating this issue. Will Toogood noted that Parks Maintenance has been there recently to trim back the berries.

Makoto Lane noted that there has been a lot of earth moving on the Trimble property. There has been some issues with trees being removed on that property. Councilor Smallwood has a recollection that the Trimble property is supposed to be stagnant for awhile and asked if they might be liable for the cost associated with work needed on that part of the trail. They were not supposed to remove trees in the first place. Can the city be compensated for work on the trail? Asked for follow-up. Makoto Lane does not agree with any use of Crossbow. Don Robertson recalls hearing that they had done some replanting in the area and it takes awhile for the new trees to make a difference. Will Toogood noted that Parks Maintenance had been there today to trim back the berries.

#### 8. STAFF UPDATES

Community Garden has been repaired, looks great, and we thank The Ant Farm for working on the project and coming up with a solution.

Question about when the board might be able to meet in person. Possible by August/September. Staff working on a system to allow people to still participate from home but also in person. Council will begin meeting in person on June 21st. Once the system has been solidified the Parks and Trails Board can return to in person meetings.

#### 9. Adjourn

Page 4 of 4



# MINUTES Parks & Trails Advisory Board Meeting Wednesday, June 9, 2021 Virtual Via Zoom 7:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, Makoto Lane, Board Member, Will Toogood, Board

Member, and Mary Casey, Board Member

**BOARD MEMBERS ABSENT:** David Breames, Board Member, Sarah Schrodetz, Board Member, and Rachel

Stephens, Board Member

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

# **MEDIA PRESENT:**

#### 1. Meeting Format Notice

Meeting Format Notice:

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, <u>click this link</u>:
- Note a passcode may be required: 436529
- If you would rather access the meeting via telephone, dial 1-669-900-6833. When prompted, enter the following meeting number: 812 5464 2829
- 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 June 7th and arrangements will be made to facilitate your participation.
- 2. Roll Call
- 3. Public Comment
- 4. Consent Agenda
  - 4.1. Meeting Minutes
- 5. Changes to the Agenda

#### 6. New Business

#### 6.1. Ten Eyck Rim Development

Board discussed the Ten Eyck Rim proposed development.

Developer proposed Fee in Lieu. Development is about 1.2 acres.

Discussion about future trail connections proposed in the area of the development and about sidewalk improvements on the north side of this development providing access to the trails and assisting with connection.

#### Moved by Mary Casey, seconded by Makoto Lane

Motion to accept the Fee in Lieu of land dedication for the Ten Eyck Rim proposed development.

CARRIED, 4-0

#### 6.2. Bee City Information - Shelley Denison

Shelley Denison attended to discuss the city's recent Bee City affiliation and to invite Parks and Trails Board members to learn more at a meeting on Tuesday, June 15th. Opportunity to advocate for pollinator species.

Councilor Exner and Shelley will be taking the lead and are forming a committee. Interested in members of the Parks Board participating and in having pollinator gardens considered for city parks. Will be back in July to provide a more comprehensive presentation. Shelley Denison noted Council is in support, and it is in line with the councils biodiversity goal. Currently estimating costs for project ideas, pollinator gardens, and having a coupon

#### 6.3. Sustainable Park Design Discussion

program with local nurseries etc.

Makoto Lane was at Bornstedt Park and noticed that the park is high maintenance. Lots of trimming, spraying etc. Is there a way to lower maintenance needs of our parks?

Don Robertson shared that these are issues that can be addressed during the design process. He has noticed things in Bornstedt Park that could have been designed differently. Discussion about spraying, and clarifying that the Splash Pad should be considered a playground in terms of the new Pesticide Policy. Don Robertson prefers that they not spray at this time of year when there are lots of children and other people in the parks. Makoto Lane interested in

knowing if there is some cost savings if we let the parks be more natural and less high maintenance. Don noted that it really depends on the public's desire and perceptions of how a park should look. As we move forward and start building new parks Don would like to see the board more involved in the design process and helping to identify ways to reduce cost and ongoing maintenance. It is expensive to build a park but even more expensive to maintain them. Spending more money up front can save money in the long term. Would like to see the board help develop some design standards.

#### 6.4. Board Elections

Sarah Richardson, staff liaison, provided the board with an overview of the elections required annually by the board.

