

City of Sandy

Agenda

Parks & Trails Advisory Board Meeting

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

Meeting Date: Wednesday, June 8, 2022

Meeting Time: 7:00 PM



Page

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.

Topic: PTAB Meeting / Hybrid / 2nd Wed. of the Month
Time: Jun 8, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/88642522802?pwd=a0Q1d1FIWXBsMEZ4V2RoWUVVMm5UQT09>
Meeting ID: 886 4252 2802
Passcode: 789855

2. ROLL CALL

3. PUBLIC COMMENT

4. CONSENT AGENDA

4.1. Meeting Minutes

[Parks & Trails Advisory Board - 05 May 2022 - Minutes - Pdf](#)
[Parks & Trails Advisory Board - 13 Apr 2022 - Minutes - Pdf](#)

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5. CHANGES TO THE AGENDA

6. NEW BUSINESS

- 6.1. Vista Loop Subdivision 41 - 63
[6.8.22 VISTA LOOP subdivision.docx](#)
[Attach. A Vista Loop Subdivision - Pre-App \(June 2, 2022\)](#)
[Attach. B Existing Park Services Areas](#)
[Attach. C Proposed Park System PTMP](#)
[Attach. C Proposed Trail System](#)
- 6.2. Envision Sandy 2050- Comprehensive Plan

7. OLD BUSINESS

- 7.1. Bornstedt Views Subdivision 64 - 108
[6.8.22 BORNSTEDT VIEWS subdiv staff report](#)
[Attach. A 21-021 SUB TREE The Bornstedt Views Subdivision - Commission staff report](#)
[Attach. B Bornstedt Views Parks and Trails Advisory Board Recommendation.docx](#)
[Attach. C Utility Co. & Staff Transmittal - The Bornstedt Views \(May 24, 2022\) \(1\)](#)
[Attach. D 21-021 SUB VAR TREE HD Bornstedt Views Vicinity Map 2022](#)
[Attach. E map including proposed trail](#)
[Attach. F Bornstedt Views 43-lots Tentative Plat \(April 29, 2022\)](#)
[Attach. G Existing Park Services Areas](#)
[Attach. G Proposed Park System PTMP \(1\)](#)
[Attach. H Proposed Trail System](#)

8. STAFF UPDATES

9. ADJOURN



MINUTES
Parks & Trails Advisory Board Meeting
Thursday, May 5, 2022 City Hall- Council
Chambers, 39250 Pioneer Blvd., Sandy,
Oregon 97055 7:00 PM

BOARD MEMBERS PRESENT: Don Robertson, Board Member, Will Toogood, Board Member, and Upekala Wijayratne, Board Member

BOARD MEMBERS ABSENT: David Breames, Board Member, Sarah Schrodetz, Board Member, Alexandria Gale, Board Member, and Stacy McMahon, Board Member

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

MEDIA PRESENT:

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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

Guest Presenters:

Doug Gabbard, FCS Consultant

Zech Hazel, FCS Consultant

Staff Present:

John Wallace, Center Manager

Tiana Rundell, Parks

Chelsea Jarvis, Executive Assistant

3. Public Comment

4. Consent Agenda

4.1. Meeting Minutes

5. Changes to the Agenda

6. New Business

6.1. System Development Charges and Fee in Lieu Update

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Rochelle explains that ESA contracted out to FCS and the purpose of tonight's meeting is to receive the SDC/Fee in lieu methodology update and ask clarifying questions.

Doug Gabbard and Zech Hazel introduce themselves.

Power point presentation begins- it covers background, calculations, and implementation.

Presentation is opened for questions:

Will Toogood asks about the land acquisition costs listed on the funding plan page (slide 26) and if current inventory of land is included in that number. He thought the city had a decent inventory of dedicated land.

Don Robertson confirms the city does but the number in question is accounting for additional land needed.

Doug Gabbard adds it's based on the land needed and it's assuming it's not going to be attained through the typical land dedication process.

Upekala Wijayratne asks why the current SDCs are so different and if that's due to being calculated using outdated methodology.

Doug Gabbard answers in the past the parks SDC was in layers (ie: trail was it's own SDC) vs now this is a combined Parks SDC. SDCs tend to be driven by the project list.

Don Robertson asks when the current SDC's were approved.

Rochelle adds that per her research there was a resolution done in 2013.

There was a trails resolution in 2016.

Upekala Wijayratne asks to confirm that we don't know if the city is was using the maximum amount allowed.

Don Robertson and Doug agree that the amount may have been below the maximum.

Don Robertson asks if reimbursement SDCs were not calculated.

Doug Gabbard says that's correct and explains it can be burdensome to attain and the SDC number calculated didn't need to be higher.

Discussion ensues.

Don Robertson asks if we did a reimbursement fee, can that boost the percentage we end up charging, regardless of the fee we end up charging.

Doug Gabbard explains that slide 12 in the PowerPoint is showing the improvement fee and not the reimbursement fees. Discussion ensues. Doug explains reimbursement fees can be spent on a project, even ones that don't accommodate growth. Improvement fees can only be spent on projects that create growth and only to the extent they accommodate growth.

Don Robertson asks if it's possible to bank a portion of the SDC to rehab existing facilities and the remainder would go towards adding capacity to that park.

Doug Gabbard explains if a portion of the SDC was designated as a reimbursement fee, anytime as SDC is collected, we'd need to designate how much is reimbursement vs improvement. An accounting would need to be kept for reimbursement/improvement fees separately.

Don Robertson asks if we can index the fees for inflation.

Doug Gabbard responds that yes that's advised and is a best practice. The fee can indexed to the actual inflation that actually happens. After the index actually moves, the SDC can be adjusted to be charged in the future based upon that movement in the index which takes the guesswork out of hedging against inflation.

Don Robertson asks if we can do that even if we chose to not levy the full fee.

Doug Gabbard confirms yes, absolutely. There would be more choices with not levying the full maximum SDC fee.

Don Robertson asks if that would still take an action by the council?

Doug Gabbard confirms yes. It would need to be on the consent calendar. He adds if we don't charge the full SDC fee, escalation could be pre-planned up to

the full amount of the SDC and phased in. Doug speaks an example involving Hermiston, Oregon.

Don Robertson asks if it can the index be moved with inflation.
Doug Gabbard explains it's difficult- in theory yes, in practice not.

Don Robertson asks if we can index the fee in lieu for inflation.
Doug Gabbard explains that the Fee in lieu does not have the statutory framework that the SDCs do. He recommends we would need to consult closely with our city attorney about that.
Discussion ensues.

Will Toogood asks to see the SDC comparison chart from the PowerPoint again. He asks if there a way to know when the SDCs listed were established.
Doug Gabbard confirms the SDCs listed are current as of the date the survey was taken.

Upekela Wijayratne asks to confirm that these are fees for the developers and could have a chilling impact on developers.
Don Robertson answers that the developer will pay the SDCs but it will eventually affect the cost of housing for the buyers. Discussion ensues.
Doug Gabbard adds that we would get infrastructure- it's not just a tax that's pulling money out of the development process but it's providing something that is much needed, that the city may be hard pressed to provide with other funds.
Discussion continues.

FCS closes and exits meeting.

[Sandy Parks SDC and Fee-in-Lieu.pptx](#)

6.2. Longest Day Parkway Event

The Longest Day Parkway event is happening on June 23rd between 6:30pm-8:00pm. It's an event that the city council and staff put on to let the community know about the services the city offers to the community.

Rochelle asks the Board if they would like to have a booth to be able to share information to the community about the Parks and Trails Advisory Board.

Don Robertson, Upekela Wjayratne, and Will Toogood all agree they would like to be involved as long as their schedules permit.

7. Old Business

8. STAFF UPDATES

8.1. Director Report

Rochelle introduces Chelsea, the department's new Executive Assistant. Chelsea briefly introduces herself.

The Parks and Trails Advisory Board has 2 openings. There are currently 6 applicants.

The Community Campus pool will be drained. RFPs are being attained. This will include a design/build for the community campus and a schematic for the eventual pool.

Joe Preston, Parks Crew Leader, is retiring. His retirement party will be July 5th at the Community Center.

Recreation programs look good. SOLVE was successful. Carol has received sponsorships totaling \$11,000.00 for the summer concert in the park series.

The Parks and Recreation department has entered into Cost Recovery.

A grant has been submitted for the Sandy Bluff project.

The code amendments and parks and trails system master plan is going to council review May 16th and for final adoption June 6th.

A notice has been received to proceed with the RTG (Recreation Trails Grant) grant for the connecting trail from the community campus to the Sandy River Front Park.

John Wallace, Center Manager, briefs the board on the Community Center:

- The center is now open full time.
- Key staff are being hired.
- Building Monitor positions are being created.
- POS system is getting working on.
- The center is doing research on taking back some non-emergency medical transports.
- Focus is being placed on volunteer information/recruitment.

Tiana Rundell is attending a leadership program. The first session focused on core needs to help foster a better team environment. Her capstone project will focus on a pest management policy for the parks department, which will eventually go to the Parks Board for review.

9. Adjourn

City of Sandy Parks SDC and Fee-in-Lieu



Doug Gabbard and
Zech Hazel

May 5, 2022





Agenda

- **Background**
- **Calculations**
- **Implementation**



Agenda

- **Background**
- Calculations
- Implementation



Key Characteristics of SDCs

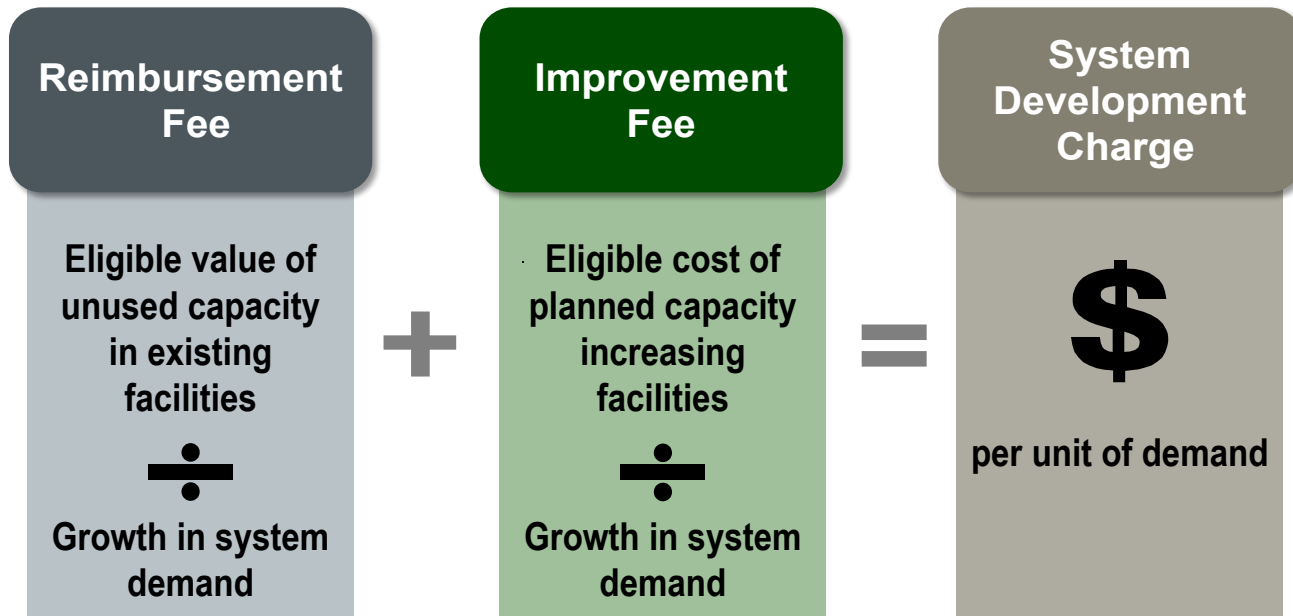
- SDCs are one-time charges, not ongoing rates. Paid at the time of development.
- SDCs are available for water, wastewater, stormwater, transportation, and parks.
- SDCs are for capital only, in both their calculation and in their use.
- SDCs include both existing and future (planned) infrastructure cost components.
- SDCs are for “system” facilities, not “local” facilities.

Legal Framework for SDCs

ORS 223.297 - 314, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”



The SDC Calculation



Fee in Lieu of Land Dedication

- **Developers are responsible for providing for growth-related park land**
 - » Land dedication if acceptable parcel is available
 - » Fee in lieu of land dedication
- **The fee is based on:**
 - » Estimated cost of undeveloped land
 - » Future level of service of park acres per resident

$$\begin{array}{c} \text{Cost per acre} \\ \hline \end{array} \times \begin{array}{c} \text{Future acres} \\ \text{per resident} \\ \hline \end{array} = \begin{array}{c} \text{Fee-in-lieu} \\ \text{per resident} \\ \hline \end{array}$$

Number of residents will be estimated by
number and types of dwelling units

Current SDCs and Fee-in-Lieu

- The current SDC is \$3,717 per single-family dwelling unit
- The current fee-in-lieu is \$3,109 per single-family dwelling unit

\$241,000 per acre	×	0.0043 acres per resident	=	\$1,036 per resident
\$1,036 per resident	×	3 residents per SFR	=	\$3,109 per SFR



Agenda

- Background
- **Calculations**
 - » System development charge
 - » Fee-in-lieu
- Implementation



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$22,436

Cost Basis:	
Improvement Fee	\$ 53,262,087
Compliance Costs	62,430
Total Cost Basis	\$ 53,324,517
Growth in Residents	6,488
Improvement Fee per Resident	\$ 8,209
Compliance Fee per Resident	10
Total SDC per Resident	\$ 8,219
Fee Schedule:	
Single-family dwelling unit	\$ 22,436
Multi-family dwelling unit	16,635
Mobile home dwelling unit	18,071

 **Growth**

	2020	2035	CAGR	Growth	Growth Share
Population in Sandy	12,612	19,100	2.81%	6,488	33.97%

Source: Email from Tracy Johnson, 2/2/2022



Infill List

	Tier	Timing	Total Cost	Eligibility	Eligible Costs
Sandy Bluff Park	Tier 1	0-5 years	\$ 250,000	33.97%	\$ 84,921
Meinig Memorial Park	Tier 1	0-5 years	100,000	0.00%	-
Sandy River Park - Phase 1	Tier 1	0-5 years	800,000	33.97%	271,749
Bornstedt Park - Phase 2	Tier 2	5-10 years	652,000	33.97%	221,475
Tupper Park	Tier 2	5-10 years	750,000	33.97%	254,764
Meinig Memorial Park	Tier 2	5-10 years	273,200	33.97%	92,802
Sandy River Park - Phase 2	Tier 2	5-10 years	650,000	33.97%	220,796
Meinig Memorial Park	Tier 3	10-15 years	500,000	0.00%	-
Sandy River Park Addition	Tier 3	10-15 years	-	33.97%	-
	Total		\$ 3,975,200		\$ 1,146,508

Source: Environmental Science Associates, City staff.



Expansion List: Park Projects

Park Name	Park Type	Tier	Timing	Total Cost	Acres Added	Acres
						Absorbed
Deer Point Park	Neighborhood Park	Tier 1	0-5 years	\$ 1,442,800	1.41	1.41
Champion Way Park	Neighborhood Park	Tier 1	0-5 years	998,700	0.99	0.99
Ponder Lane Park	Neighborhood Park	Tier 1	0-5 years	1,848,000	2.00	2.00
Deer Point Expansion	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-
Sunset	Neighborhood Park	Tier 1	0-5 years	1,700,000	2.00	-
Community North	Community Park	Tier 1	0-5 years	5,900,000	10.00	-
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	0-5 years	-	-	-
Jarl Road	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-
Jewelberry NE	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-
Vista Loop	Neighborhood Park	Tier 2	5-10 years	1,700,000	2.00	-
Community East	Community Park	Tier 2	5-10 years	6,900,000	12.50	-
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	5-10 years	-	-	-
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	5-10 years	-	-	-
Orient	Mini Park	Tier 3	10-15 years	490,000	0.50	-
Colorado East	Mini Park	Tier 3	10-15 years	490,000	0.50	-
Kelso 362nd	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Gunderson Road West	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Barlow Trail	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Trubel	Neighborhood Park	Tier 3	10-15 years	1,700,000	2.00	-
Vista Loop SW	Neighborhood Park	Tier 3	10-15 years	-	-	-
Community South	Community Park	Tier 3	10-15 years	5,900,000	10.00	-
Ruben	Natural & Open Space	Tier 3	10-15 years	-	-	-
Sandy Community Campus - Phases 1-4	Community Park		0-15 years	9,950,200	13.75	13.75
Total				\$ 49,219,700	69.65	18.15

Source: Environmental Science Associates, City staff.



Expansion List: Trail Projects

Trail Name	Tier	0-5 years	Parks SDC Cost	Linear Feet	
				Added	Miles Added
Kelso to Powerline	Tier 1	0-5 years	185,800	4,224	0.80
Sunflower to Powerline	Tier 1	0-5 years	32,500	317	0.06
Olson to Powerline	Tier 1	0-5 years	81,300	792	0.15
Sandy Bluff Park to 362nd	Tier 1	0-5 years	198,100	1,531	0.29
Sandy Bluff Park Pond Loop Trail	Tier 1	0-5 years	143,500	1,109	0.21
Bell Street to Sandy Bluff Park	Tier 1	0-5 years	191,300	1,478	0.28
Kate Schmidt to Bell Street	Tier 1	0-5 years	82,000	634	0.12
SHS Trail Easement 1	Tier 1	0-5 years	259,600	2,006	0.38
Meeker to Safeway	Tier 1	0-5 years	32,500	317	0.06
Community Campus to Sandy River Trail	Tier 1	0-5 years	23,700	3,115	0.59
Park Street to Community Campus	Tier 1	0-5 years	2,000	264	0.05
Tickle Creek Reroutes	Tier 1	0-5 years	93,750	1,373	0.26
Sunset Street to Tickle Creek	Tier 1	0-5 years	12,800	1,690	0.32
Sunset Street to Nettie Connett Drive	Tier 1	0-5 years	103,000	1,003	0.19
Bluff Road to Sandy Heights	Tier 1	0-5 years	11,600	1,531	0.29
Tupper Park to Gerilyn Court	Tier 1	0-5 years	32,500	317	0.06
Tickle Creek Extension East to Dubarko Underpass	Tier 1	0-5 years	125,000	1,361	0.26
Tickle Creek to Deer Point Park	Tier 1	0-5 years	432,000	4,208	0.80
Tickle Creek Extension Dubarko East to Jacoby	Tier 1	0-5 years	400,000	2,243	0.42
Alleyway to Tickle Creek Trail Connector	Tier 1	0-5 years	37,500	365	0.07
Bornstedt Park	Tier 1	0-5 years	78,000	760	0.14
Highway 211 Parkway	Tier 1	0-5 years	406,250	3,010	0.57



Expansion List: Trail Projects (cont.)

