

City of Sandy

Agenda

Parks & Trails Advisory Board Meeting

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

Meeting Date: Thursday, May 5, 2022

Meeting Time: 7:00 PM



1. MEETING FORMAT NOTICE

The Parks and Trails Advisory Board will conduct this hybrid meeting both in-person and electronically using the Zoom video conference platform.

If interested in attending in person the meeting will be held at the Sandy Community Center, located at 38348 Pioneer Blvd., Sandy, OR 97055.

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 virtual/electronic meeting online using your computer, [click this link:](#) or follow this link:
<https://us02web.zoom.us/j/88642522802?pwd=a0Q1d1FIWXBsMEZ4V2RoWUVVMm5UQT09>
- **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: **886 4252 2802**
- If you do not have access to a computer or telephone and would like to take part in the meeting virtually, please contact the Sandy Community Center (503-668-5569) and arrangements will be made to facilitate your participation.

2. ROLL CALL

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Meeting Minutes
[Parks & Trails Advisory Board - 13 Apr 2022 - Minutes - Pdf](#)

5. CHANGES TO THE AGENDA

6. NEW BUSINESS

- 6.1. System Development Charges and Fee in Lieu Update 8 - 9
[SDC and FIL Staff Report](#)
- 6.2. Longest Day Parkway Event 10 - 11
[Longest Day Parkway](#)

7. OLD BUSINESS

8. STAFF UPDATES

- 8.1. Director Report

9. ADJOURN



MINUTES
Parks & Trails Advisory Board Meeting
Wednesday, April 13, 2022 Sandy
Community/Senior Center, 38348 Pioneer
Blvd. 7:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, David Breames, Board Member, Will Toogood, Board Member, Alexandria Gale, Board Member, and Upekala Wijayratne, Board Member

BOARD MEMBERS ABSENT:

STAFF PRESENT: Laurie Smallwood, Councilor and Rochelle Anderholm-Parsch, Parks and Recreation Director

MEDIA PRESENT:

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2. Roll Call

Staff Present:

Kelly O'Neill, Development Services Director
John Wallace, Center Manager
Tiana Rundell, Parks Maintenance

3. Public Comment

None

4. Consent Agenda

4.1. Meeting Minutes

Moved by Alexandria Gale, seconded by Upekala Wijayratne

March 9, 2022 meeting minutes approved

CARRIED. 5-0

5. Changes to the Agenda

None

6. New Business

6.1. Pre-Application 38800 Junker St

38800 Junker St is a proposed park parcel and applicant also wants to potentially complete enhancements to the trail.

Rochelle states this may potentially be a private park. There is a trail easement running through this property and Tupper Park is nearby.

In summary- Staff is recommending we take a fee in lieu (instead of a dedication) and take SDC credits for the trail that runs through that property. The fee in lieu would be approximately \$16,870.00.

David Breames confirms he heard the fee amount correctly.

Rochelle adds context about SDC credits.

Kelly O'Neill adds the trail goes down through property the City owns and also through some private property, although there is an easement.

Parks board discusses fee in lieu vs parkland dedication.

Motion to approve Fee in lieu instead of parkland dedication.

Will Toogood motioned to approve, Alexandria Gale seconded. Motion passed 6-0.

6.2. Reschedule the May 11, 2022 Parks Board Meeting

Reschedule the May 11, 2022, Parks and Trails Advisory Board meeting.

Rochelle states that her and Kelly are wanting to bring SDC and fee in lieu methodology to the Parks board for review prior to bringing it to the council meeting so there is time for incorporating feedback prior to the city council meeting. The 2 date options which allow FCS and ESA to join are May 4th or May 5th, 2022.

Discussion ensues.

New date for next PTAB meeting is set for May 5th, 2022 at 7pm.

Staff Report - 0555

7. Old Business

7.1. Deer Meadows Revised Plan

Rochelle provides a brief overview and introduces Kelly O'Neill, Community Development Director.

Rochelle outlines past proposals.

The next council meeting is set for April 18, 2022.

Rochelle speaks on the proposed revised plan.