Makoto Lane announced that he will be moving back to Hawaii. We thank him for his service on the board and for serving as the Vice Chairperson for the last year.

Don Robertson was nominated and elected Chairperson for the 2021-22 Term Mary Casey was nominated and elected Secretary for the 2021-22 Term There were no nominates for Vice Chair.

Moved by Makoto Lane, seconded by Mary Casey

Move to elect Don Robertson as Chair for the 2021-22 board term.

CARRIED. 4-0

Moved by Don Robertson, seconded by Makoto Lane

Motion to nominate Mary Casey as Secretary for the 2021-22 Board term.

CARRIED. 4-0

# 7. Old Business

#### 7.1. Tickle Creek Trail

Discussion about Tickle Creek Trail.

Makoto Lane understands the fire hazard concerns but that is a bigger issue than just the trail being maintained. Fallen trees are supposed to provide habitat. Don Robertson agrees.

Don Robertson is concerned about the explosion of berries on one section of the trail. Looks like trees coming down have led to more sunshine on the trail and that has given growth to the berries. That is a dry area and of some concern with regard to fire danger. Shade is the best defense but the loss of the shade is creating this issue. Will Toogood noted that Parks Maintenance has been there recently to trim back the berries.

Makoto Lane noted that there has been a lot of earth moving on the Trimble property. There has been some issues with trees being removed on that property. Councilor Smallwood has a recollection that the Trimble property is supposed to be stagnant for awhile and asked if they might be liable for the cost associated with work needed on that part of the trail. They were not supposed to remove trees in the first place. Can the city be compensated for work on the trail? Asked for follow-up. Makoto Lane does not agree with any use of Crossbow. Don Robertson recalls hearing that they had done some replanting in the area and it takes awhile for the new trees to make a difference. Will Toogood noted that Parks Maintenance had been there today to trim back the berries.

#### 8. STAFF UPDATES

Community Garden has been repaired, looks great, and we thank The Ant Farm for working on the project and coming up with a solution.

Question about when the board might be able to meet in person. Possible by August/September. Staff working on a system to allow people to still participate from home but also in person. Council will begin meeting in person on June 21st. Once the system has been solidified the Parks and Trails Board can return to in person meetings.