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Cascadia to Tickle Creek	Tier 1	0-5 years	30,200	686	0.13
Slagle Loop to Jonsrud Viewpoint	Tier 2	5-10 years	38,500	5,069	0.96
Sandy River Lower Loop	Tier 2	5-10 years	13,300	1,742	0.33
Sandy River North Loop	Tier 2	5-10 years	10,400	1,373	0.26
Park Street to Sandy River Trail	Tier 2	5-10 years	6,400	845	0.16
Fir Drive to Community Campus	Tier 2	5-10 years	20,100	2,640	0.50
Tickle Creek Extension within UGR 2	Tier 2	5-10 years	380,900	8,659	1.64
Champion Way to Tickle Creek	Tier 2	5-10 years	4,400	581	0.11
Barnum to Tickle Creek	Tier 2	5-10 years	6,800	898	0.17
Salmon Creek Park to Barnum Road	Tier 2	5-10 years	92,200	898	0.17
Tickle Creek to Highway 211	Tier 2	5-10 years	69,700	1,584	0.30
Sandy Heights to Meinig Connection	Tier 2	5-10 years	11,500	1,514	0.29
Tickle Creek Jacoby Rd to Meadows Ave extension	Tier 2	5-10 years	172,600	3,923	0.74
Orient to Bluff Road 4,5	Tier 3	10-15 years	-	8,976	1.70
Kelso to 362nd	Tier 3	10-15 years	255,500	5,808	1.10
Orient to 362nd 2 (Bell Street Extension)	Tier 3	10-15 years	675,000	3,115	0.59
Vista Loop to Longstreet Lane	Tier 3	10-15 years	303,600	2,957	0.56
Orient to Tickle Creek	Tier 3	10-15 years	88,300	2,006	0.38
Tickle Creek to Colorado & Rachel	Tier 3	10-15 years	227,600	5,174	0.98
Bornstedt Road to Trubel Road	Tier 3	10-15 years	495,400	3,828	0.73



Expansion List: Trail Projects (cont.)

Trail Name	Tier		Parks SDC Cost	Linear Feet	
				Added	Miles Added
Village South to Trubel Road	Tier 3	10-15 years	623,600	4,819	0.91
Jacoby West to Village South	Tier 3	10-15 years	373,100	2,883	0.55
Cascadia to Jacoby West	Tier 3	10-15 years	102,300	996	
Old Barlow Trail	Tier 3	10-15 years	151,700	1,478	0.28
Barlow Trail to Tickle Creek	Tier 3	10-15 years	13,900	317	0.06
Barlow Trail to Market	Tier 3	10-15 years	25,600	581	0.11
Tickle Creek Connector Sewer Easement 4	Tier 3	10-15 years	914,000	20,777	3.94
Tickle Creek Bridge at Market	Tier 3	10-15 years	500,000	-	-
		Total	\$ 8,571,300	127,775	24.01

Source: Email from Tracy Johnson, 2/2/2022



Eligibility: Current Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	Additional Needed to Maintain LoS	Eligibility
By category:						
Mini Park	Acres	3.87	0.31	1.00	1.99	100.00%
Neighborhood Park	Acres	16.89	1.34	22.40	8.69	38.79%
Community Park	Acres	11.07	0.88	46.25	5.69	12.31%
Natural & Open Space	Acres	224.64	17.81	0.00	115.56	0.00%
Undeveloped Park	Acres	22.26	1.76	-18.15	11.45	0.00%
Special Use Area	Number	4.00	0.32	0.00	2.06	0.00%
Trail	Miles	9.96	0.79	24.01	5.12	21.34%
By Unit of Measurement:						
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	143.39	100.00%
Number of Special Use Sites	Number	4.00	0.32	0.00	2.06	0.00%
Miles of Trails	Miles	9.96	0.79	24.01	5.12	21.34%

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables



Eligibility: Future Level of Service

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	2035 Units per 1,000 Residents	2020 Minimum Quantity	2020 Eligibility	Reimbursable Quantity
By category:								
Mini Park	Acres	3.87	0.31	1.00	0.25	3.22	100.00%	0.65
Neighborhood Park	Acres	16.89	1.34	22.40	2.06	25.94	59.58%	-
Community Park	Acres	11.07	0.88	46.25	3.00	37.85	42.10%	-
Natural & Open Space	Acres	224.64	17.81	0.00	11.76	148.33	0.00%	76.31
Undeveloped Park	Acres	22.26	1.76	-18.15	0.22	2.71	0.00%	19.55
Special Use Area	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Trail	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-
By Unit of Measurement:								
Acres of Parks and Natural Areas	Acres	278.73	22.10	51.50	17.29	218.06	100.00%	60.67
Number of Special Use Sites	Number	4.00	0.32	0.00	0.21	2.64	0.00%	1.36
Miles of Trails	Miles	9.96	0.79	24.01	1.78	22.43	48.06%	-

Source: 2021 Parks and Trails Master Plan, Section 4 (2020 quantity); previous tables



Improvement Fee Cost Basis

	Cost	Current LoS		Future LoS	
		Eligibility	Eligible Cost	Eligibility	Eligible Cost
By Category					
Mini Park	\$ 980,000	100%	\$ 980,000	100%	\$ 980,000
Neighborhood Park	19,589,500	39%	7,598,570	60%	11,671,719
Community Park	28,650,200	12%	3,527,690	42%	12,061,452
Natural & Open Space	-	0%	-	0%	-
Undeveloped Park	-	0%	-	0%	-
Special Use Area	-	0%	-	0%	-
Trail	8,571,300	21%	1,829,024	48%	4,119,280
Expansion Projects Total	\$ 57,791,000		\$ 13,935,284		\$ 28,832,451
Infill Projects	3,975,200		1,146,508		1,146,508
Total	\$ 61,766,200		\$ 15,081,792		\$ 29,978,959
By Unit of Measurement					
Acres of Parks and Natural Areas	\$ 49,219,700	100%	\$ 49,219,700	100%	\$ 49,219,700
Number of Special Use Sites	-	0%	-	0%	-
Miles of Trails	8,571,300	21%	1,829,024	48%	4,119,280
Expansion Projects Total	\$ 57,791,000		\$ 51,048,724		\$ 53,338,980
Infill Projects	3,975,200		1,146,508		1,146,508
Total	\$ 61,766,200		\$ 52,195,232		\$ 54,485,488

Source: Previous tables.



Adjustments

	Current by Category	Future by Category	Current by Unit	Future by Unit
Unadjusted Improvement Fee Cost Basis	\$ 15,081,792	\$ 29,978,959	\$ 52,195,232	\$ 54,485,488
Estimated Improvement Fee Fund Balance	(1,223,401)	(1,223,401)	(1,223,401)	(1,223,401)
Improvement Fee Cost Basis	\$ 13,858,391	\$ 28,755,558	\$ 50,971,831	\$ 53,262,087

Source: City staff



System Development Charge

- The maximum allowable SDC per single-family dwelling unit is \$22,436

		Current by Category	Future by Category	Current by Unit	Future by Unit
Cost Basis:					
Improvement Fee		\$ 13,858,391	\$ 28,755,558	\$ 50,971,831	\$ 53,262,087
Compliance Costs		62,430	62,430	62,430	62,430
Total Cost Basis		\$ 13,920,821	\$ 28,817,988	\$ 51,034,261	\$ 53,324,517
Growth in Residents		6,488	6,488	6,488	6,488
Improvement Fee per Resident		\$ 2,136	\$ 4,432	\$ 7,856	\$ 8,209
Compliance Fee per Resident		10	10	10	10
Total SDC per Resident		\$ 2,146	\$ 4,442	\$ 7,866	\$ 8,219
Fee Schedule:					
	Residents per Dwelling Unit				
Single-family dwelling unit	2.73	\$ 5,857	\$ 12,125	\$ 21,472	\$ 22,436
Multi-family dwelling unit	2.02	4,343	8,990	15,920	16,635
Mobile home dwelling unit	2.20	4,718	9,766	17,295	18,071



Fee in Lieu of Land Dedication

Current cost per acre		\$869,242
Targeted acres per resident		0.0068
Calculated Fee-in-Lieu per resident		\$5,911
Fee Schedule:	<u>Residents per Dwelling Unit</u>	
Single-family dwelling unit	2.73	\$16,135
Multi-family dwelling unit	2.02	\$11,963
Mobile home dwelling unit	2.20	\$12,996



Summary

		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



Agenda

- Background
- Calculations
- **Implementation**



SDC Comparison

	Parks SDC per SFR	
Sandy (Maximum)	\$	22,436
Lake Oswego		15,672
Tigard		10,345
Sherwood		8,998
Happy Valley		8,515
Canby		6,025
Hubbard		4,558
Eugene		4,246
Milwaukie		3,985
Sandy (Current)		3,717
Molalla		2,643

Source: Survey by FCS GROUP, as of 4/26/2022



Funding Plan

	Current by Category	Future by Category	Current by Unit	Future by Unit
Resources				
Beginning fund balance	\$ 1,223,401	\$ 1,223,401	\$ 1,223,401	\$ 1,223,401
SDC revenue	13,920,821	28,817,988	51,034,261	53,324,517
Fees-in-lieu	38,349,560	38,349,560	38,349,560	38,349,560
Other needed revenue	70,955,582	56,058,415	33,842,142	31,551,886
Total resources	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364
Uses				
Project list (total cost)	\$ 61,766,200	\$ 61,766,200	\$ 61,766,200	\$ 61,766,200
Compliance costs	62,430	62,430	62,430	62,430
Land acquisition costs	62,620,734	62,620,734	62,620,734	62,620,734
Ending fund balance	-	-	-	-
Total requirements	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364	\$ 124,449,364

Source: Environmental Science Associates, City staff, previous tables.

Thank you! Questions?

Doug Gabbard – Project Manager

(503) 252-3001

DougG@fcsgroup.com

www.fcsgroup.com





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:

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

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: June 8, 2022
To: Parks and Trails Advisory Board
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Vista Loop Subdivision Development

DECISION TO BE MADE:

The Parks Board should discuss the following topics. These questions were submitted by the developer as part of the Vista Loop Subdivision Pre-Application document (Attachment A).

Land Use on page 2 of Attachment A:

- (8) The Comprehensive Plan Map, adopted in 1997, identifies a Neighborhood Park on the project site; however, the Proposed Park System Map in the 2021 Sandy Parks & Trails System Master Plan does not. Please advise if a future neighborhood park will be required by the City on this property.
- (9) The Proposed Trail System Map in the 2021 Sandy Parks & Trails System Master Plan shows a “proposed future trail” T22 (Vista Loop to Longstreet Lane) routed through the project site. Please discuss if the project is required to accommodate a future trail. If so, please provide a typical trail cross section, the planned trail alignment to the south, and advise if the public sidewalk can serve as portions of the trail.
- (11) The project is anticipated to require ± 0.94 acres in active parkland dedication, based on the planned 73 single-family lots, using 3 persons/unit multiplier for the SFR district and the 0.0043 parkland dedication factor. Please confirm the current per-person parkland factor. In October 2021, City staff indicated that it was planned to increase to 0.0053, however, the current Development Code appears to not have changed.
- (12) Please advise if the active parkland obligation can be satisfied by payment of a fee-in-lieu.

PURPOSE / OBJECTIVE:

The Parks Board should provide feedback on the Vista Loop Subdivision as it relates to fee-in-lieu versus parkland dedication, and trail connection.

BACKGROUND / CONTEXT:

On April 29, 2022 applicant Maria Miller, AKS Engineering & Forestry submitted a proposed Vista Loop Subdivision (Vista Loop & Ortiz St). The project involves a ± 73 -lot residential subdivision intended for the future construction of single-family detached homes and three open space tracts.¹

In the submitted Vista Loop Subdivision application there were several questions posed. These questions should be discussed and the Parks Board should provide their recommendations in writing. The pre-application meeting will be held on June 2, 2022. At this meeting, City staff will inform the applicant that the Parks Board is reviewing the subdivision proposal.

¹ Attached Pre-Application Conference p. 1

This review by the Parks Board is the preliminary review where the Board's recommendations will be passed along to the developer via Development Services. The Parks Board will have another opportunity to review the submitted and signed land use application.

KEY CONSIDERATIONS / ANALYSIS:

Question (8):

The Comprehensive Plan Map, adopted in 1997, identifies a Neighborhood Park on the project site; however, the Proposed Park System Map in the 2021 Sandy Parks & Trails System Master Plan does not. Please advise if a future neighborhood park will be required by the City on this property.

Consideration:

The 2022 Parks and Trails Master Plan (PTMP) shows a neighborhood park (NP8) as a proposed future park location. See attached 'Proposed Park System' map. Neighborhood parks provide close-to-home recreation opportunities and are located within approximately 5-10 minute walking time from local residences, without crossing major roads and are generally 2-5 acres in size. This project is anticipated to require ± 0.94 acres of parkland, using 0.0043 parkland dedication. However, the multiplier is anticipated to increase to 0.0068 after the June 6, 2022 Council meeting via an emergency ordinance. If the increased multiplier is used the anticipated parkland dedication would be ± 1.49 acres.

Question (9):

The Proposed Trail System Map in the 2021 Sandy Parks & Trails System Master Plan shows a "proposed future trail" T22 (Vista Loop to Longstreet Lane) routed through the project site. Please discuss if the project is required to accommodate a future trail. If so, please provide a typical trail cross section, the planned trail alignment to the south, and advise if the public sidewalk can serve as portions of the trail.

Consideration:

T22 is a proposed trail in the PTMP. Please see attached map. The Parks Board can recommend this is part of the development. In the proposed updated code chapter 17.86.10 states, "The dedication or provision of parks, open space, trails, and amenities shall comply with the 2022 Parks and Trails Master Plan..."

Question (11):

The project is anticipated to require ± 0.94 acres in active parkland dedication, based on the planned 73 single-family lots, using 3 persons/unit multiplier for the SFR district and the 0.0043 parkland dedication factor. Please confirm the current per-person parkland factor. In October 2021, City staff indicated that it was planned to increase to 0.0053, however, the current Development Code appears to not have changed.

Consideration:

If Council adopts the updated code amendments on June 6, 2022 via an emergency resolution the multiplier will increase from 0.0043 to 0.0068. Chapter 17.86.10(b)(2) of the proposed updated code amendments.

Question (12):

Please advise if the active parkland obligation can be satisfied by payment of a fee-in-lieu.

Consideration:

Fee-in-Lieu is estimated as follows using the current adopted code. The formula is acres = proposed units x (persons/unit) x 0.0043. For the 73 lots, assuming single family homes, acres = $73 \times 3 \times 0.0043 = \pm 0.94$ acres. The fee-in-lieu would be \$226,540 (0.94 multiplied by \$241,000) if paid to the City prior to final plat approval, or \$249,100 (0.94 multiplied by \$265,000) if half is deferred to building permit issuance.

Fee-in-Lieu is estimated as follows using the update code to be adopted on June 6, 2022. The formula is acres = proposed units x (persons/unit) x 0.0068. For the 73 lots, assuming single family homes, acres = $73 \times 3 \times 0.0068 = \pm 1.49$ acres. The fee-in-lieu would be \$359,090 (1.49 multiplied by \$241,000) if paid to the City prior to final plat approval, or \$394,850 (1.49 multiplied by \$265,000) if half is deferred to building permit issuance.

Please note that Sandy Parks and Recreation is updating its SDC/FIL methodology. This could result in a higher FIL multiplier. SDC/FIL findings were presented to the Parks Board on May 5, 2022. The findings will be presented to Council on June 6, 2022 and an implementation plan will be presented to the Parks Board on July 13, 2022.

RECOMMENDATION:

Staff suggests that the Parks Board should recommend that the future development should accommodate for a trail as listed in the PTMP. Staff also suggests that the Parks Board consider the recommendation for parkland dedication. In the PTMP a future neighborhood park NP8 is in the vicinity of this proposed development. The updated code amendments, "Chapter 17.86.20. Minimum Parkland Standard", is more explicit in the parkland dedication criteria. The updated code increases the amount of parkland acres to be dedicated, and the Parks and Recreation Department could develop a park in an underserved area of Sandy that is called out in the PTMP.

BUDGETARY IMPACT:

Please see notes above.

SUGGESTED MOTION LANGUAGE:

I move that the Parks Board submits the following recommendations in writing: 1) The parks board recommends that the future development should accommodate a trail as listed in the Parks and Trails Master Plan. And, 2) at this time, the Parks Board is interested in parkland dedication versus fee-in-lieu to expand the park system as stated in the 2022 Parks and Trails Master Plan

LIST OF ATTACHMENTS / EXHIBITS:

Attachment A: Vista Loop Subdivision - Pre-App (June 2, 2022)

Attachment B: Existing Park Services Areas

Attachment C: Proposed Park System PTMP

Attachment D: Proposed Trail System



PRE-APPLICATION CONFERENCE

April 29, 2022

TO:

Kelly O'Neill Jr., Development Services Director
Jordan Wheeler, City Manager
Jenny Coker, Public Works Director
Andi Howell, Transit Director
Greg Brewster, IT Director
Rochelle Anderholm-Parsch
Emily Meharg, Senior Planner
Shelley Denison, Associate Planner
Thomas Fisher, Engineering Tech
Gary Boyles, Fire Marshal
ODOT

FROM: Planning Department

When:	Thursday June 2 nd , 2022
Time:	2:00pm
Place:	Teleconference "Google Meet"
Applicant:	AKS Engineering / Baltazar Ortiz / William Knapp
Project:	Vista Loop Subdivision (Vista Loop & Ortiz St)
Type:	Type III
Assigned Planner:	Emily Meharg planning@ci.sandy.or.us

Please return your comments to the City of Sandy two days prior to the pre-application conference if possible. (Attn: Emily at planning@ci.sandy.or.us)

* Attached - please find pre-application information.



Pre-Application Conference Request

1 page

Name of Project:	Vista Loop Drive Subdivision
Location or Address:	Vista Loop Drive and Ortiz Street

Map & Tax Lot #	T: 2 2	R: 5E 5E	Section: 19 18	Tax Lot (s): 401 2710 & 2711
----------------------------	------------------	--------------------	--------------------------	--

Request:	Discuss a potential single-family residential subdivision.
	Please see the enclosed narrative for further information.