Don Robertson asked a question about what this proposed park is located next to. Kelly O'Neill answered that it's land available for development. Tracy Brown, with Tracy Brown Consultants, LLC answered Chair Robertson question and expanded on the revised plat proposal.

Kelly O'Neill speaks on the 4 different proposals that have been presented in the past.

Alexandria Gale asks a question about the retention trees on the property and Kelly O'Neill answers.

Tracy Brown speaks extensively on proposal and that this proposal is their best effort to address the park dedication requirement and as proposed does exceed the park dedication requirement and confirms they're proposing a 1.08 acre park and will not be retracted later.

PTAB does not support this proposal.
David Breames motioned. Will Toogood seconded. Motion passed.

7.2. Update on Code Edits / Changes to 17.32 and 17.86

Rochelle gives an overview of the 2 codes and states the code changes will be taken to the council in a future work meeting.

Kelly O'Neill speaks on quazi-judicial responsibilities of the Planning Commission.

Don Robertson asked a question and Kelly O'Neill answered.

Kelly O'Neill provides more information on how ESA was involved with the code update, especially with standards. Don Robertson agreed.

Motion to recommend approval on the proposed code modifications to Chapter 17.32 & 17.86 to the planning commission.

Alexandria Gale Motioned. Upekala Wijayratne Seconded. Upekala Wijayratne asked a follow up question and Don Robertson and Kelly O'Neill answered. Motion passed.

7.3. Sandy Bluff Park Shelter and Dog Park Improvement Concept Plan

Rochelle speaks on dog park improvements and shelters to the Parks Board. The Parks Department would like the Parks Board support in applying for a local government grant. Rochelle reviews a map, pictures, and the project budget.

Will Speaks his support.

David Breames states his opinion in opposition due to a lack of a sports complex located in Sandy and the need to build one.

Don understand David's point but doesn't see the dog park as direct competition.

Upekala Wijayratne Supports.

Alexandria Gale supports.

Don Roberston asks Tiana Rundell a question and she answers.

Motion to accept concept plan as presented and write a letter of support.
Will Toogood motioned. Alexandria Gale seconded. David Breames abstained.
Motion passed.

8. STAFF UPDATES

Director Update

Congratulations to Tiana Rundell for completing her Certified Playground Safety Inspector Certification through the National Parks and Recreation Association.

One applicant has been received for the PTAB's 2 vacant positions.

John (Center Manager) has started, Executive Assistant is starting Monday, driver position has also been filled.

9. Adjourn



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

Meeting Date: May 5, 2022
To: Parks and Trails Advisory Board
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: System Development Charges and Fee in Lieu Update

DECISION TO BE MADE:

Review and understand the City of Sandy Parks and Recreation System Development Charge (SDC) and Fee in Lieu update.

PURPOSE / OBJECTIVE:

Consultants of the City, Environment Science Associates (ESA), and the FSC Group, have provided the final results of the Parks SDC and Fee in Lieu methodology update and they will present their findings and answer questions.

BACKGROUND / CONTEXT:

A system Development Charge is a “one-time charge on new development and certain types of redevelopment to help pay for existing and planned infrastructure to serve that development.”¹ These fees are governed by Oregon Revised Statutes (ORS) 223.297 to 223.314. Parks SDCs in Sandy are governed by Sandy Municipal Code (SMC) Chapter 15.28. SMC 15.28(A) provides that SDCs “shall be established and may be revised by resolution of the council.”

The City’s current parks SDCs are a combination of a main parks SDC and an SDC specifically for trails. The main parks SDC is imposed by Resolution 2013-24, which took effect on September 3, 2013. The methodology on which the main parks SDC is based was adopted on September 3, 2013, as an exhibit to Resolution 2013-23. The SDC for trails is imposed by Resolution 2016-08, which took effect on July 5, 2016. The methodology on which the SDC for trails is based was developed by FCS GROUP and adopted on July 5, 2016, as an exhibit to resolution 2016-07.²

Fee in Lieu are governed by SMC 17.86.40. New residential subdivisions, multi-family or manufactured home park developments shall be required to provide parkland to serve existing and future residents of those developments.³ At the city’s discretion only, the city may accept payment of fee in lieu of land dedication. A payment in lieu of land dedication is separate from Park SDCs.