#### 9. Adjourn

#### MEMORANDUM

TO: SARAH RICHARDSON FROM: MIKE WALKER

RE: COMPENSATORY MITIGATION FOR BELL ST./362ND EXTENSION PROJECT

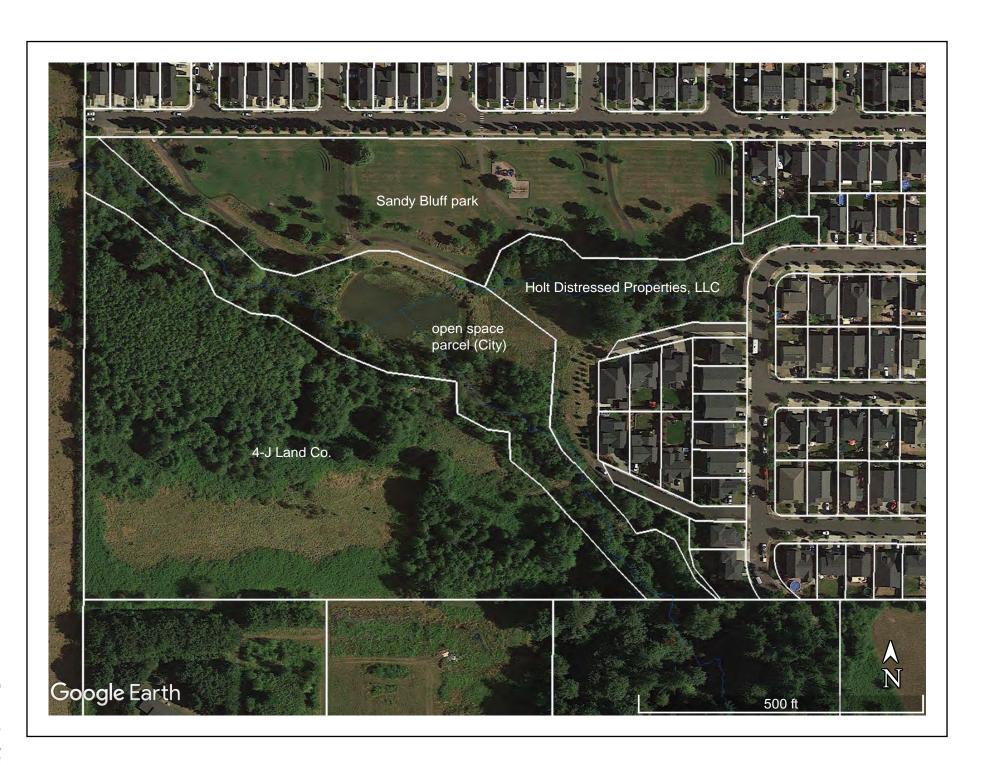
DATE: AUGUST 5, 2021

As you probably know we are currently in design for the Bell St. - 362nd Extension Project. This project will cross two small streams, one perennial and one intermittent. To mitigate for the riparian and wetland impacts (approximately 9,000 sq. ft. total) of the stream crossings we will need to provide compensatory mitigation in or near the project area at a ratio of 1.5:1.

The small stream and pond located on the City-owned property adjacent to the park are good candidates for invasive species removal, native plantings, wetland enhancement and riparian planting. The property boundaries, ownership and the open space parcel are shown on the attached aerial photo. This open space site is in the same drainage basin as the two streams that will be impacted, which is seen as an advantage by the regulatory agencies (USACE and Oregon DSL) that oversee wetlands permitting.

The wetlands scientist on our design team (HHPR) visited the site last week and saw some possibilities to use the open space area for mitigation. She has prepared a couple of concept plans for compensatory mitigation, three involve creating and or enhancing existing wetlands, removing invasive vegetation and planting native species for habitat and shade and one involving draining the existing pond and restoring a stream channel through it for fish passage.

We would like to get some input from the Parks Board about using the open space area for this purpose and which mitigation concept(s) they prefer prior to going to City Council for consideration. I can attend the Parks Board meeting and introduce Ivy Watson with HHPR and she can present the concepts and answer questions from the Board.





age 13 of 22



City of Sandy 39250 Pioneer Blvd., Sandy, OR 97055

Agenda Date: August 11, 2021

To: Parks and Trails Advisory Board

From: Kelly O'Neill Jr., Development Services Director

Sarah Richardson, Staff Liaison Parks and Trails Advisory Board

Subject: Deer Meadows Subdivision

Attachments: None

#### **Background:**

Deer Meadows is a proposed 32 lot subdivision located at 40808 Hwy. 26, Sandy, OR which is 15.91 acres.

The developer originally proposed a subdivision known as Bull Run Terrace with a zoning map amendment. The Bull Run Terrace proposal was denied by the City Council on 12/29/20.

The current application is a new land use application and does not include a zoning map amendment. The board discussed the previous land use application at meetings in June, July, and November of 2020. Minutes from those meetings can be accessed from the Public Meeting portal on the city's website: <a href="https://sandy.civicweb.net/Portal/">https://sandy.civicweb.net/Portal/</a>

The proposed site is adjacent to the Deer Pointe subdivision, and to 1.40 acres of land designated for park development that was dedicated with the plat of Deer Pointe. Based on the 1997 Parks Master Plan, a neighborhood park is two to seven acres. Therefore, additional land dedication is needed to provide adequate area for the planned park. Additional land would provide capacity for desired community amenities and for the conceptual park as designed by ESA, the consultant for the Parks and Trails Master Plan.

According to the developer's narrative the Low Density Residential (R-1) zoned land will have 30 single family home lots (these could also be duplexes per House Bill 2001), and the Medium Density Residential (R-2) zoned land will have between 38 multifamily dwelling units and 66 multifamily dwelling units. The Village Commercial (C-3) land could also include multifamily dwelling units, but the number of units is unknown at this time. If multifamily dwelling units are proposed on the C-3 land the City of Sandy will collect parks fee in lieu.

Based on the subdivision proposal the calculation for the parkland is as follows:

R-1: 30 units x 3 x 0.0043 = 0.39 acres

R-2 minimum: 38 units x 2 x 0.0043 = 0.33 acres R-2 maximum: 66 units x 2 x 0.0043 = 0.57 acres

Total minimum = 0.72 acres of parkland Total maximum = 0.96 acres of parkland NOTE: The number of dwelling units could be modified if conditions of approval require additional right-of-way dedication or parkland dedication.