I am the (check one) owner lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner) Maria Miller, AKS Engineering & Forestry	Owner 1 - Tax Lots 2710 & 2711 Baltazar Ortiz	Owner 2 - Tax Lot 401 William Knapp
Address 12965 SW Herman Road, Suite 100	Address PO Box 1094	Address PO Box 880
City/State/Zip Tualatin, OR 97062	City/State/Zip Sandy, OR 97055	City/State/Zip Sandy, OR 97055
Email MariaM@aks-eng.com	Email	Email
Phone (503) 563-6151	Phone	Phone
Signature <i>Miller</i>	Signature	Signature

Staff Use Only

Date: 4/28/22	Fee: \$314	Rcvd by: Rebecca C	Planner: Emily Meharg
Type of review: Type I <input type="checkbox"/> Type II <input checked="" type="checkbox"/> Type III <input type="checkbox"/> Type IV <input type="checkbox"/>			
Date of Pre-App meeting: Thursday June 2nd 2022 @ 2pm			

Development Services Department, 39250 Pioneer Blvd, Sandy, OR 97055, 503.489.2160

April 27, 2022

Kelly O'Neill, Development Services Director
City of Sandy
Development Services Department
39250 Pioneer Blvd
Sandy, OR 97055-8001



RE: Pre-Application Conference Narrative for the Property Located at Ortiz Street and Vista Loop Drive, Clackamas County Assessor's Map No. 2 5 E 18, Tax Lots 2710 and 2711 and Map No. 2 5 E 19, Tax Lot 401

This pre-application conference involves a ± 33.3 -acre property generally located west of the intersection of Ortiz Street and Vista Loop Drive in the City of Sandy. The property has frontage on Vista Loop Drive and Ortiz Street. The property is within the Single Family Residential (SFR) zoning district, and portions of the property are within the Flood and Slope Hazard (FSH) overlay. The property is comprised of three tax lots: Clackamas County Assessor's Map No. 2 5 E 18, Tax Lots 2710 and 2711 and Map No. 2 5 E 19, Tax Lot 401. The Applicant desires to adjust the shared property line between Tax Lots 2710 and 2711 in order to transfer ± 0.8 acres of unrestricted site area, which does not contain steep slopes, to Tax Lot 2710 along its eastern property line. Residential lots for future single-family homes will be provided on Tax Lots 2710 and 401. Tax Lot 2711, which is located within the FSH overlay, will remain unimproved.

The project involves a ± 73 -lot residential subdivision intended for the future construction of single-family detached homes and five open space tracts. Areas containing slopes over 25 percent are planned to remain within open space tracts. Access to the subdivision will be provided via Ortiz Street, which is planned to be extended east through the project site. The site's topography slopes down from Vista Loop Drive to the west. Portions of the property are located ± 80 feet below the grade of Vista Loop Drive. Therefore, gravity sewer cannot be routed up to the existing sewer main in Vista Loop Drive. A new public sanitary sewer lift station is planned to be provided in Tract C, with a new public force main line conveying sanitary sewer flow from the lift station to the existing public sewer gravity main located in Ortiz Street.

We would like to discuss the following issues at the pre-application conference in addition to the typical items that are covered:

Land Use

1. Please advise if the property line adjustment and subdivision applications can be consolidated and processed concurrently.
2. Please confirm that this subdivision requires a Type II procedure and provide an approximate timeline for land use approval process
3. Please confirm that the layout shown (lot areas, dimensions, parkland and open space, etc.) is acceptable, given the requirements of the City of Sandy Development Code.
4. The FSH overlay boundary depicted on the City of Sandy FSH Map differs from the slope data from LiDAR topography. Please advise if the FSH boundary is established based on existing field conditions rather than the City map, and if there is a map verification/amendment process.

BEND, OR | KEIZER, OR | TUALATIN, OR | VANCOUVER, WA
www.aks-eng.com

5. A sanitary sewer lift station is planned to be located within the approximate FSH boundary delineated on the City FSH Map. Please advise if this is a permitted use and discuss permitting requirements for this facility.
6. What is the approximate timeline for getting design approved for the lift station?
7. Per Section 17.84.90.C, where a development site is traversed by a drainageway or water course, a drainageway dedication shall be provided to the City. Please advise if this standard applies to this project.
8. The Comprehensive Plan Map, adopted in 1997, identifies a Neighborhood Park on the project site; however, the Proposed Park System Map in the 2021 Sandy Parks & Trails System Master Plan does not. Please advise if a future neighborhood park will be required by the City on this property.
9. The Proposed Trail System Map in the 2021 Sandy Parks & Trails System Master Plan shows a “proposed future trail” T22 (Vista Loop to Longstreet Lane) routed through the project site. Please discuss if the project is required to accommodate a future trail. If so, please provide a typical trail cross section, the planned trail alignment to the south, and advise if the public sidewalk can serve as portions of the trail.
10. The minimum density calculation for the project site yields 41 dwelling units, based on the unrestricted site area (USA) of ±13.70 acres and 3 units per acre minimum density standard in the SFR zoning district (13.7 x 3 = 41.1).

The maximum density calculation for the subject site yields 98 dwelling units, based on Net Site Area (NSA) calculation method (16.83 net acres x 5.8 du/ac in SFA zone = 97.6 units, rounded up to 98). Using the NSA density calculation method results in a lower maximum density than the USA method (13.7 x 5.8 x 1.5 = 119). Please confirm this is accurate.
11. The project is anticipated to require ±0.94 acres in active parkland dedication, based on the planned 73 single-family lots, using 3 persons/unit multiplier for the SFR district and the 0.0043 parkland dedication factor. Please confirm the current per-person parkland factor. In October 2021, City staff indicated that it was planned to increase to 0.0053, however, the current Development Code appears to not have changed.
12. Please advise if the active parkland obligation can be satisfied by payment of a fee-in-lieu.
13. Staff previously indicated that Development Code was being revised to no longer require parkland to be surrounded by streets (Section 17.86.20.1). Please advise if this standard is still applicable.
14. Please advise if the front of the homes on the lots with frontage on Vista Loop Drive are required to be oriented towards Vista Loop Drive and have rear vehicular access. How does that affect building setbacks on those lots?
15. Tree removal is required to accommodate the project. Please confirm that the preserved trees within FSH setback are counted towards the tree retention standards. If the Applicant is not able to retain 3 trees per acre, can replacement mitigation tree be planted, or a fee-in-lieu be paid?

16. Please confirm that building height is measured from the finished grade.
17. Please confirm if a geotechnical engineering study is required. If so, when is it required to be provided?
18. Please let us know if a traffic study is required and what the scope would include.
19. Please let us know if any additional studies or analyses are necessary.
20. Please discuss any anticipated changes to the Development Code, TSP, Comprehensive Plan, or other design standards and what impact those changes may have on this project.
21. Please describe the review process and code standards applicable to model homes.

Street/Transportation/Circulation

22. Please provide input on the preliminary layout, circulation system, block lengths, etc.
23. Due to the property's limited frontage on Vista Loop Drive (± 380 feet), the ± 73 -lot subdivision has a single access from a Collector via Ortiz Street. Please advise if this layout provides an adequate emergency access. Please discuss any requirements for alternative means of fire protection. We request that the Fire Marshall attend the pre-application conference?
24. The City of Sandy Locally Significant Wetlands Map identifies a "not locally significant" wetland located in an area planned for the future residential use, and a perennial stream and a "locally significant" wetland (CC3) within the area planned as future Open Space Tract A. Please advise if any special submittal/permitting requirements apply due to the presence of these natural resources on the property.
25. Please advise if the street curves on Ortiz Street in front of lots 2 and 3 are acceptable as shown on the Preliminary Site Plan. This design reflects of the property boundary of the adjacent properties to the north of Lots 2 and 3.
26. Please discuss any reimbursement districts (or latecomers' agreements, etc.) that are in place or anticipated to be relevant to the construction of transportation facilities and if any other reimbursements are required.
27. Please confirm the intersections shown meet the minimum spacing requirements and how this is measured.
28. Please discuss the required right-of-way widths for local neighborhood streets.
29. Please discuss any other onsite improvement or right-of-way dedication requirements regarding site circulation.
30. Are there any other required on or off-site improvements that are anticipated to be required?

Public Services/Utilities/Natural Resources

31. Please confirm if there is sufficient sanitary sewer capacity to serve the project.
32. As discussed previously, sanitary sewer from the project's sanitary sewer lift station is required to be conveyed via a force main to the public sewer gravity main located in Ortiz Street, due to the site's topography. Please provide staff's feedback for the planned location of a new public sanitary sewer lift station in Tract C. Is this public facility eligible for SDC credits?
33. Please discuss any storm drainage issues, including known downstream deficiencies.
34. Please provide input on the size and location of the stormwater facilities shown on the preliminary layout. Please confirm water quality and detention are both required.
35. Please confirm sufficient water system capacity and pressure exists for domestic and fire suppression service. Please discuss if a water system analysis is required.
36. Please discuss fire suppression sprinkler system requirements, including fire hydrants. Will fire suppression sprinklers be required?
37. Are there any special requirements or considerations for connecting to sanitary sewer, storm drainage, or water?
38. Are there any required natural resource setbacks? Will DSL concurrence of a wetland delineation be required?
39. If non-jurisdictional wetlands are identified onsite during due diligence, can the land use application be submitted concurrently with DSL review of wetland delineation?
40. Will this project be subject to any utility construction reimbursement?
41. During the final plat process, can the Applicant bond for improvements or is substantial completion required prior to plat recordation?
42. Can civil engineering construction plans and the subdivision plat be reviewed concurrently or prior to land use approval?

Please let us know if there are any other issues or site constraints of which you are aware.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Maria Miller, AICP

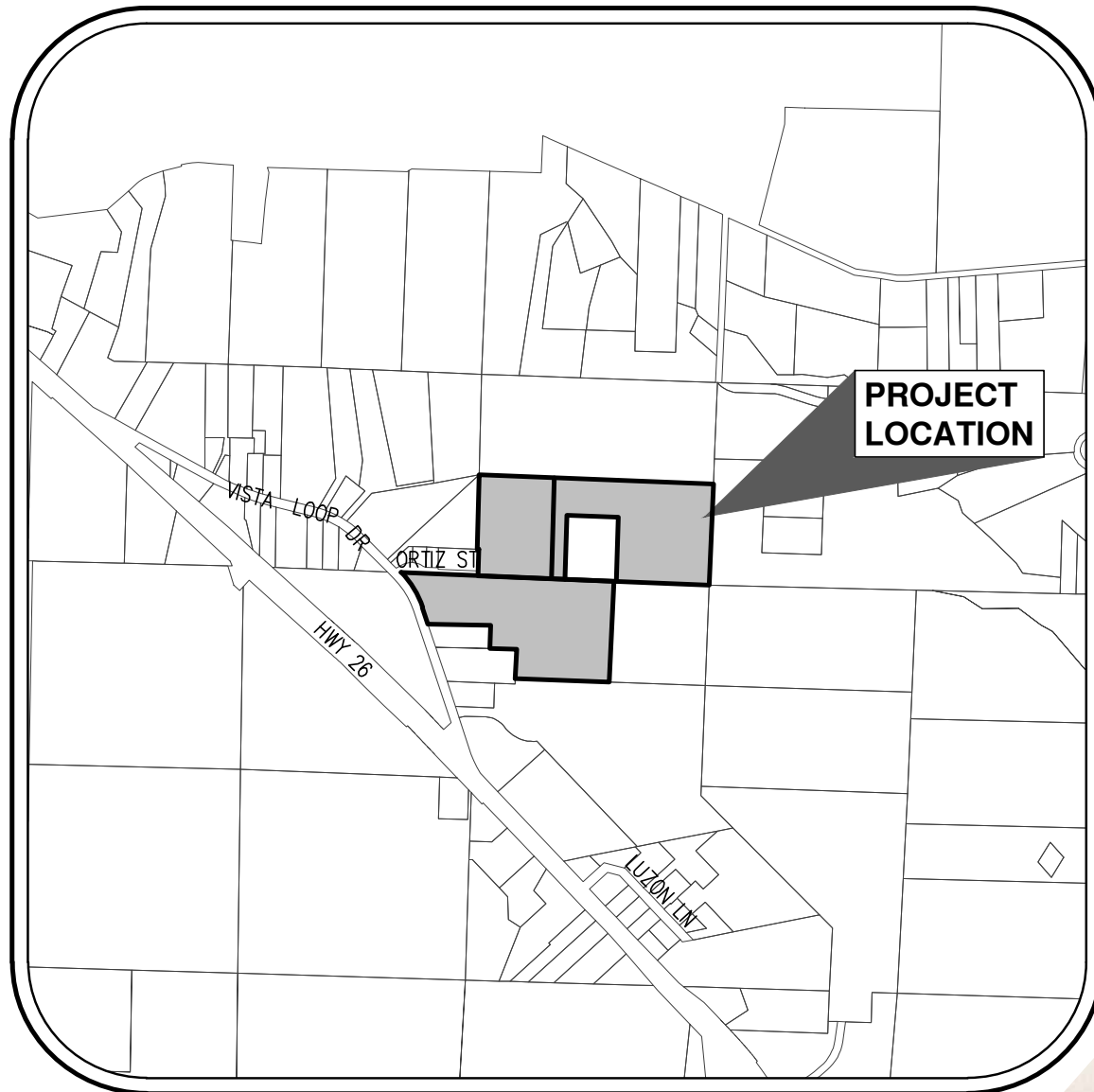
503-563-6151 | mariam@aks-eng.com



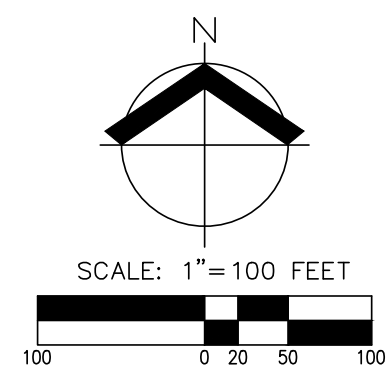
Vista Loop Drive Subdivision – City of Sandy
Pre-Application Conference Materials

Page 4

Enclosures: Clackamas County Assessor's Maps
Preliminary Existing Conditions Plan
Conceptual Subdivision Layout with Aerial Contours
Conceptual Subdivision Layout
City of Sandy Land Use Maps



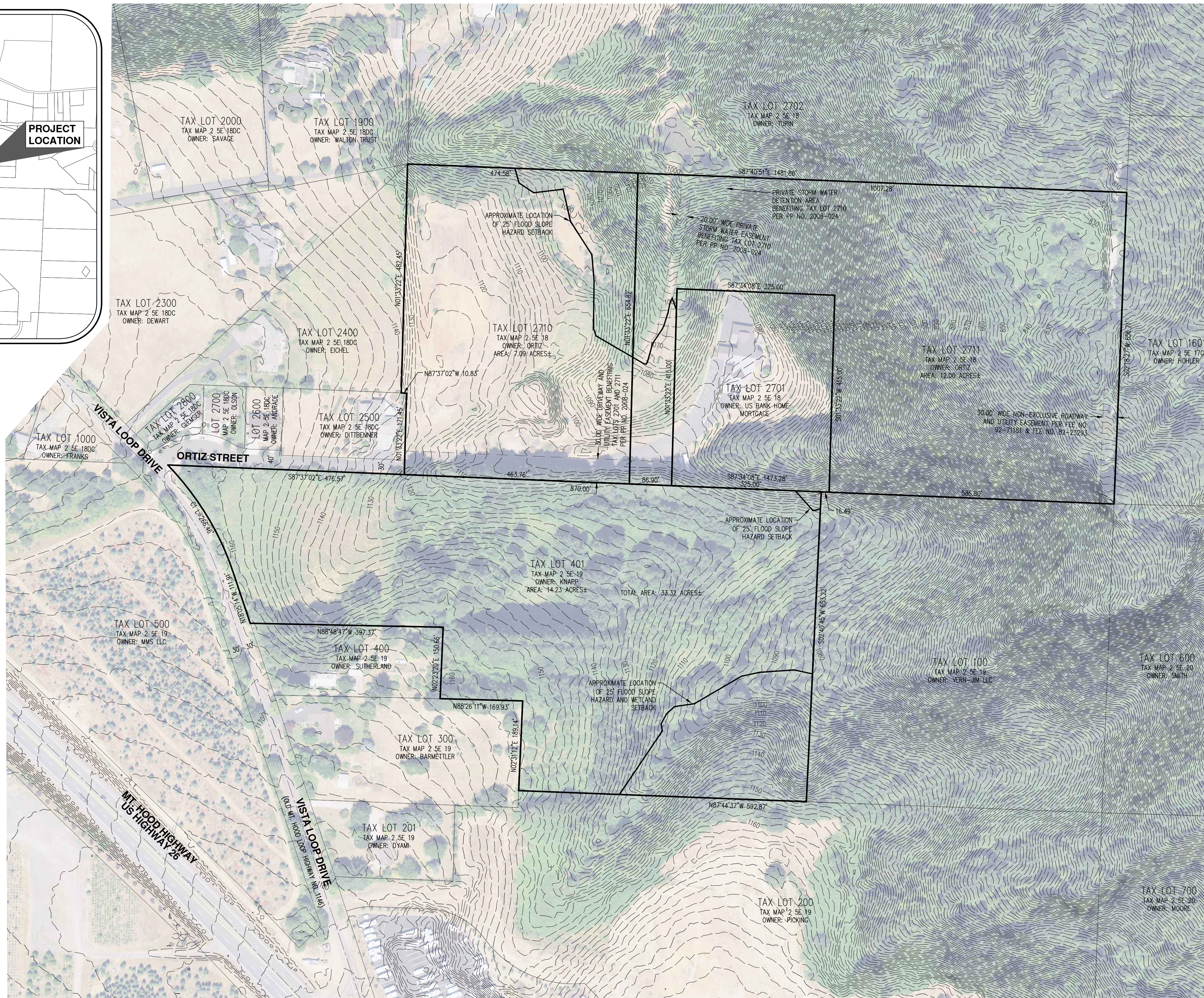
VICINITY MAP
SCALE: 1" = 1000'



NOTES:

1. PROPERTY LINES ARE BASED ON RECORDED SURVEYS AND COUNTY GIS TAX LOT INFORMATION. PROPERTY LINES ARE CONSIDERED APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. CONTOUR LINES ARE BASED ON GIS INFORMATION PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
3. CONTOUR LINES ARE SHOWN AT A 2-FOOT INTERVAL, AND ARE BASED ON THE NAVD 88 DATUM.
4. THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS CONSIDERED APPROXIMATE.
5. NO FIELD WORK HAS BEEN COMPLETED AT THIS TIME.
6. A TITLE REVIEW HAS NOT BEEN COMPLETED AT THIS TIME.
7. THE FLOOD SLOPE HAZARD AREA IS IDENTIFIED AS AREAS WITHIN 25' OF 25% OR GREATER SLOPE. THE FLOOD SLOPE HAZARD AREA WAS DIGITIZED FROM LIDAR DATA AND WAS INTERSECTED WITH THE FLOOD SLOPE HAZARD ANALYSIS MAP. THE FLOOD SLOPE HAZARD AREA IS CONSIDERED APPROXIMATE AND IS SUBJECT TO CHANGE UPON WETLAND REVIEW.
8. WETLAND AREAS ARE CONSIDERED APPROXIMATE AND PRELIMINARY AND ARE SUBJECT TO CHANGE UPON WETLAND REVIEW.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	602.90'	251'9"22"	266.46'	N30°44'55"W 264.30'



PRELIMINARY EXISTING CONDITIONS PLAN
VISTA LOOP DRIVE SUBDIVISION
SANDY, OREGON



JOB NUMBER:	9363
DATE:	04/19/2022
DESIGNED BY:	KLH
DRAWN BY:	KLH
CHECKED BY:	MSK

01



- NOTES:**
1. PROPERTY LINES ARE BASED ON RECORDED SURVEYS AND COUNTY GIS TAX LOT INFORMATION. PROPERTY LINES ARE CONSIDERED APPROXIMATE AND ARE SUBJECT TO CHANGE.
 2. CONTOUR LINES ARE BASED ON GIS INFORMATION PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
 3. CONTOUR LINES ARE SHOWN AT A 2-FOOT INTERVAL, AND ARE BASED ON THE NAVD 88 DATUM.
 4. THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS CONSIDERED APPROXIMATE.
 5. NO FIELD WORK HAS BEEN COMPLETED AT THIS TIME.
 6. A TITLE REVIEW HAS NOT BEEN COMPLETED AT THIS TIME.
 7. THE FLOOD SLOPE HAZARD AREA IS IDENTIFIED AS AREAS WITHIN 25' OF 25% OR GREATER SLOPE. FLOOD SLOPE HAZARD AREA WAS DIGITIZED FROM LIDAR DATA AND IS CONSIDERED APPROXIMATE.