In September 22, 2021 the City entered into a contract with ESA to help manage the work associated with updating the Parks System Development Charge and Fee in Lieu. ESA worked

¹ Leoni, M., & Adamsick, C. (2020, December 17). System Development Charges / Issue Brief / LPRO. Retrieved April 27, 2022, from <https://www.oregonlegislature.gov/lpro/Publications/Issue%20Brief%20-%20System%20Development%20Charges.pdf>

² *Parks System Development Charge Audit* (pp. 1-9, Publication). (2018). Lake Oswego, OR: FCS Group.

³ SMC Sec. 17.86.10 - Minimum parkland dedication requirements

with FCS Group to compile background data on the proposed park and trail projects and costs included in the Adopted Park and Trail Master Plan. ESA provided project management and coordination between the City of Sandy and FCS. FCS used data from the adopted Parks and Trails System Master Plan and Capital Improvement Plan (CIP), and input from City staff, and City Council to prepare an update to the Parks and Trails System Development Charge (SDC) and the Parks Fee-in-Lieu (FIL) Methodology.

KEY CONSIDERATIONS / ANALYSIS:

ESA and FCS completed their work and analysis in April of 2022. Below is a table summarizing the SDC and fee-in-lieu calculations.

		SDC	Fee-in-Lieu	Total
Calculated Maximum Fee per Resident		\$ 8,219	\$ 5,911	\$ 14,130
Fee Schedule:	<u>Residents per Dwelling Unit</u>			
Single-family Dwelling Unit	2.73	\$ 22,436	\$ 16,135	\$ 38,571
Multi-family Dwelling Unit	2.02	16,635	11,963	\$ 28,598
Mobile home Dwelling Unit	2.20	18,071	12,996	\$ 31,067

Current SDC and Fee in Lieu fees are as follows. Single-Family Dwelling, \$3,717; Multi-Family, \$2,495; Congregate Multi-Family, \$1,967. And, FIL is ~\$3,108.⁴

The proposed updated SDCs and FIL fees are significantly higher than Sandy’s current rates. Additionally, the City of Sandy’s SDCs rates are low compared to surrounding areas that assess SDC fees. For instance, Lake Oswego’s SDC for a single-family dwelling is \$14,511. On the other hand, the lowest pulled comparable was the City of Milwaukie at \$3,985. The average SDC fee was \$8,039, based on data collected from 14 different cities.

A SDC and FIL fee increase provides the means to implement the Parks and Trail System Master Plan. A SDC fee increase funds future park improvements, and an increase to FIL provides the funding for future parkland acquisition.

ESA/FCS findings will be presented to Council on May 16, 2022.

RECOMMENDATION:

No recommendation.

BUDGETARY IMPACT:

Staff, along with the consultant, are working on additional analysis to evaluate options to incrementally raise SDC and FIL, while also meeting the goals as set forth in the Parks and Trails System Master Plan.

SUGGESTED MOTION LANGUAGE:

No motion needed.

LIST OF ATTACHMENTS / EXHIBITS:

None.

⁴Current Sandy FIL is \$241,000/ per acre. Converting FCS’s \$16,135 FIL calculations to per acre equals \$869,242.

LONGEST DAY PARKWAY

Fun for the
whole family

See map on
reverse

Thursday, June 23rd, 2022
6:30pm-8:00pm

Starts & End at Amherst Street by Cascadia Park

The Sandy City Council & Staff invite you and your family to join them for a walk, bike, and ride event. Come see what services the City of Sandy has to offer.



Games
Giveaways
Goodie Bags

STREETS WILL BE CLOSED TO
VEHICLE TRAFFIC BUT PLEASE USE
CAUTION AS UNEXPECTED
VEHICLES MAY OCCUR.



For more information/
para mas informacion:
Ci.sandy.or.us