The board can recommend that the developer dedicate land or pay a Fee in Lieu of land dedication.

# Municipal Code 17.86.10 MINIMUM PARKLAND DEDICATION REQUIREMENTS

<u>Parkland Dedication:</u> New residential subdivisions, planned developments, multi-family or manufactured home park developments shall be required to provide parkland to serve existing and future residents of those developments.

Calculation of Required Dedication: The required parkland acreage to be dedicated is based on a calculation of the following formula rounded to the nearest 1/100 (0.00) of an acre: Required parkland dedication (acres) = (proposed units) x (persons/unit) x 0.0043 (per person park land dedication factor).

To read the entire Municipal Code related to Parkland and Open Space visit the Municipal Code Library:

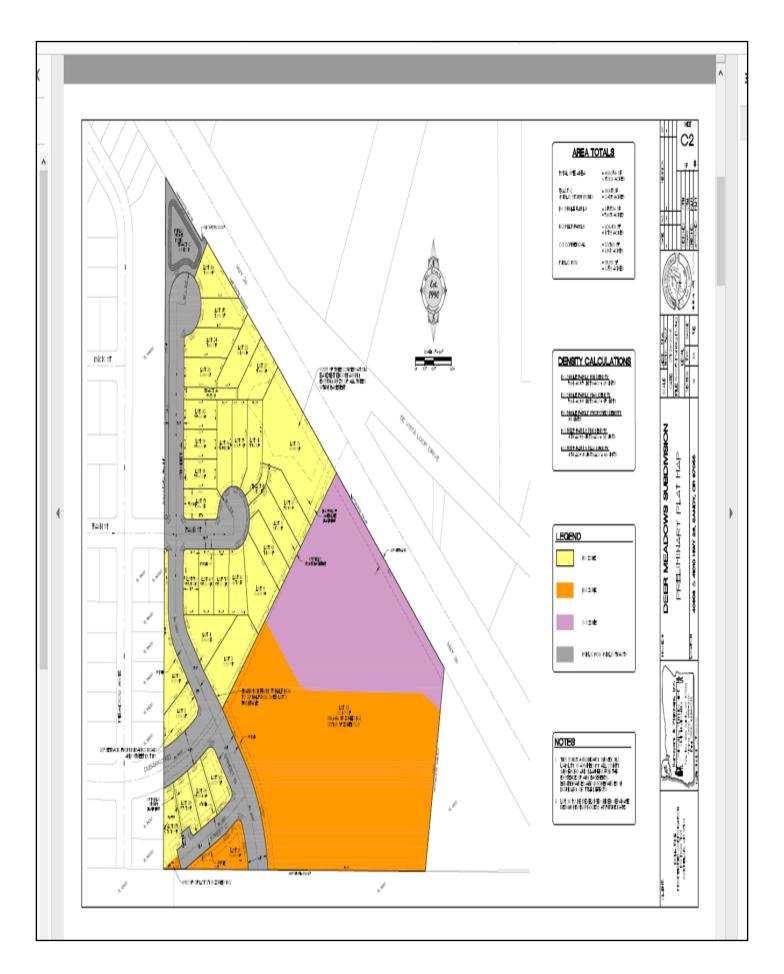
https://library.municode.com/or/sandy/codes/code\_of\_ordinances?nodeId=TIT17DECO\_ CH17.86PAOPSP\_S17.86.50MISTOPSPDE

However, pursuant to ORS 197.195, the City cannot rely on the adopted parks master plan (i.e. the 1997 Parks Master Plan) to require the dedication of land or impose other standards in the plan because the standards are not incorporated into the development code. Further, because the master plan does not apply, the City might have difficulty in requiring the parkland to be dedicated at a particular location.

Staff Recommendation: Require parkland dedication with the Deer Meadows subdivision plat.