**CONCEPTUAL SUBDIVISION LAYOUT WITH AERIAL CONTOURS
 VISTA LOOP DRIVE SUBDIVISION
 SANDY, OREGON**

JOB NUMBER:	9363
DATE:	04/19/2022
DESIGNED BY:	WN
DRAWN BY:	CL
CHECKED BY:	RSW

**CONCEPTUAL SUBDIVISION LAYOUT
 VISTA LOOP DRIVE SUBDIVISION
 SANDY, OREGON**



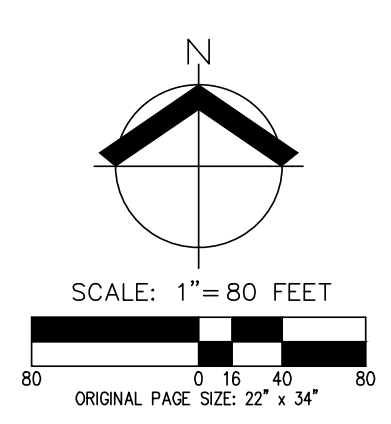
SITE NOTES:
 GROSS AREA: 22.15± ACRES
 OPEN SPACE/FISH OVERLAY AREA: 3.13± ACRES
 ROW AREA: 4.64± ACRES
 STORMWATER FACILITY AND LIFT STATION TRACTS AREA: 0.68± ACRES
 NET SITE AREA = GROSS - ROW - PUBLIC USE TRACTS = 16.83± ACRES
 UNRESTRICTED SITE AREA = NET-FISH = 13.70± ACRES

MINIMUM STANDARDS FOR SFR ZONING DISTRICT:
 • DENSITY: 3 - 5.8 DU/AC
 • MINIMUM LOT AREA: 7,500 SF
 • MINIMUM AVERAGE LOT WIDTH: 60 FT

MAIN BUILDING SETBACKS:
 • FRONT: 10 FT
 • REAR: 20 FT
 • SIDE: 7.5 FT
 • CORNER LOT: 10 FT

GARAGE SETBACKS:
 • FRONT VEHICLE ACCESS: 22 FT
 • ENTRANCE PERPENDICULAR TO STREET: 15 FT
 • REAR ACCESS: 5 FT

NOTES:
 1. PROPERTY LINES ARE BASED ON RECORDED SURVEYS AND COUNTY GIS TAX LOT INFORMATION. PROPERTY LINES ARE CONSIDERED APPROXIMATE AND ARE SUBJECT TO CHANGE.
 2. CONTOUR LINES ARE BASED ON GIS INFORMATION PROVIDED BY OTHERS AND ARE CONSIDERED APPROXIMATE.
 3. CONTOUR LINES ARE SHOWN AT A 2-FOOT INTERVAL, AND ARE BASED ON THE NAVD 88 DATUM.
 4. THIS MAP IS FOR PLANNING PURPOSES ONLY AND IS CONSIDERED APPROXIMATE.
 5. NO FIELD WORK HAS BEEN COMPLETED AT THIS TIME.
 6. A TITLE REVIEW HAS NOT BEEN COMPLETED AT THIS TIME.
 7. THE FLOOD SLOPE HAZARD AREA IS IDENTIFIED AS AREAS WITHIN 25' OF 25% OR GREATER SLOPE. FLOOD SLOPE HAZARD AREA WAS DIGITIZED FROM LIDAR DATA AND IS CONSIDERED APPROXIMATE.



AKS DRAWING FILE: 9363 PRE LAYOUTING | LAYOUT: 03

JOB NUMBER:	9363
DATE:	04/19/2022
DESIGNED BY:	WN
DRAWN BY:	CL
CHECKED BY:	RSW

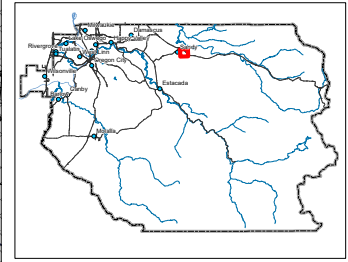
03

SECTION 19 T.2S. R.5E. W.M.
CLACKAMAS COUNTY
1" = 400'

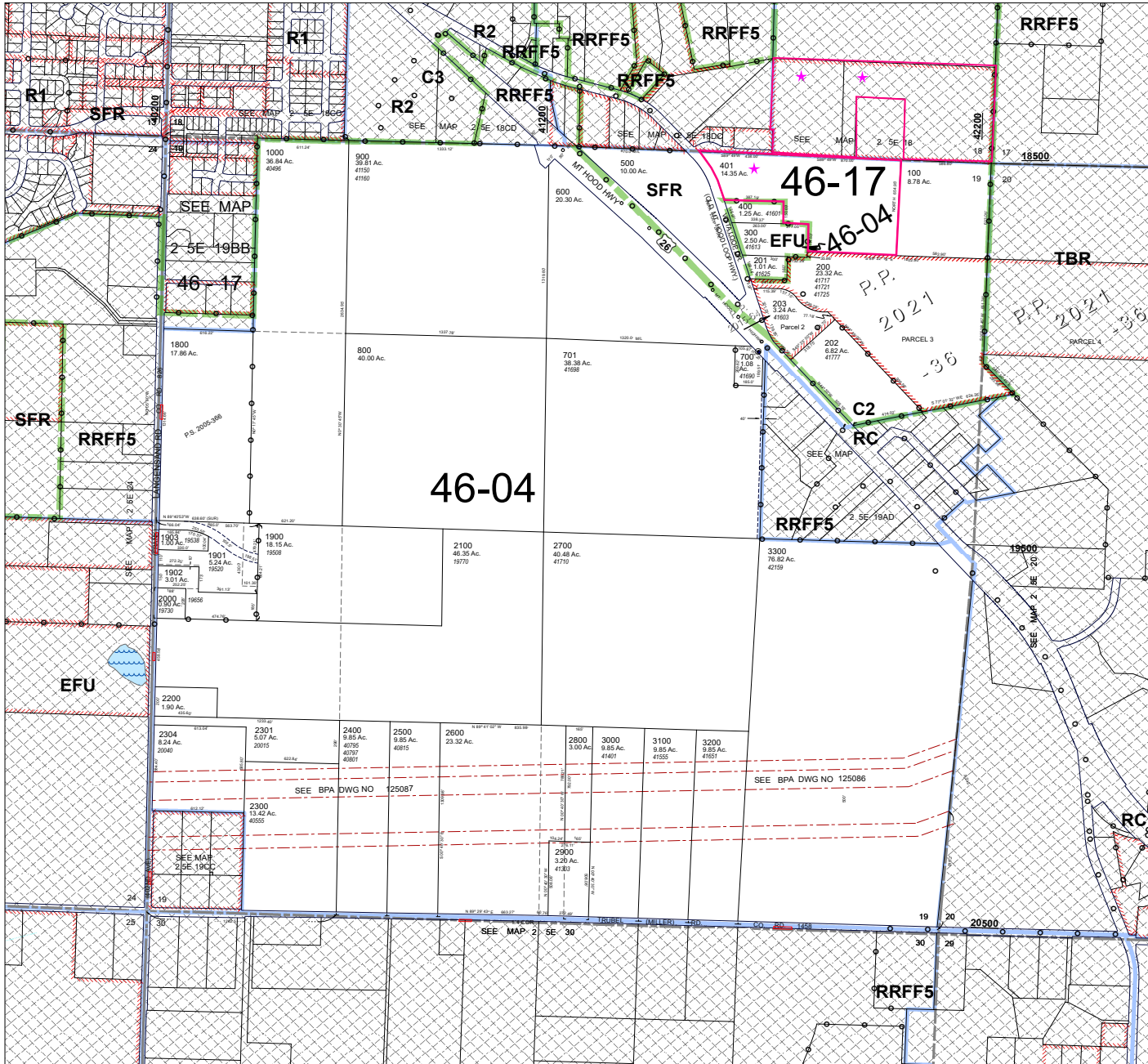
Cancelled Taxlots

- 701
- 2302
- 2303
- 600A1
- 1601S1
- 1601
- 1600S1
- 1600
- 1100
- 1200
- 1201
- 1300
- 1301
- 1400
- 1401
- 1402
- 1403
- 1500
- 1602
- 1603
- 1700

- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

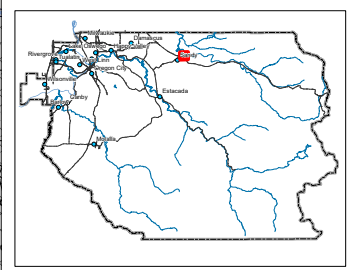


SECTION 18 T.2S. R.5E. W.M.
CLACKAMAS COUNTY
1" = 400'

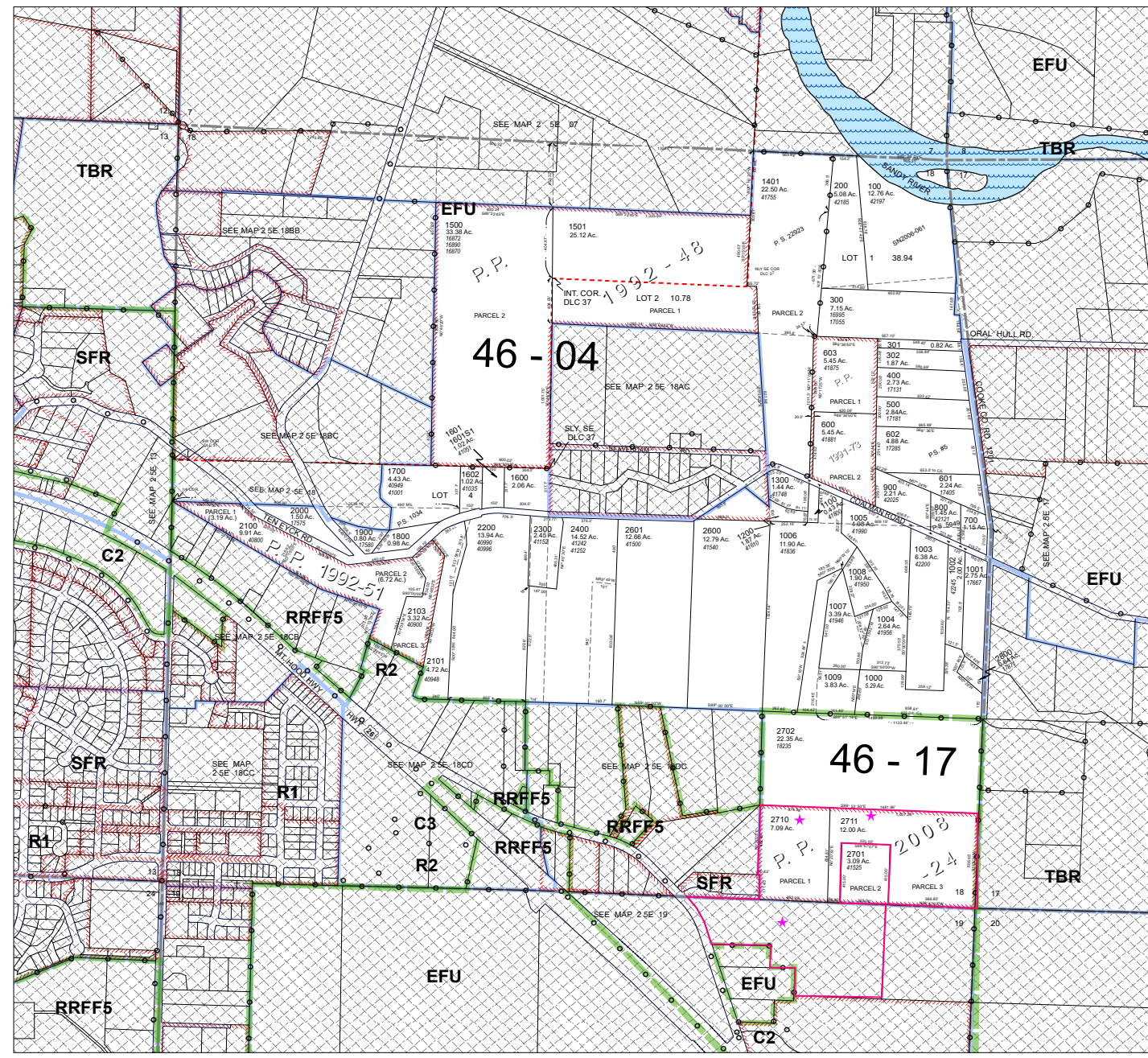
Cancelled Taxlots

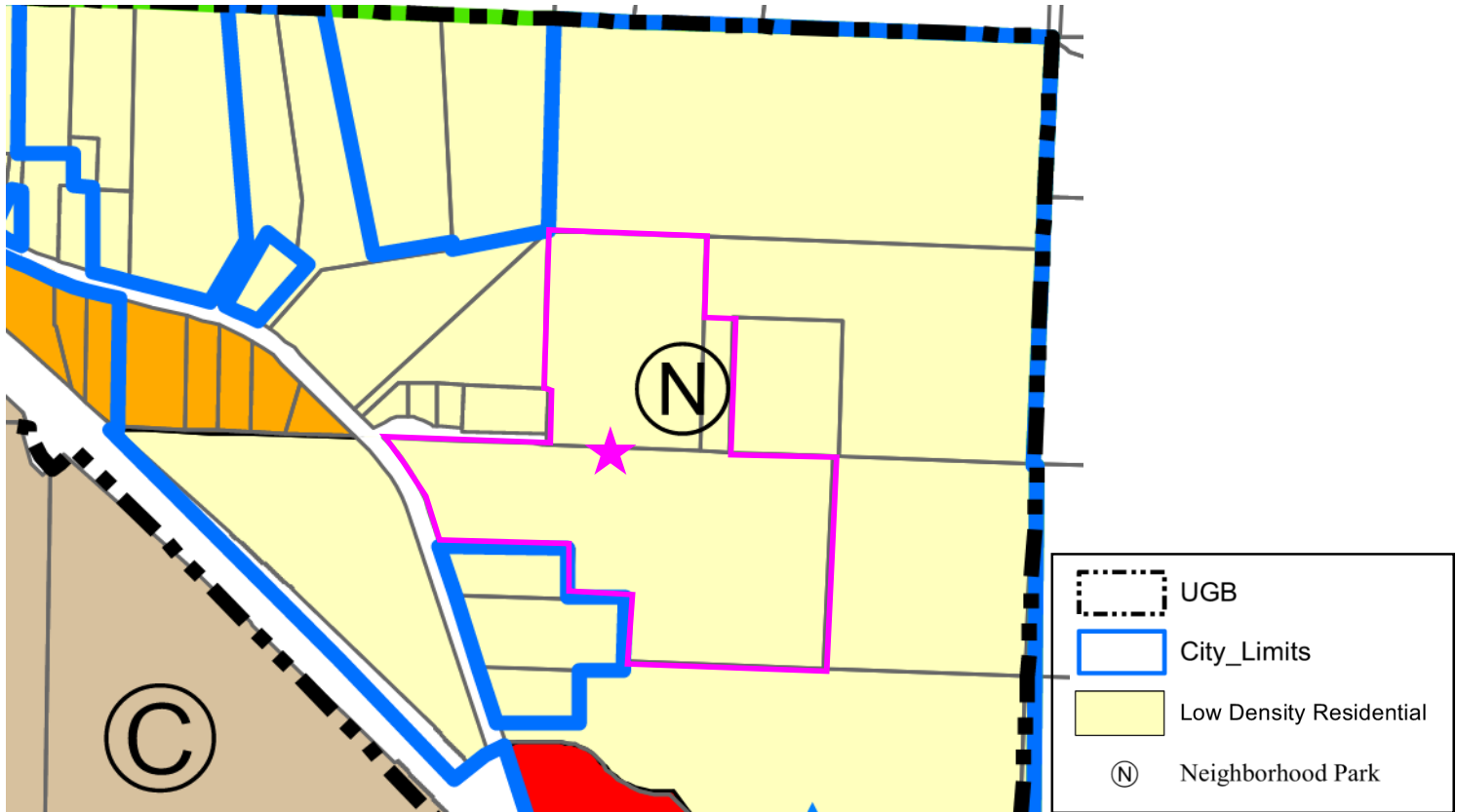
- 1801
- 1802
- 2201
- 1400
- 2102
- 2500
- 2700
- 2703
- 2704
- 2705
- 2706
- 2707
- 2708
- 2709
- 2400S1

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'

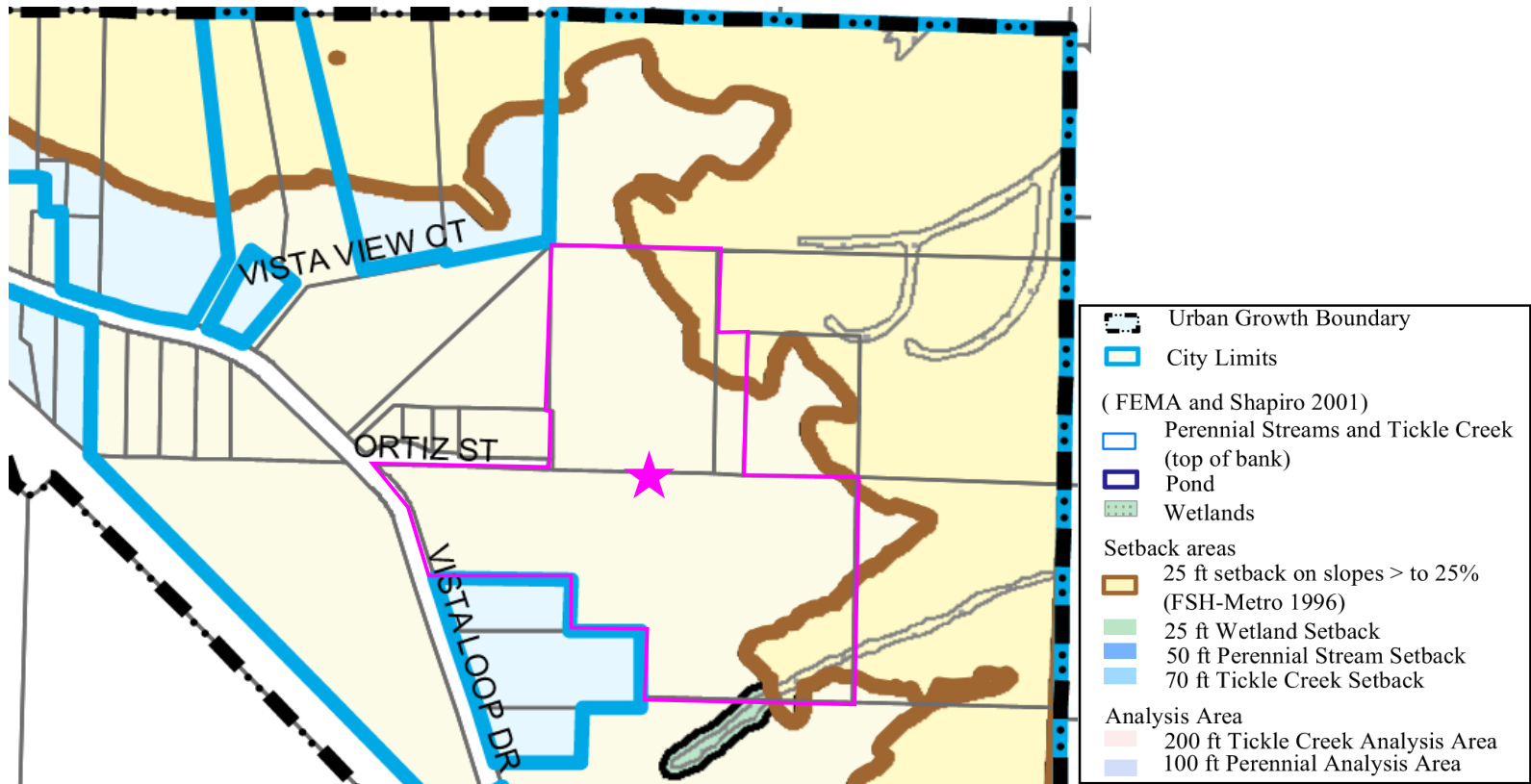


THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

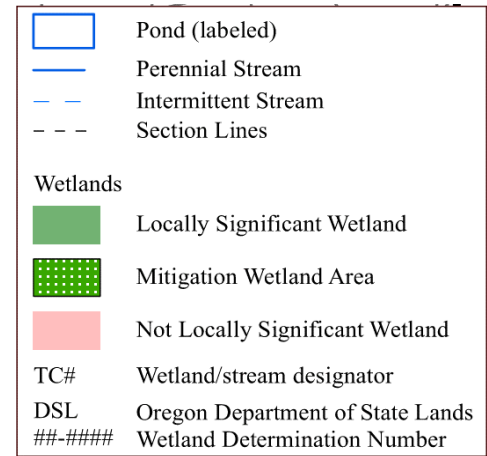
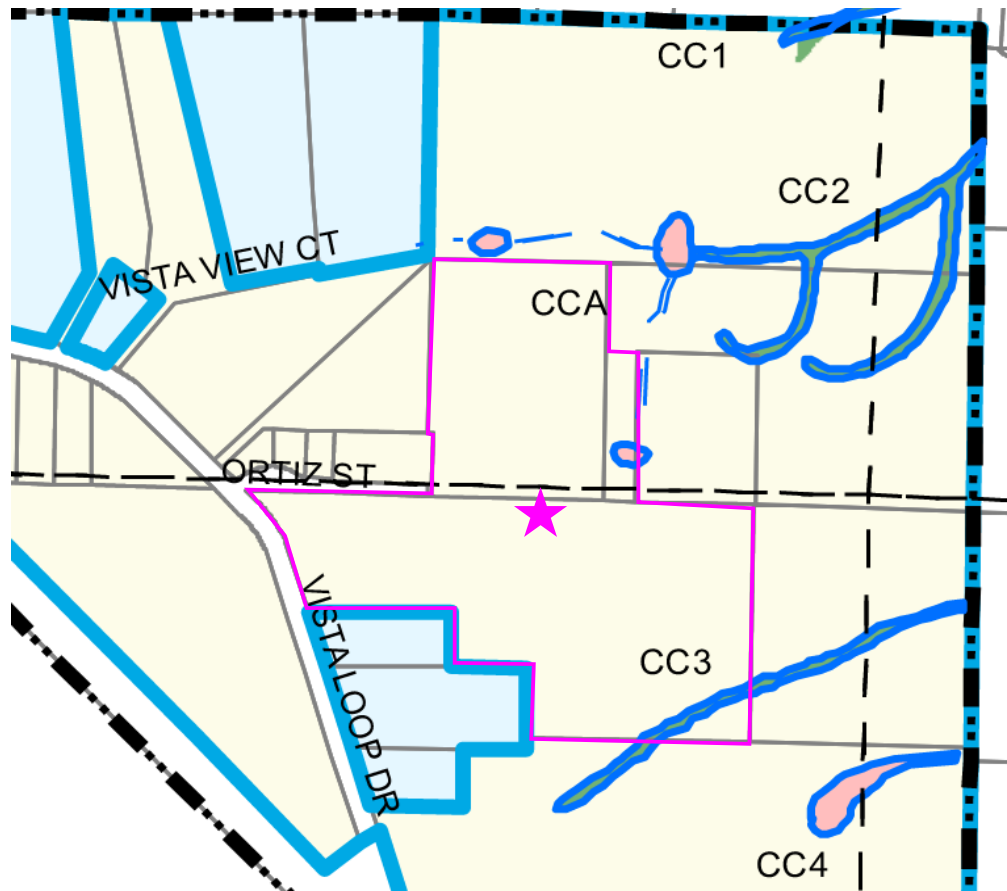




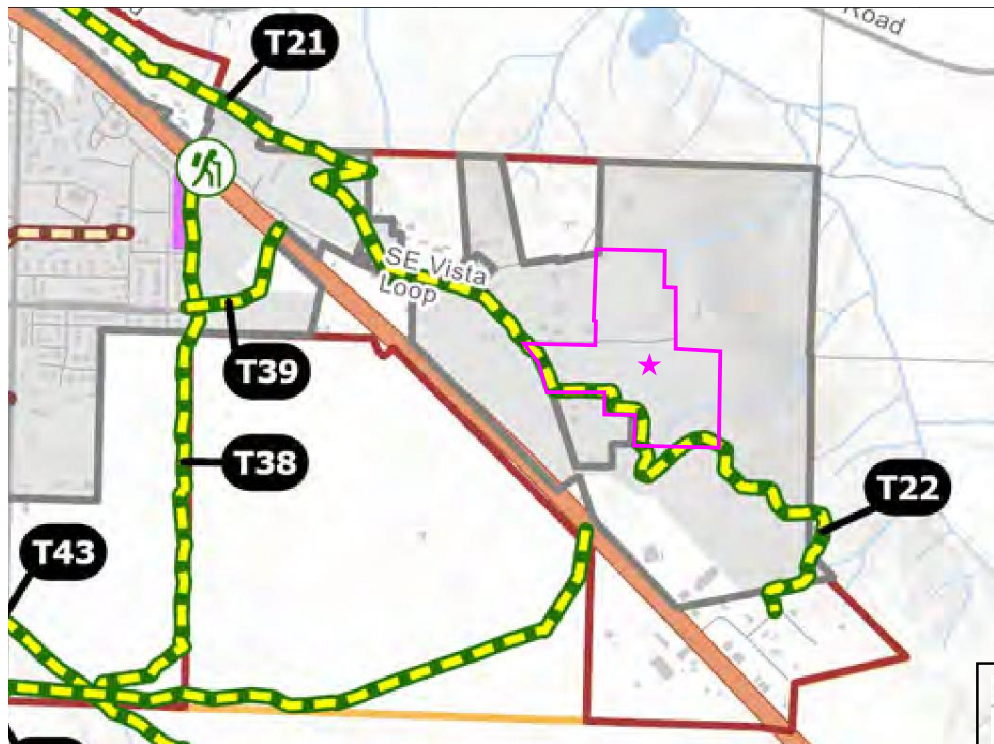
Comprehensive Plan Map Adopted 10.20.1997



Flood Slope Hazard (FSH) Analysis Map

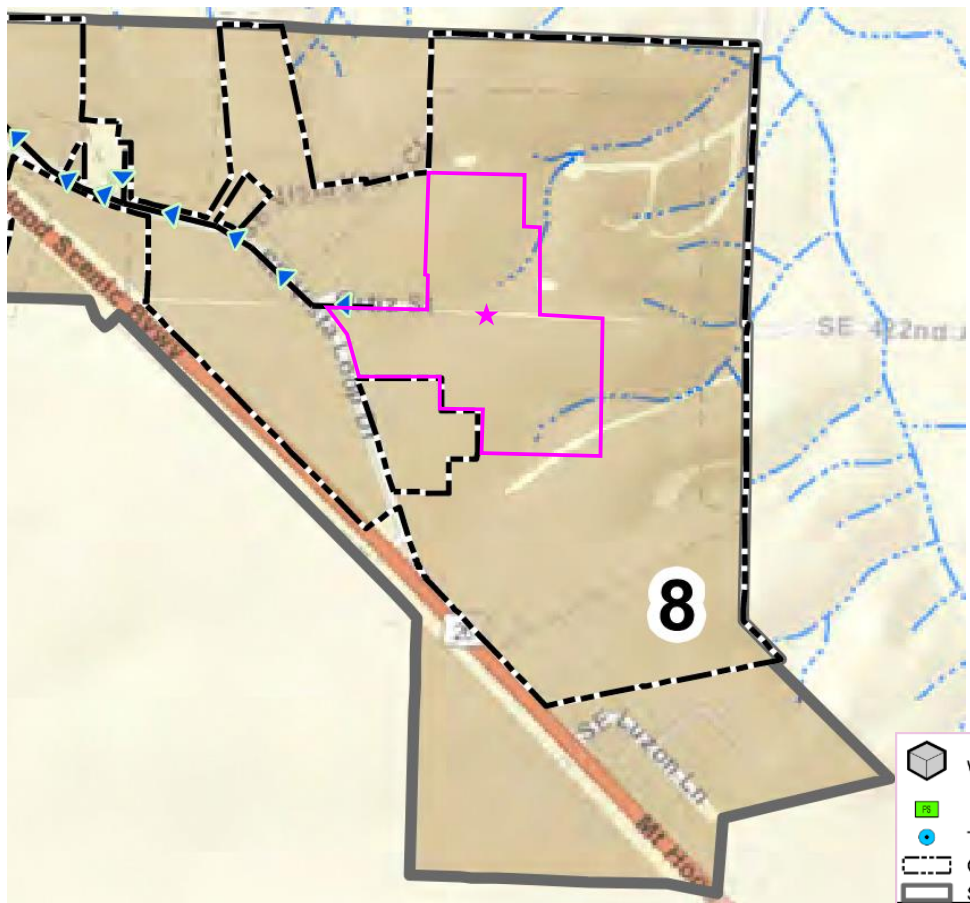












Locally Significant Wetlands (LSW) Map



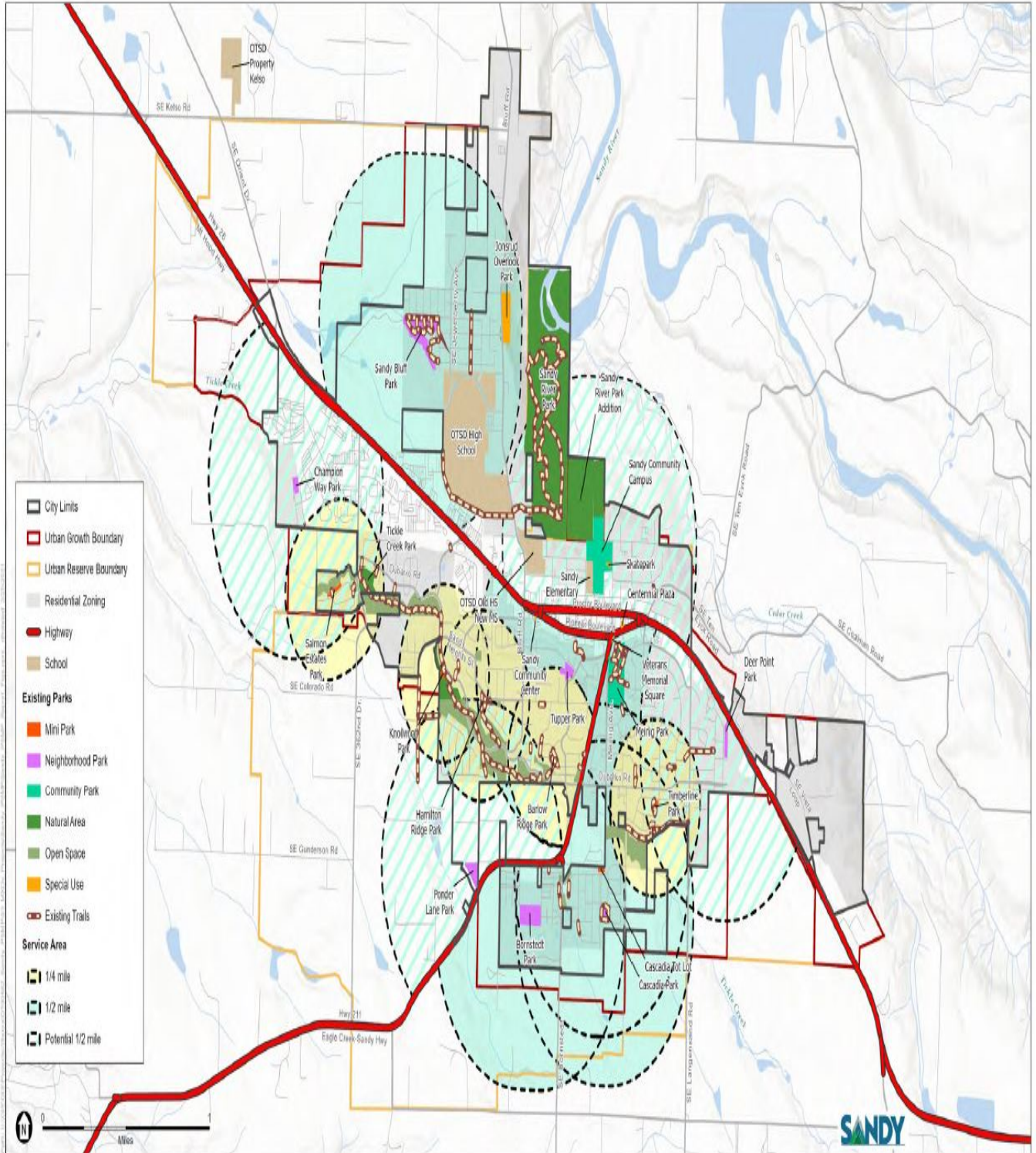
Keynote	Name	Miles
T22	Vista Loop to Longstreet Lane	1.02

Sandy Parks & Trails System Master Plan (2021) - Map 14, Proposed Trail System



- | | | | |
|---|------------------------|---|--------------------------|
|  | WW Treatment Plant |  | Sewer Force Mains |
|  | Pump Station |  | Sewer Gravity Mains |
|  | Temporary Flow Monitor |  | Sewer pipe - not modeled |
|  | City Limits |  | Stream |
|  | Study Area |  | Water Body |