### **Staff Contact:**

Sarah Richardson 503-489-2150 srichardson@cityofsandy.com





City of Sandy 39250 Pioneer Blvd., Sandy, OR 97055

Agenda Date: August 11, 2021

To: Parks and Trails Advisory Board

From: Emily Meharg, Planner of Record, City of Sandy

Sarah Richardson, Staff Liaison Parks and Trails Advisory Board

Subject: Bornstedt Views Proposed Subdivision

Bornstedt Views is a proposed 42-lot subdivision on an approximately 12.74-acre parcel located at 19618 SE Bornstedt Road, Sandy, OR 97055. The application is currently incomplete, and staff has requested that the Developer make changes to the proposed layout, which may affect the number of lots.

Based on their 42-lot original submittal the parkland dedication would be 0.54 acres (42 x 3 x 0.0043) or a fee in lieu of \$130,140 (0.54 x \$241,000) if paid prior to final plat. This is based on single-family residences. If they propose any duplexes, the dedication and fee would go up.

The proposed development is located .3 miles from Bornstedt Park and .7 miles from Cascadia Park.

The current Parks and Trails Master Plan (i.e. the 1997 Parks Master Plan) states that "Neighborhood parks...serve a radius of approximately ½ mile...and eighty percent of all dwellings shall be located within one quarter mile of a Neighborhood Park".

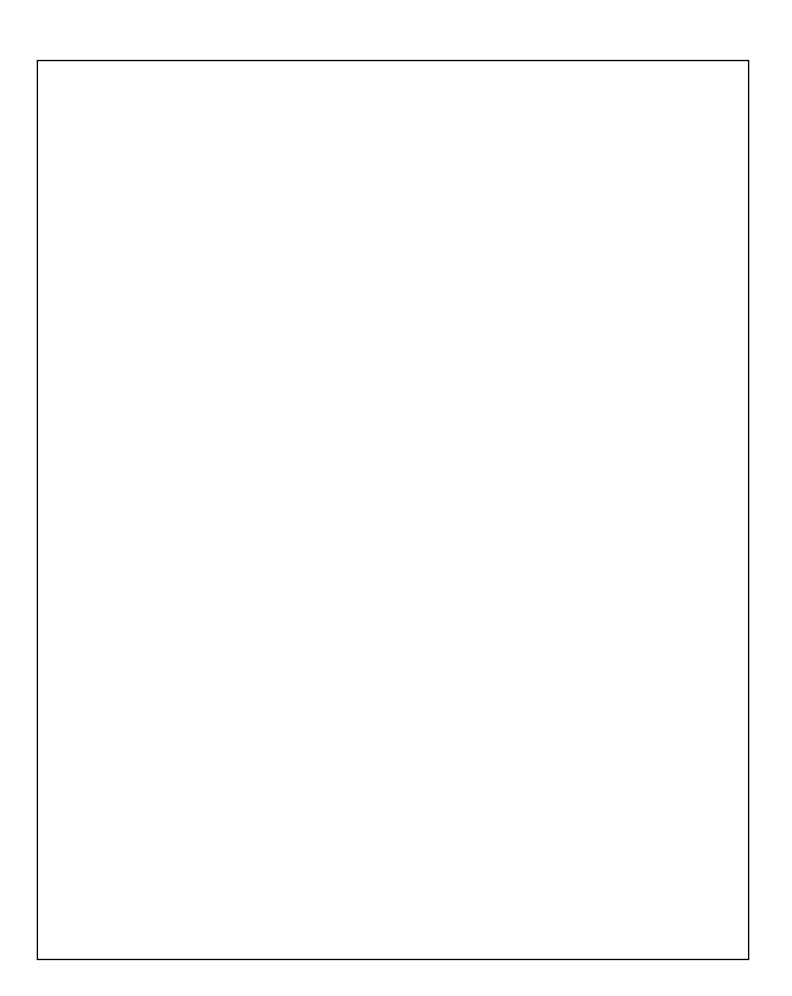
To view the current Parks and Trails Master Plan visit the City's website: https://www.ci.sandy.or.us/parksrec/page/parks-planning