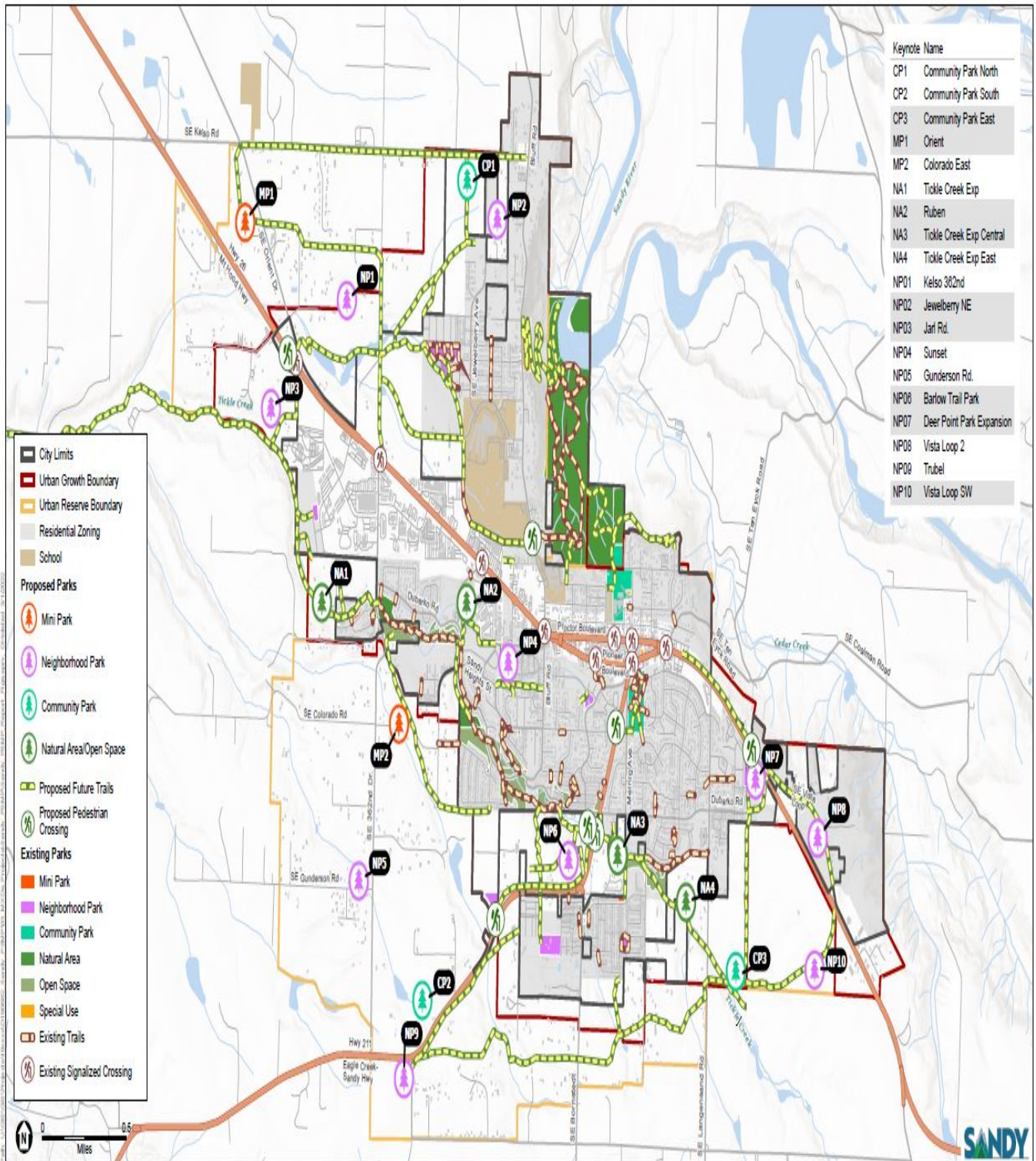
City of Sandy Wastewater System Facility Plan



Esri, NASA, NOAA, USGS, FEMA, USFWS NW, Open Street Map, City of Sandy, OR



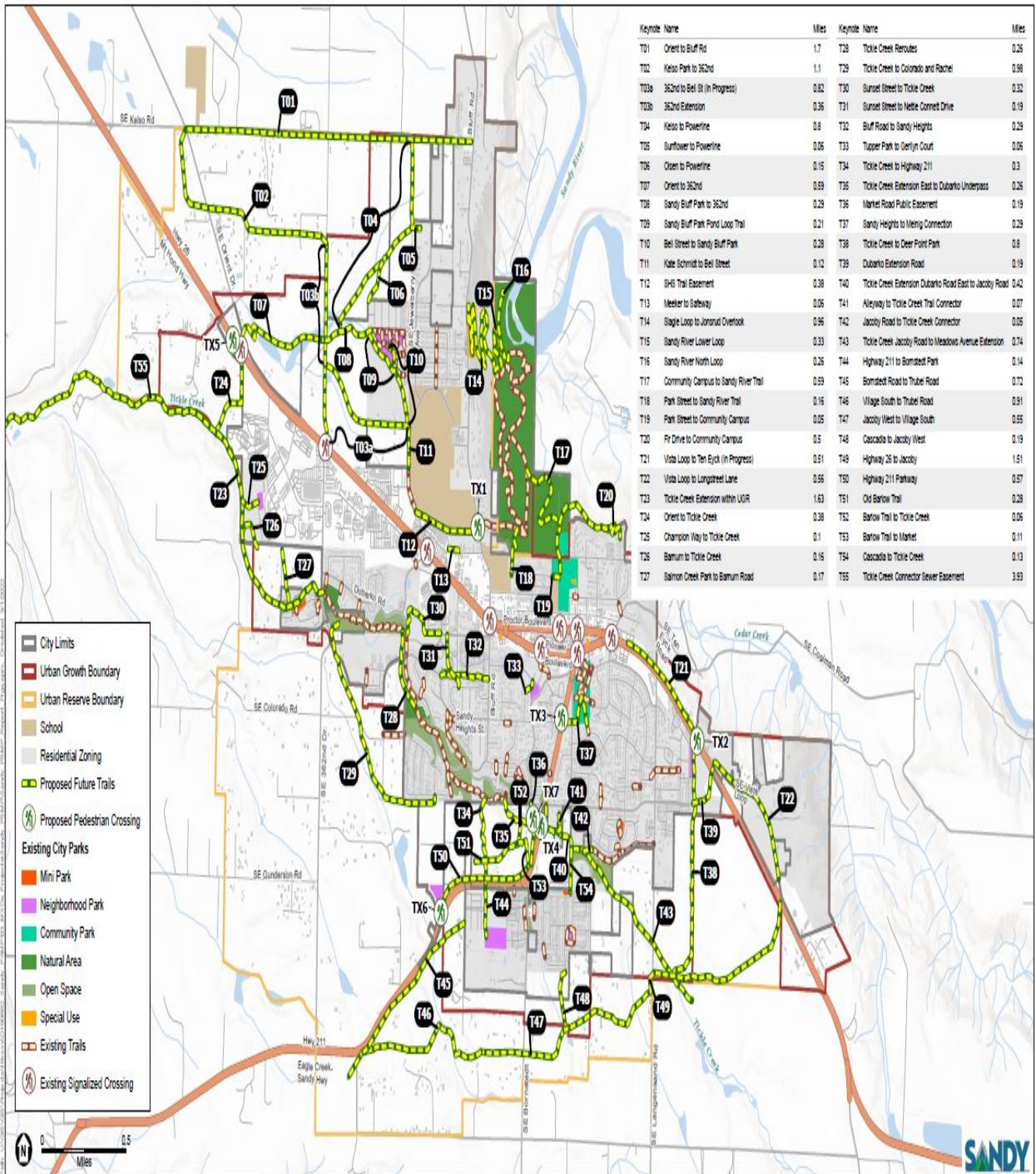
Map 7
Existing Park Service Areas



Eri, NASA, NOAA, USGS, FEMA, USFWS, NM, Open Street Map, City of Sandy, OR.



Map 8
Proposed Park System



Keynote Name	Miles	Keynote Name	Miles
T01 Orient to Bluff Rd	1.7	T28 Tickle Creek Reroutes	0.25
T02 Kelso Park to 362nd	1.1	T29 Tickle Creek to Colorado and Rachel	0.98
T03a 362nd to Bell St (In Progress)	0.82	T30 Sunset Street to Tickle Creek	0.32
T03b 362nd Extension	0.36	T31 Sunset Street to Nellie Cornett Drive	0.19
T04 Kelso to Powerline	0.8	T32 Bluff Road to Sandy Heights	0.29
T05 Sunflower to Powerline	0.06	T33 Tupper Park to Gerlyn Court	0.06
T06 Ozen to Powerline	0.15	T34 Tickle Creek to Highway 211	0.3
T07 Orient to 362nd	0.99	T35 Tickle Creek Extension East to Dubarbo Underpass	0.26
T08 Sandy Bluff Park to 362nd	0.29	T36 Market Road Public Easement	0.19
T09 Sandy Bluff Park Pond Loop Trail	0.21	T37 Sandy Heights to Menig Connection	0.29
T10 Bell Street to Sandy Bluff Park	0.28	T38 Tickle Creek to Deer Point Park	0.8
T11 Kate Schmidt to Bell Street	0.12	T39 Dubarbo Extension Road	0.19
T12 SH6 Trail Easement	0.38	T40 Tickle Creek Extension Dubarbo Road East to Jacoby Road	0.42
T13 Meeter to Subway	0.06	T41 Alleyway to Tickle Creek Trail Connector	0.07
T14 Bagle Loop to Jonarud Overlook	0.96	T42 Jacoby Road to Tickle Creek Connector	0.05
T15 Sandy River Lower Loop	0.33	T43 Tickle Creek Jacoby Road to Meadows Avenue Extension	0.74
T16 Sandy River North Loop	0.26	T44 Highway 211 to Bomstedt Park	0.14
T17 Community Campus to Sandy River Trail	0.99	T45 Bomstedt Road to Thibe Road	0.72
T18 Park Street to Sandy River Trail	0.16	T46 Village South to Thibe Road	0.91
T19 Park Street to Community Campus	0.05	T47 Jacoby West to Village South	0.65
T20 Fir Drive to Community Campus	0.5	T48 Cascadia to Jacoby West	0.19
T21 Vista Loop to Ten Eyck (In Progress)	0.51	T49 Highway 26 to Jacoby	1.51
T22 Vista Loop to Longstreet Lane	0.56	T50 Highway 211 Pathway	0.57
T23 Tickle Creek Extension within UGR	1.63	T51 Old Barlow Trail	0.28
T24 Orient to Tickle Creek	0.38	T52 Barlow Trail to Tickle Creek	0.06
T25 Champion Way to Tickle Creek	0.1	T53 Barlow Trail to Market	0.11
T26 Barnum to Tickle Creek	0.16	T54 Cascadia to Tickle Creek	0.13
T27 Salmon Creek Park to Barnum Road	0.17	T55 Tickle Creek Connector Seaver Easement	3.93

Eart, NGA, NGA, USGS, FEMA, USFWS NIM, Open Street Map, City of Sandy, OR



Map 14
Proposed Trail System



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

Meeting Date: June 8, 2022

To: Parks and Trails Advisory Board

From: Rochelle Anderholm-Parsch, Parks and Recreation Director **Subject:**

Bornstedt Views Subdivision

DECISION TO BE MADE:

Continue to support fee-in-lieu of parkland dedication for Bornstedt Views Subdivision.

PURPOSE / OBJECTIVE:

Review updated Bornstedt Views application and reevaluate if the Parks Board still supports Fee-in-Lieu of parkland dedication.

BACKGROUND / CONTEXT:

On [August 11, 2021 the Parks and Trails Advisory Board](#) reviewed 'Bornstedt Views Proposed Development,' which was a proposal for a 42-lot subdivision. During this meeting the Parks Board discussed whether they supported parkland dedication or fee-in-lieu. The Parks Board moved to accept Fee-in-Lieu of parkland dedication for the proposed development because the property is located close to two existing neighborhood parks, approximately 0.3 miles from Bornstedt Park, and 0.1 miles from Cascadia Park.

In the Planning Commission Staff report dated Oct. 2021 on pg 24 of 33 it stated, "the applicant shall pay a fee-in-lieu of parkland dedication in the amount of \$130,140 (0.54 multiplied by \$241,000) to the City prior to final plat approval, or \$143,100 (0.54 multiplied by \$265,000) if half is deferred to building permit issuance."

On May 24, 2022, Mac Even of Even Better Homes, Inc. submitted an updated application for a 43-lot Type III subdivision on a 12.64-acre parcel located at 19618 Bornstedt Road. The 43 lots range in size from 7,500 square feet to 43,175 square feet. All lots are proposed to contain either a single-family home or a duplex. The proposal also includes frontage improvements, utility extensions, and removal of 709 trees from the subject property. Additionally, Even Better Homes has a proposed trail running through TRACT A which is shown in the attached map of the subdivision.

KEY CONSIDERATIONS / ANALYSIS:

The Parks Board reviewed this in Aug. 2021 and moved to accept fee-in-lieu of parkland. The updated version went from 42 lots to 43 lots, slightly increasing the FIL payment. As stated in the memo dated September 20, 2021, the property is located close to two neighborhood parks, and the existing parks service, and the proposed park system map (both attached) does not show a need to add an additional park in that area. The proposed trail through TRACT A is listed

in the Parks and Trails Master Plan (PTMP) as trail T48.

RECOMMENDATION:

Staff recommends fee-in-lieu of parkland dedication for the submitted updated application for the Bornstedt Views Proposed Development.

BUDGETARY IMPACT:

Fee-in-Lieu is estimated as follows. The formula is acres = proposed units x (persons/unit) x 0.0043. For the 43 lots, assuming single family homes, acres = 43 x 3 x 0.0043 = 0.5547 acres. The fee-in-lieu would be \$133,682 (0.5547 multiplied by \$241,000) if paid to the City prior to final plat approval, or \$146,995 (0.5547 multiplied by \$265,000) if half is deferred to building permit issuance.

SUGGESTED MOTION LANGUAGE:

I move to accept a fee-in-lieu of parkland dedication for the updated Bornstedt Views Proposed Development, and the Parks Board will provide a memo to the planning commission for the record.

LIST OF ATTACHMENTS / EXHIBITS:

Attachment A: 21-021 SUB_TREE The Bornstedt Views Subdivision - Commission staff Report

Attachment B: Sept. 20, 2021, Memo from the Parks Board to the Planning Commission

Attachment C: 5/24/2022 Transmittal 'Bornstedt Views Subdivision'

Attachment D: Bornstedt Views Subdivision Vicinity Map

Attachment E: Map of the Subdivision, including the location of the proposed trail

Attachment F: Bornstedt Views 43-lots Tentative Plat (April 29, 2022)

Attachment G: Existing Parks Service Area & Proposed Park System from PTMP

Attachment H: Proposed Trails System PTMP

**PLANNING COMMISSION STAFF REPORT
TYPE III LAND USE PROPOSAL**

This proposal was reviewed concurrently as a Type III subdivision with tree removal. The following exhibits and findings of fact explain the proposal and support the staff recommendation.

DATE: October 15, 2021

FILE NO.: 21-021 SUB/TREE

PROJECT NAME: The Bornstedt Views Subdivision

APPLICANT: Even Better Homes

OWNER: William Bloom

PHYSICAL ADDRESS: 19618 Bornstedt Road

LEGAL DESCRIPTION: T2S R4E Section 24C, Tax Lot 100

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DENSITY CALCULATIONS – Chapter 17.30.....14

ZONING DISTRICTS – Chapter 17.3415

ADDITIONAL SETBACKS AND SPECIAL SETBACKS – Chapters 17.80 and 17.8216

TRANSPORTATION – Chapters 17.84 and 17.10017

PEDESTRIAN AND BICYCLE IMPROVEMENTS – Chapters 17.84 and 17.10019

PARKING, LOADING, AND ACCESS REQUIREMENTS – Chapter 17.9820

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HILLSIDE DEVELOPMENT AND EROSION CONTROL – Chapters 17.56, 15.44, 8.04, and 17.74..... 32
RECOMMENDATION 33

EXHIBITS

Applicant's Submittals:

- A. Land Use Application
- B. Project Narrative (dated May 2021)
- C. Civil Plan Set
 - Sheet C1 - Cover Sheet and Future Street Plan
 - Sheet C2 - Tentative Plat Map
 - Sheet C3 – Topographic Survey
 - Sheet C4 - Tree Inventory List 1
 - Sheet C5 - Tree Inventory List 2
 - Sheet C6 - Tree Inventory List 3
 - Sheet C7 – Tree Retention and Protection Plan
 - Sheet C8 – Street and Utility Plan
 - Sheet C9 – Grading and Erosion Control Plan
 - Sheet C10 – On-Street Parking Plan
- D. Preliminary Storm Drainage Report (dated July 26, 2021)
- E. Traffic Impact Study (dated August 5, 2021)
- F. Arborist Report (dated April 29, 2021)
- G. Stream and Wetland Presence Determination (dated September 30, 2020)
- H. Geotechnical Investigation and Consultation Services (dated May 3, 2021)
- I. Fire Turn Sketch
- J. Email from City Engineer
- K. Letter from Tracy Brown (dated August 17, 2021)
- L. Letter from Michael Robinson (dated September 24, 2021)

Agency Comments:

- M. Fire Marshal (dated September 18, 2021)
- N. Parks and Trails Advisory Board (dated September 20, 2021)
- O. City Transportation Engineer (dated September 27, 2021)
- P. Bonneville Power Administration (email dated September 29, 2021)
- Q. City Public Works Director (dated October 5, 2021)
- R. Fire Marshal follow-up email (dated October 4, 2021)

Public Comments:

- S. Lori Pyles (received October 7, 2021)

Additional Documents Submitted by Staff:

- T. Marshall Ridge Partition Plat 4603
- U. Ordinance 2019-16

FINDINGS OF FACT

GENERAL FINDINGS

1. These findings are based on the applicant's submittals received on May 6, 2021. Staff found the application incomplete on June 3, 2021. On August 17, 2021, the applicant submitted some of the missing information and written notice that no other information will be provided. The applicant further requested that the application be deemed complete effective August 17, 2021 for the purpose of beginning the "120-day clock." Thus, staff found the application complete on August 17, 2021 for the purpose of beginning the "120-day clock."
2. This report is based upon the exhibits listed in this document, including the applicant's submittals, agency comments, and public testimony.
3. The subject site is approximately 12.74 acres. The site is located at 19618 Bornstedt Road.
4. The parcel has a Comprehensive Plan Map designation of Low Density Residential and a Zoning Map designation of Single Family Residential (SFR).
5. The applicant, Mac Even of Even Better Homes, Inc., submitted an application for a 42-lot subdivision on a 12.74-acre parcel located at 19618 Bornstedt Road. The 42 lots range in size from 7,500 square feet to 54,263 square feet. Thirteen (13) of the lots are proposed to gain access from a new street that intersects with Bornstedt Road, and the other 29 lots are proposed to gain access via an extension of Averill Parkway to the south. The applicant is not proposing an east-west street connection between the new street that intersects with Bornstedt Road and Averill Parkway. All lots are proposed to contain either a single-family home or a duplex. The proposal also includes frontage improvements, utility extensions, and removal of 709 trees from the subject property.
6. The applicant submitted the application as a Type II Subdivision and Type II Tree Removal. For an application to be processed under the Type II Subdivision procedure, satisfactory street conditions need to exist and the resulting parcels/lots need to comply with the standards of the zoning district and Chapter 17.100 [Section 17.100.20(C)]. As discussed in detail in Chapter 17.100 of this document, this proposal includes unsatisfactory street conditions and does not comply with many of the standards of the zoning district and Chapter 17.100. Therefore, it does not meet the Type II Subdivision procedure. Section 17.100.20(E) contains the Type III Subdivision requirements and states: "A major partition or subdivision shall be a Type III procedure if unsatisfactory street conditions exist or the resulting parcels/lots do not comply with the standards of the zoning district and this chapter." Because the proposed submittal does not fully comply with the standards of the zoning district and this chapter (i.e., Chapter 17.100), staff determined the proposal shall be reviewed as a Type III Subdivision. In addition, Section 17.12.20 states: "If the Director contemplates persons other than the applicant can be expected to question the application's compliance with the Code, the Director may elevate an application to a Type III review." Based on the public's interest in recent subdivision proposals, including Bull Run Terrace, Deer Meadows, The Views, Cedar Creek Heights, and Bailey (Shaylee) Meadows, and the

fact that the proposal does not comply with multiple code standards, the Director determined that it is likely that “persons other than the applicant can be expected to question the application's compliance with the Code.” Based on these reasons, the Development Services Director elevated this application to a Type III decision to be heard and considered by the Planning Commission. The notice labels provided by the applicant were for the properties within 300 feet of the subject property consistent with a Type II land use application. Staff obtained mailing labels for properties within 500 feet, as required for a Type III review, and sent the notice to property owners within 500 feet of the subject property.

7. Throughout the project narrative (Exhibit B) the applicant failed to submit required information. Instead, on multiple occasions in the narrative the applicant states that the development code is subjective (i.e., not clear and objective) and because the subdivision constitutes a needed housing application the subjective development code language is not applicable. Staff does not agree with the applicant’s interpretation of what constitutes clear and objective and this staff report applies several of the contested section..
8. This subdivision request was submitted on May 6, 2021, prior to the repeal of Planned Developments effective on September 15, 2021. Therefore, code references to Planned Developments may still be mentioned in this staff report.
9. The owner of the subject property submitted an application for annexation in 2018. The annexation was approved by Ordinance 2019-16 (Exhibit U), which included the following four (4) conditions of annexation approval for the subject property:
 - A. Prior to the future development of the subject property the standards and criteria of the Flood & Slope Hazard (FSH) Overlay District (Chapter 17.60) shall be applied to the subject property.
 - B. Prior to the future development of the subject property the Flood & Slope Hazard (FSH) Overlay District map shall be updated to include the subject property.
 - C. Prior to the future development of the subject property the development shall be limited to no more than 43 single family lots or 388 average daily trips.
 - D. Prior to the future development of the subject property an applicant, or representative, shall confirm the conditions associated with Case File No. Z0169-19-HL have been fulfilled.

The fourth condition (Condition D, above) involved a historic root cellar on the subject property that the applicant applied to demolish. Clackamas County approved the request with conditions through Case File No. Z0168-19-HL and the applicant submitted an email from Clay Glassgow at Clackamas County on June 28, 2019 stating that the conditions of approval for Case File No. Z0169-19 had been satisfied. With the adoption of House Bill 2001 and subsequent modifications to the Development Code, the City can no longer restrict development to single family homes but rather must allow duplexes as well. Thus, the limitation for no more than 43 single family lots can’t apply; however, the 388 trip cap still applies. The Flood & Slope Hazard Overlay is also required to be mapped on this property prior to future development.

10. The City of Sandy completed the following notices:

- A. A transmittal was sent to agencies asking for comment on September 14, 2021.
 - B. Notification of the proposed application was mailed to affected property owners within 500 feet of the subject property on September 28, 2021.
 - C. A legal notice was published in the Sandy Post on October 6, 2021.
11. At publication of this staff report, one (1) written public comment was received. Lori Pyles (Exhibit S) expressed concerns about traffic in Cascadia Village and does not want Averill Parkway to extend south to serve the proposed subdivision.
12. As further described below, staff recommends denying the application. However, if the Planning Commission decides to approve it, staff recommends including the proposed conditions of approval described in the findings for the applicable sections.

LAND DIVISION CRITERIA – Chapter 17.100

13. This land use application is for the subdivision of land and therefore is reviewed in compliance with Chapter 17.100.
14. Submittal of preliminary public utility plans and street plans is solely to satisfy the requirements of Section 17.100.60. **Preliminary plat approval does not connote utility or public improvement plan approval which will be reviewed and approved separately upon submittal of public improvement construction plans.**
15. On page 1 of the letter from the applicant’s attorney, Michael Robinson, dated September 24, 2021 (Exhibit L) the applicant states that in accordance with ORS 197.307 (4) a local government may apply only clear and objective standards, conditions, and procedures regulating the creation of needed housing. The analysis of land division criteria as follows has been conducted through review of clear and objective standards. Staff’s assessment of this subdivision proposal meets ORS 197.307 (4).
16. The applicant submitted this subdivision and requested it be reviewed as a Type II Subdivision. Section 17.100.20(C) contains the Type II Subdivision requirements and states: “A major partition or subdivision shall be a Type II procedure when a street is extended, satisfactory street conditions exist and the resulting parcels/lots comply with the standards of the zoning district and this chapter.” As described in this staff report, the proposed subdivision does not comply with the standards of the zoning district and this chapter (i.e., Chapter 17.100). Therefore, the application cannot be processed as a Type II Subdivision.
17. Section 17.100.20(E) contains the Type III Subdivision requirements and states: “A major partition or subdivision shall be a Type III procedure if unsatisfactory street conditions exist or the resulting parcels/lots do not comply with the standards of the zoning district and this chapter.” Because the proposed submittal includes unsatisfactory street conditions and does not comply with the standards of the zoning district and this chapter (i.e., Chapter 17.100), staff determined the proposal shall be reviewed as a Type III Subdivision. Furthermore, Section 17.100.20(E.1) lists “the land division does not link streets that are stubbed to the boundaries of the property” as a basis for determining unsatisfactory street conditions. Only one street is stubbed directly to the property (Averill Parkway); however, Maple Street is stubbed to Bornstedt Road adjacent to the subject property. The applicant is proposing to extend both Maple Street and Averill Parkway but is not proposing to connect any of the internal streets. Based on the above factors, staff has reason to believe that persons other than the applicant are likely to question compliance with the code since the proposal does not comply with multiple sections of the code. Therefore, the Development Services Director elevated this application to a Type III decision to be heard and considered by the Planning Commission.
18. Section 17.100.60(D) outlines the data requirements for a tentative plat. Section 17.100.60(D.5) requires the applicant to detail existing and proposed right-of-way. The submitted Tentative Plat Map (Exhibit C, Sheet C2) details 30 feet of right-of-way from the centerline of Bornstedt Road to the property line. The Bornstedt Road section (Section B) on the Street and Utility Plan (Exhibit C, Sheet C8) details a 60 foot total right-of-way and a

new right-of-way line on the east side of the road. Based on the partition plat for Marshall Ridge Subdivision (Plat 4603; Exhibit T), Planning and Public Works staff believe the total right-of-way width along the Bornstedt Road frontage of the site varies in width from 83.06 feet at the northern property line to 96.21 feet at the southern property line of the Marshall Ridge Subdivision. Staff requested the chain of title for the property and did not find any evidence of Clackamas County granting the property owner additional right-of-way. The submitted tentative plat map is not accurate and does not adequately detail existing and proposed right-of-way. The Public Works Director (Exhibit Q) states that the tentative plat does not appear to comply with the minimum accuracy requirements in Section 17.100.60(D). Staff finds the application does not meet the submittal requirements of Section 17.100.60(D.5).

19. Section 17.100.60(E)(1) requires subdivisions to be consistent with the density, setback, and dimensional standards of the base zoning district, unless modified by a Planned Development approval. The applicant did not apply for a Planned Development. The SFR zoning district requires that residential development comply with Chapter 17.82. First, the Tentative Plat Map (Exhibit C, Sheet C2) does not include setback lines; however, the Tree Retention and Protection Plan (Exhibit C, Sheet C7) details setbacks for Lots 1-4 and 13 showing the front setback facing the local street (Street A), instead of the Transit Street (Bornstedt Road) as required by Chapter 17.82. Second, the applicant is not proposing a connected street network through the subject property. In addition, the applicant is proposing to stub two streets to the south located approximately 1,000 feet apart from one another. This creates a situation for the property to the south in which the property to the south would either be required to develop with disconnected streets like the subject proposal or required to apply for a variance to block length due to the lack of sufficient stubbed streets to the south. Thus, the subject application is not consistent with Section 17.34.40(C). Third, Section 17.34.30(C) requires a minimum lot frontage of 20 feet, except as allowed by Section 17.100.160, which pertains to public access lanes. Seven of the proposed lots do not meet the 20 foot frontage requirement; thus, the application is not consistent with Section 17.34.30(C). Therefore, this proposal does not meet approval criteria 17.100.60 (E)(1).
20. Sections 17.100.60(E)(2) and 17.100.70 require subdivisions to be consistent with the design standards set forth in this chapter. The proposal is not consistent with Sections 17.100.100 (A), (D), (E), and (F), Section 17.100.110(F), Sections 17.100.120(B) and (D), Section 17.100.130, Section 17.100.150(A), Section 17.100.170, Section 17.100.220(C), and Section 17.100.240. The proposal does not meet approval criteria 17.100.60 (E)(2) as explained in A. through L., below:
 - A. The proposed subdivision does not meet the Street Connectivity Principle of Section 17.100.100(A). By not connecting Maple Street to Street B or providing one or more additional stubbed streets to the south, the subdivision does not provide safe and convenient options for cars, bikes, and pedestrians; does not create a logical, recognizable pattern of circulation; and does not spread traffic over many streets so that key streets such as Averill Parkway are not overburdened. Staff finds the proposal does not meet Section 17.100.100(A).

- B. The proposed street layout does not use a rectangular grid pattern as required by Section 17.100.100(D). Section 17.100.100(D) allows for modifications to the rectangular grid pattern if appropriate to adapt to topography or natural conditions. The applicant submitted a Stream and Wetland Presence Determination (Exhibit G) that concluded there are no longer any streams or wetlands on the site, but did not submit DSL concurrence or the \$1,500 third-party review fee to have the wetland determination peer reviewed. The applicant also submitted a topographic survey (Exhibit C, Sheet C3) that details areas with steep slopes. However, it appears that both an east-west extension Maple Street/Street B connecting through the site and at least one additional north-south street could be achieved without going through the steep areas. Staff finds the proposal does not meet Section 17.100.100(D).
- C. By not connecting Maple Street to Street B or providing one or more additional stubbed streets to the south, the proposed subdivision does not provide a future street plan that promotes a logical, connected pattern of streets as required by Section 17.100.100(E). Staff finds the submitted proposal does not meet Section 17.100.100(E).
- D. The proposed subdivision does not connect Maple Street to Street B or provide a third stubbed street to the south and proposes a cul-de-sac, all of which do not provide connectivity to other streets within the development and to existing and planned streets outside the development as required by Section 17.100.100(F). Furthermore, the proposed streets or street extensions are not located to provide direct access to existing or planned transit stops, and existing or planned neighborhood activity centers, such as schools, shopping areas, and parks as required by Section 17.100.100(F). By not providing a connection between the east and west portions of the site there is no direct access for residents of the western lots (lots 1 - 13) to reach Cascadia Park nor is there direct access for residents of the eastern lots (lots 14 - 42) to reach Bornstedt Park. Staff finds the submitted proposal does not meet Section 17.100.100(F).
- E. Section 17.100.110(F) discourages cul-de-sacs but states: "If deemed necessary, cul-de-sacs shall be as short as possible and shall not exceed 400 feet in length." The applicant includes a measurement for the cul-de-sac at 397 feet; however, the length is measured using the southern curb along Averill Parkway and the northern side of the cul-de-sac. The Public Works Director (Exhibit Q) states that Street B, a cul-de-sac, is 450 feet in length measured from the west right-of-way line of Averill Parkway to the end of the cul-de-sac bulb, which is approximately 50 feet greater than the dimensional standard in Sections 17.100.110(F) and 17.84.50(E.3). Staff also finds that the applicant did not submit sufficient information regarding why a cul-de-sac is needed rather than extending a north-south street. Staff finds the submitted proposal does not meet Section 17.100.110(F).
- F. The applicant did not submit information on block lengths for all blocks. The Site Location and Future Street Plan (Exhibit C, Sheet C1) details block lengths for some blocks, but not all blocks. The narrative (Exhibit B) states the block length standards in Section 17.100.120 are subjective (i.e., not clear and objective) and because the subdivision constitutes a needed housing application the block length standards are not

applicable. The applicant failed to submit information into the record regarding block lengths for all block faces. Based on the Plan Set (Exhibit C), it appears that the east side of Street A exceeds 400 feet. The applicant did not submit information justifying the need for a longer block. In addition, the east side of Averill Parkway already exceeds 400 feet to the north. The applicant is proposing to extend Averill Parkway to the south an additional 350-400 feet before the next proposed intersection, thus exacerbating the existing nonconforming block length. Staff finds the submitted proposal does not meet Section 17.100.120(B).

- G. As stated above, the east side of Averill Parkway already exceeds the block length standard of 400 feet. The applicant is proposing to extend Averill Parkway to the south an additional 350-400 feet before the next proposed intersection, thus exacerbating the existing nonconforming block length. The resulting block length exceeds 600 feet; however, the proposal does not include a pedestrian and bicycle access way as required by Section 17.100.120(D). Staff finds the submitted proposal does not meet Section 17.100.120(D).
- H. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, the applicant is required to provide a stormwater easement or drainage right-of-way conforming substantially with the lines of a watercourse per Section 17.100.130. Based on the Statewide Wetland Inventory (SWI), the site has both a stream and a wetland. The applicant is proposing a 15-foot-wide public storm drainage easement depicted at the rear of Lots 24 through 27; however, as noted by the Public Works Director (Exhibit Q), it does not collect or convey water from existing or proposed public streets. The applicant submitted a Stream and Wetland Presence Determination (Exhibit G) that concluded there are no longer any streams or wetlands on the site. The Public Works Director states: "If based on the Stream and Wetland Presence Determination there is no seasonal drainage on the site, then there should be no need for a public easement to convey off-site runoff from property outside the City." That being said, the applicant did not provide DSL concurrence nor did the applicant pay the required third-party review fee to have the Stream and Wetland Presence Determination reviewed. Thus, staff does not have enough information to determine that there are no watercourses, drainage ways, channels, or streams on the subject property. Staff finds there is insufficient evidence to determine if the proposal meets Section 17.100.130.
- I. Per Section 17.100.150(A), shared private drives may be approved by the Director either when "direct access to a local street is not possible due to physical aspects of the site, including size, shape, or natural features" or when "the construction of a local street is determined to be unnecessary." The applicant is not proposing an east-west street connecting through the subject property, nor is the applicant proposing sufficient north-south streets stubbed to the property boundaries. The applicant submitted a Stream and Wetland Presence Determination (Exhibit G) that concluded there are no longer any streams or wetlands on the site. The applicant also submitted a Topographic Survey (Exhibit C, Sheet C3) that shows areas of steep slope (25 percent or greater). However, the applicant did not submit any analysis demonstrating that there are any natural features on the site that preclude construction of a gridded street pattern,

including an east-west connecting street and at least one additional north-south street. Staff finds there is not sufficient evidence that direct access to a local street is not possible for the six (6) lots proposed to gain access from a private drive (lots 5 and 6 from Tract B, lots 22 and 23 from Tract C, and lots 29 and 30 from Tract D). Staff finds the proposal does not meet Section 17.100.150(A).

- J. Per Section 17.100.170, flag lots are only allowed “where it can be shown that no other street access is possible to achieve the requested land division.” As stated above, the applicant did not submit any analysis demonstrating why a gridded street pattern, including an east-west connecting street and at least one additional north-south street, cannot be constructed on the subject property. Thus, staff finds there is not sufficient evidence that no other street access is possible for the proposed flag lot (lot 33). Staff finds the proposal does not meet Section 17.100.170.
- K. Section 17.100.220(C) states: “The lot or parcel width at the front building line shall meet the requirements of the Development Code and shall abut a public street other than an alley for a width of at least 20 feet. A street frontage of not less than 15 feet is acceptable in the case of a flag lot division resulting from the division of an unusually deep land parcel that is of a size to warrant division into not more than two parcels.” As explained in Chapter 17.34 of this document, the applicant is proposing six (6) lots that do not have public street frontage but rather are proposed to gain access from a shared private drive. None of these lots have the required 20 feet of frontage on a public street. Staff finds the proposal does not meet Section 17.100.220 (C).
- L. Section 17.100.240 pertains to sanitary sewer installation and requires the subdivision to connect to existing mains. As discussed in more detail in Chapter 17.84 of this document, the applicant’s proposal to lump nine private sanitary sewer force mains in a PUE is problematic. Per the Public Works Director (Exhibit Q), **the applicant shall be conditioned to construct gravity sewers draining to the public sewer line in Jerger Street to serve lots 16 to 33.** As proposed, staff finds the proposal does not meet Section 17.100.240.
21. Section 17.100.60(E)(3) requires the proposed street pattern to be connected and consistent with the Comprehensive Plan or official street plan for the City of Sandy. Sandy’s Transportation System Plan (TSP) was adopted by Ordinance 2011-12 as an addendum to the Comprehensive Plan in 2011. At that time, the subject property was not in City limits and was not included in the TSP; thus, consistency with the official street plan cannot be determined for the subject property, with the exception of the Bornstedt Road frontage of the subject property, which was included in the TSP. The Bornstedt Road section (Section B on Exhibit C, Sheet C8) details a 6 foot wide bike lane on Bornstedt Road in conformance with the project B3 on the TSP’s Bicycle System Plan. However, as discussed in Section 17.100.60(D) of this document, the submitted tentative plat map is not accurate and does not adequately detail existing and proposed right-of-way. As proposed, it appears the applicant is proposing to plat lots in the existing Bornstedt Road right-of-way. In addition, the proposed street pattern submitted by the applicant is not connected as required by Section 17.100.60(E)(3). By platting lots in the existing right-of-way and not providing an east-west

street connection or additional north-south streets the subdivision request does not meet approval criteria 17.100.60 (E)(3).