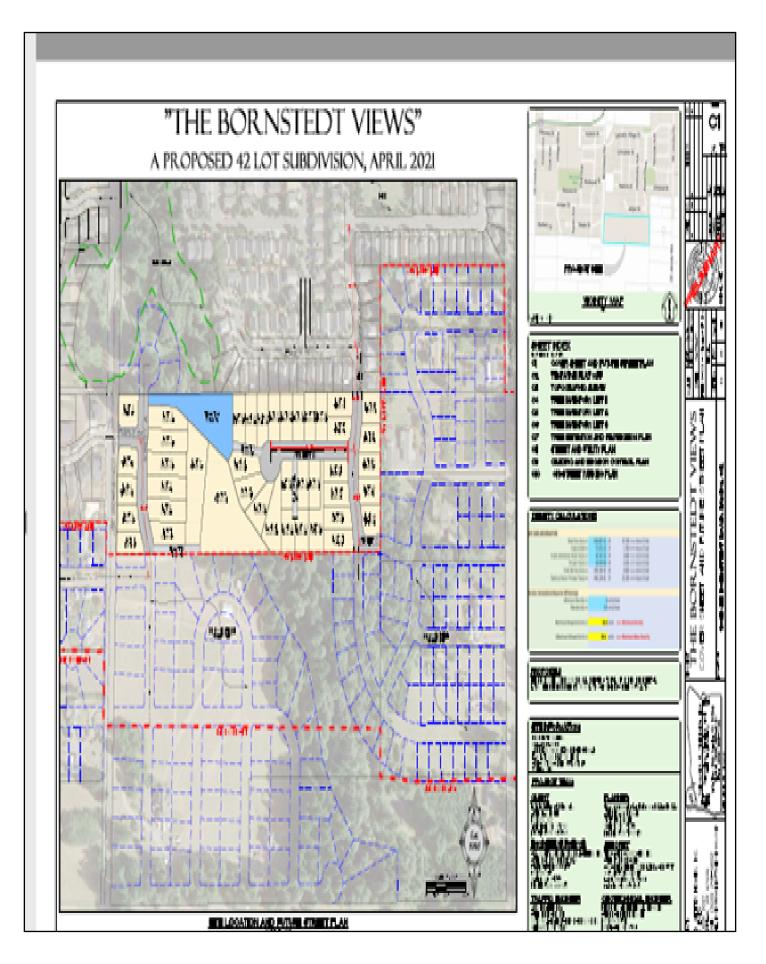
To review the city's Municipal Code related to Parkland and Open Space visit the Municipal Code website:

https://library.municode.com/search?stateId=37&clientId=17267&searchText=17.86

Staff Recommendation: Fee in Lieu of Land Dedication

Staff Contact:
Sarah Richardson
503-489-2150
srichardson@cityofsandy.com







City of Sandy 39250 Pioneer Blvd., Sandy, OR 97055

Agenda Date: August 11, 2021

To: Parks and Trails Advisory Board

From: Emily Meharg Planner of Record, City of Sandy

Sarah Richardson, Staff Liaison Parks and Trails Advisory Board

Subject: Sandy Woods Subdivision – Phase II

Attachments: Sandy Woods Site Plan

Sandy Woods Phase II is a proposed 43 lot development located at 36804 SE Kelso Road, Sandy, OR 97055. The proposed area for development is 17.67 acres, which does not include the portion of the property under the BPA powerline easement between Sandy Woods Phase I and the current proposal.

The proposal includes a 15-foot wide public and emergency access easement that connects the proposed Phase II development to the Phase I development to the south. This will provide fairly direct pedestrian access to Sandy Bluff Park, which is approximately 1/3 of a mile south of the proposed development.

The Board discussed a previous version of the Sandy Woods Phase II development at the March 11 and April 8, 2020 board meetings. Full minutes and recordings are available on the City's website:

https://sandy.civicweb.net/Portal/

At the April 8, 2020 meeting the board recommended that the city accept a Fee in Lieu of land dedication for the proposed Sandy Woods Phase II development.

Assuming the proposed number of lots (43) doesn't change, the parkland dedication would be 0.55 acres (43 units x 3 persons/unit x 0.0043 acres/person) or a Fee in Lieu of \$132,550 (0.55 x \$241,000) if paid prior to final plat.

For more information about the City's Municipal Code related to Parkland and Open Space visit this link:

https://library.municode.com/or/sandy/codes/code of ordinances?nodeId=TIT17DECO\_CH17.86PAOPSP

Recommendation: Staff recommends a Fee in Lieu of Land Dedication

Staff Contact:
Sarah Richardson
503-489-2150

srichardson@cityofsandy.com