22. Section 17.100.60(E)(4) requires that traffic volumes shall not exceed average daily traffic (ADT) standards for local streets as detailed in Chapter 17.10, Definitions. The applicant's Traffic Impact Study (Exhibit E) evaluated ADT on local streets and determined the proposed development would result in 396 daily site trips. The TIS conclusions state: "The local streets in the project vicinity currently carry fewer than 1,000 vehicles per day, in accordance with the requirements of the city's development code. Following completion of the proposed development the local streets are projected to continue to carry fewer than 1,000 daily trips. Accordingly, operation of local streets is projected to meet city standards." However, the TIS was based on development of 42-single family homes, as stated on page 13 of the TIS. Due to the requirements of House Bill 2001, a duplex is now allowed as an outright permitted use on any lot that allows a single-family residence. The City is not able to preclude any of the 42 lots from developing with a duplex rather than a single-family home, which could result in up to 84 dwelling units as proposed. Once Senate Bill 458 goes into effect, the 42 duplexes could be divided into separate lots, which has the potential to result in 84 lots. Thus, the TIS should have been based on 42 duplexes and, as submitted, does not provide sufficient evidence that the applicant can meet the standards of Section 17.100.60(E.4). In addition, Ordinance 2019-16 (Exhibit U) included a condition capping the number of average daily trips for this property at 388. The proposal is not in compliance with the conditions of Ordinance 2019-16. The proposal does not meet approval criteria 17.100.60 (E)(4) nor does it meet the average daily trip cap conditioned by Ordinance 2019-16.
23. Section 17.100.60(E)(5) requires that adequate public facilities are available or can be provided to serve the proposed subdivision. City water and stormwater are available or will be constructed by the applicant to serve the subdivision. However, as discussed in more detail in Chapter 17.84 of this document, the applicant's proposal for sanitary sewer for lots 16 to 33 is problematic. Per the Public Works Director (Exhibit Q), **the applicant shall be conditioned to construct gravity sewers draining to the public sewer line in Jerger Street to serve lots 16 to 33**. In addition, the proposal does not meet approval criteria 17.100.60 (E)(5) as explained in A and B, below:
- A. East-west street connection. As explained elsewhere in this staff report, the proposal does not include an east-west street connection through the subject property.
 - B. North-south connections. As explained elsewhere in this staff report the proposal does not propose sufficient north-south streets.
24. Section 17.100.60(E)(6) requires all proposed improvements to meet City standards. A detailed review of proposed improvements is contained throughout this staff report. Staff has identified several aspects of the proposed subdivision improvements requiring additional information or modification by the applicant. Some of the required improvements could be satisfied with conditions of approval, but several of the required improvements can only be satisfied by a substantial modification to the subdivision proposal. The proposed subdivision lacks the following substantial improvements: 1) an east-west connection; 2) sufficient north-

south streets; 3) adequate sanitary sewer; 4) a second fire access; and 5) a connected public street network (the proposal instead relies on private drives, a flag lot, and a cul-de-sac that provide no connectivity). The proposal does not meet approval criteria 17.100.60 (E)(6).

25. Section 17.100.60(E)(7) strives to ensure that a phasing plan, if requested, can be carried out in a manner that meets the objectives of the above criteria and provides necessary public improvements for each phase as it develops. The applicant is not requesting a phased development. The proposal meets approval criteria 17.100.60 (E)(7).

DENSITY CALCULATIONS – Chapter 17.30

26. The total gross acreage for the entire property is 12.74 acres. After removing the proposed right-of-way and proposed stormwater tract, the net site area (NSA) for the subject property is reduced to 10.11 net acres.

NOTE: The density calculations on the subject site do not account for the additional land required to be dedicated for Maple Street to connect to Street B or additional north-south streets. In addition, the Oregon Statewide Wetlands Inventory shows a stream/wetland on the subject property. The applicant did not submit any concurrence from DSL stating that there is no wetland/stream on the property. Therefore, the calculations related to density are based on unreliable assumptions.

27. The subject property is zoned Single Family Residential (SFR); therefore, a minimum of 3 and a maximum of 5.8 units per acre are allowed. The minimum density for the subject area is 10.11 net acres x 3 units/net acre = 30.33 rounded down to 30 units. The maximum density for the subject area is 10.11 net acres x 5.8 units/net acre = 58.64 rounded up to 59 units. The applicant identifies 42 lots, within the density range. However, as noted above, these calculations are based on unreliable assumptions.

ZONING DISTRICTS – Chapter 17.34

28. The applicant proposes constructing 42 single-family dwellings or duplexes as permitted in this zoning district. Section 17.34.30 contains the design standards for this zone. As shown on Sheet C2 of the plan set (Exhibit C), all lots in the proposed subdivision contain at least 7,500 square feet and contain an average lot width of 60 feet as required.
29. Section 17.34.30(C) requires all lots to have a minimum lot frontage of 20 feet, except as allowed by Section 17.100.160. Section 17.100.160 pertains to public access lanes and the applicant is not proposing any public access lanes; thus, all lots are required to have a minimum lot frontage of 20 feet. The applicant is proposing six (6) lots that will take access from three (3) separate shared private drives (Lots 5 and 6, Lots 22 and 23, and Lots 29 and 30); none of these lots have any street frontage. The applicant is also proposing one (1) flag lot (Lot 33), with a 15 foot wide flag. Therefore, the proposal does not meet the minimum lot frontage requirements of Section 17.34.30(C) for seven (7) lots. Shared private drives and flag lots are discussed in further detail in the Land Division section of this document (Chapter 17.100).
30. Section 17.34.40(A) requires that water service be connected to all dwellings in the proposed subdivision. Per the submitted narrative (Exhibit B), the applicant proposes to extend water service to serve all dwellings in the development.
31. Section 17.34.40(B) requires that all proposed dwelling units be connected to sanitary service if service is currently within 200 feet of the site, which it is. As discussed in more detail in Chapter 17.84 of this document, the applicant's proposal to cluster nine private force mains in a single PUE is problematic. Per the Public Works Director (Exhibit Q), **the applicant shall be conditioned to construct gravity sewers draining to the public sewer line in Jerger Street to serve lots 16 to 33 if the application is approved.**
32. Section 17.34.40(C) requires that the location of any real improvements to the property must provide for a future street network to be developed. The applicant's narrative states that a new street network will be constructed to serve each dwelling as required. However, the applicant is not proposing a connected street network through the subject property. In addition, the applicant is proposing to stub two streets to the south located approximately 1,000 feet apart from one another. This creates a situation for the property to the south in which the property to the south would either be required to develop with disconnected streets (inconsistent with the Sandy Development Code) like the subject proposal or required to apply for a block length variance due to the lack of sufficient stubbed streets to the south.
33. Section 17.34.40(D) requires that all dwelling units must have frontage or approved access to public streets. The applicant is proposing six (6) lots that will take access from three (3) separate shared private drives (Lots 5 and 6, Lots 22 and 23, and Lots 29 and 30); none of these lots have any street frontage. The applicant is also proposing one (1) flag lot (Lot 33), with a 15 foot wide flag pole for access. Therefore, the proposal does not meet the minimum lot frontage requirements of Section 17.34.40(D) for seven (7) lots (Lots 4, 6, 22, 23, 29, 30, and 33). Shared private drives and flag lots are discussed in further detail in the Land Division section of this document (Chapter 17.100).

ADDITIONAL SETBACKS AND SPECIAL SETBACKS – Chapters 17.80 and 17.82

34. Chapter 17.80 requires all residential structures to be setback at least 20 feet to collector and arterial streets. Bornstedt Road is classified as a minor arterial. **If the application is approved, all structures on lots abutting Bornstedt Road shall be setback at least 20 feet.**

35. Section 17.82.20(A) requires that all residential dwellings shall have their primary entrances oriented toward a transit street rather than a parking area, or if not adjacent to a transit street, toward a public right-of-way or private walkway which leads to a transit street. Bornstedt Road is a transit street. **If the application is approved, all residential structures on lots abutting Bornstedt Road shall have their primary entrances oriented to Bornstedt Road.**

36. Section 17.82.20(B) requires that dwellings shall have a primary entrance connecting directly between the transit street and building interior and outlines requirements for the pedestrian route. Section 17.82.20(C) requires that primary dwelling entrances shall be architecturally emphasized and visible from the street and shall include a covered porch at least 5 feet in depth. **If the application is approved, adherence to the design standards in Chapter 17.82 for residential development is required.**

37. The applicant references ORS to claim that Chapter 17.82 is not clear and objective and therefore the design standards in Chapter 17.82 do not have to be followed, but the project narrative (Exhibit B) goes on to state that the applicant intends to orient the homes on Lots 1-4 and 13 towards Bornstedt Road and construct a walkway to the entrance as preferred by the City.

TRANSPORTATION – Chapters 17.84 and 17.100

38. This finding analyzes the Traffic Impact Study (Exhibit E).

- A. The applicant submitted a Traffic Impact Study (Exhibit E) from Ard Engineering, dated August 5, 2021. The study did identify some required mitigation. According to the Traffic Impact Study (TIS), the proposed residential development would generate up to 31 site trips during the morning peak hour, 42 trips during the evening peak hour, and 396 daily site trips. However, the TIS was based on development of 42-single family homes, as stated on page 13 of the TIS. Due to the requirements of House Bill 2001, a duplex is now allowed as an outright permitted use on any lot that allows a single-family residence. The City is not able to preclude any of the 42 lots from developing with a duplex rather than a single-family home. Thus, the TIS should have been based on 42 duplexes and, as submitted, does not provide sufficient evidence that the applicant can meet the standards of Sections 17.100.60(E.4) or 17.84.50(B.4). In addition, Ordinance 2019-16 includes the following condition of annexation approval for the subject property: “Prior to the future development of the subject property the development shall be limited to no more than 43 single family lots or 388 average daily trips.” The proposed subdivision results in 396 daily site trips based on 42 single-family homes, which is not in compliance with the conditions of Ordinance 2019-16.
- B. The City Transportation Engineer (Exhibit O) reviewed the TIS and finds that it meets City requirements. However, the applicant did not submit the required \$1,500 third party review fee. **The applicant shall submit the \$1,500 third party review fee for peer review of the Traffic Impact Study.**
39. Section 17.84.50(E) requires that public streets installed concurrent with development of a site shall be extended through the site to the edge of the adjacent property. The proposed street layout results in two temporary dead-end streets (Averill Parkway and Street A) that will be stubbed to the southern property line of the subject property (Street A is also proposed to stub to the northern property line) and one temporary dead-end street stubbed to the east property line (Street C). The proposal also includes one cul-de-sac. The proposed subdivision does not propose an east-west street connection or sufficient north-south streets and thus fails to install the public street extension of the east-west connection or north-south streets concurrent with development of the site. The proposed subdivision does not meet the standards of Section 17.84.50 (E).
40. The proposed development includes the need to name Street A, Street B, and Street C. As recommended by the Public Works Director, the applicant shall be required to extend Maple Street east through the site to connect to Street B; so Street B would become Maple Street. By extending Maple Street/Street B to the east property line, there may not be a need for Street C. The street names shall be related to the east coast town/college theme.
41. Sections 17.84.509(F and G) require public streets to be improved to City standards along the entire frontage of the property. Per the Public Works Director (Exhibit Q), the street improvements proposed on Tract A and Lots 13, 37, and 38 do not extend to the edge of the adjacent properties as required in Sections 17.84.50(F.1) and 17.84.50(G). **If the application is approved, the applicant shall update the Street Plan to detail street improvements on Tract A and Lot 13, 37, and 38 frontages extending to the property line per Sections**

17.84.50(F.1) and 17.84.50(G). Retaining walls in the right-of-way or slope easements on adjacent parcels may be required to accomplish this. The frontage improvements for Tract A shall be completed prior to final plat approval.

42. Proposed streets do not meet the requirements of 17.84.50(H) as the proposed public street improvements do not provide for the logical extension of an existing street network. The proposed streets also do not meet Section 17.100.100(E) as the subdivision proposal does not promote a logical, connected pattern of streets. **The Public Works Director recommends that the Planning Commission require the extension of Maple Street east through the site to connect to proposed Street B as a logical extension of an existing street network per Section 17.84.50(H).**
43. While Section 17.100.100(C) calls for a rectangular grid pattern the proposed street layout is not a rectangular grid pattern as it incorporates a cul-de-sac and does not include an east-west connection (i.e., connecting Maple Street to Street B) or one or more additional north-south streets that would be needed to meet the block length standard. As proposed, the two north-south streets are located approximately 1,000 feet apart and are not internally connected. Staff finds that the proposed street layout does not represent a logical street pattern.
44. As discussed in Chapter 17.100 of this document, the applicant failed to submit information into the record regarding block lengths for all block faces and therefore staff does not have enough information to determine block lengths. Based on the Plan Set (Exhibit C), it appears that the east side of Street A exceeds 400 feet. The applicant did not submit information justifying the need for a longer block. In addition, the east side of Averill Parkway already exceeds 400 feet to the north. The applicant is proposing to extend Averill Parkway to the south an additional 350-400 feet before the next proposed intersection. Staff finds the submitted proposal does not meet Section 17.100.120(B).

PEDESTRIAN AND BICYCLE IMPROVEMENTS – Chapters 17.84 and 17.100

45. Section 17.84.20(A)(1) requires that all improvements shall be installed concurrently with development or be financially guaranteed. **All lots in the proposed subdivision will be required to install public and franchise utility improvements or financially guarantee these improvements prior to final plat approval.**
46. Section 17.84.30(A)(1) requires that all proposed sidewalks on the local streets will be five feet wide as required by the development code and separated from curbs by a tree planting area that is a minimum of five feet in width.
47. **If the application is approved, six-foot sidewalks shall be constructed along Bornstedt Road as required by Section 17.84.30(A)(2). These frontages shall include 5-foot wide planter strips.**
48. In relation to Section 17.84.30, no pedestrian facilities other than sidewalks have been identified or proposed in the subdivision; however, the proposal does include the required 6 foot wide bike lane identified as project B3 in the TSP. As required by Section 17.84.30(B), safe and convenient pedestrian and bicyclist facilities that strive to minimize travel distance to the extent practicable shall be provided in conjunction with new development within and between new subdivisions. As proposed, there is not a direct way for residents of the western lots (lots 1-13) to reach Cascadia Park nor is there a direct way for residents of the eastern lots (lots 14-42) to reach Bornstedt Park. Subsection 17.84.30(B)(2) goes on to elaborate that right-of-way connecting cul-de-sacs passing through unusually long or oddly shaped blocks shall be a minimum of 15 feet wide with eight (8) feet of pavement. The applicant proposes a cul-de-sac but does not propose a pedestrian connection to streets beyond the cul-de-sac as required by Section 17.84.30. The proposal also fails to include a bicycle/pedestrian accessway on the east side of Averill Parkway, which exceeds 600 feet in block length. Therefore, this proposal does not meet the requirements of Section 17.84.30.

PARKING, LOADING, AND ACCESS REQUIREMENTS – Chapter 17.98

49. Section 17.98.10(M) requires that the developer provide a Residential Parking Analysis Plan. This plan identifying the location of parking for the 42 SFR zoned lots is included in Exhibit C, Sheet C10.
50. Section 17.98.20(A) requires that each single-family dwelling unit or duplex is required to provide at least two off-street parking spaces. **Compliance with this requirement will be evaluated during building plan review.**
51. Section 17.98.80(A) requires access from a lower functional order street. If the application is approved, the following conditions shall apply. Per the Public Works Director (Exhibit X), **Vehicle Non-Access Reserve (VNAR) strips shall be depicted on the plat for the Bornstedt Road frontage of Lots 1 through 4 and Lot 13 to comply with Section 17.98.80(A). A VNAR strip shall also be depicted on the plat for the Maple Street frontage of Lots 1 and 13 and the south end of Averill Parkway, south and north ends of Street A, and east end of Street C.**
52. Section 17.98.100 has specifications for driveways. The minimum driveway width for a single-family dwelling is 10 feet and the maximum width is 24 feet wide for a residential driveway approach. Additionally, all driveways shall meet vertical clearance, slope, and vision clearance requirements. Per the Public Works Director (Exhibit Q), **the location, number, and width of all driveway approaches shall not exceed the spacing and dimensional standards in Section 17.98.100.** Staff did not evaluate the driveways on the cul-de-sac as the applicant has not provided sufficient evidence to justify a cul-de-sac. **However, if a cul-de-sac is approved, it shall meet the requirements of Section 17.98.100(G).**
53. Section 17.98.130 requires that all parking and vehicular maneuvering areas shall be paved with asphalt or concrete. As required by Section 17.98.130, **all parking, driveway, and maneuvering areas shall be constructed of asphalt, concrete, or other approved material.**
54. Section 17.98.200 contains requirements for providing on-street parking spaces for new residential development. Per 17.98.200, one on-street parking space at least 22 feet in length has been identified within 300 feet of each of the 42 lots zoned as SFR as required. Exhibit C, Sheet C10 shows that 48 on-street parking spaces have been identified in compliance with this standard. No parking courts are proposed by the applicant.

NOTE: The locations of the lots on the subject site do not account for the additional land required to be dedicated for Maple Street to connect to Street B or additional north-south streets. Therefore, the distances and locations of on-street parking spaces is based on unreliable assumptions.

UTILITIES – Chapters 17.84 and 17.100

55. Section 17.84.60 outlines the requirements of public facility extensions. The applicant submitted a Street and Utility Plan (Exhibit C, Sheet C8) which shows the location of proposed public water, sanitary sewer, and stormwater drainage facilities. **Broadband fiber service shall be detailed with construction plans.**
56. Franchise utilities will be provided to all lots within the proposed subdivision as required in Section 17.84.80. The location of these utilities will be identified on construction plans and installed or guaranteed prior to final plat approval. The applicant does not anticipate extending franchise utilities beyond the site. All franchise utilities other than streetlights shall be installed underground. The developer will make all necessary arrangements with franchise utility providers. **The developer shall install underground conduit for street lighting.**
57. Section 17.84.90 outlines requirements for land for public purposes. The application includes dedication of right-of-way and land for a stormwater detention pond. The proposal does not include land dedicated for an east-west connection or additional north-south streets. Eight-foot-wide public utility easements will be required along all lots adjacent to street rights-of-way for future franchise utility installations. **All easements and dedications shall be identified on the final plat.**
58. As required by Section 17.100.130, eight-foot-wide public utility easements (PUE) are required along all property lines abutting a public right-of-way.
59. Chapter 15.30 contains the City of Sandy’s Dark Sky Ordinance. A lighting plan will be coordinated with PGE and the City as part of the construction plan process and prior to installation of any fixtures as required by Section 17.100.210. The applicant will need to install street lights along all street frontages wherever street lighting is determined necessary. **The locations of these fixtures shall be reviewed in detail with construction plans. Full cut-off lighting shall be required. Lights shall not exceed 4,125 Kelvins or 591 nanometers to minimize negative impacts on wildlife and human health.**
60. Section 17.84.100 outlines the requirements for mail delivery facilities. **The location and type of mail delivery facilities shall be coordinated with the City Engineer and the Post Office as part of the construction plan process.**
61. The Fire Marshal (Exhibit M) reviewed the proposal and provided general comments as well as comments related to fire apparatus access and firefighting water supplies. **Construction documents detailing compliance with fire apparatus access and fire protection water supply requirements shall be provided to Sandy Fire District for review and approval upon building permit submittal. Approved fire apparatus access roadways and an approved water supply for fire protection, either temporary or permanent, shall be installed and operational prior to any combustible construction or storage of combustible materials on site in accordance with OFC Chapter 33. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property, including monument signs. The address shall be plainly legible and visible**

from the road fronting the property and the same shall be on the dwelling plainly legible and visible when approaching. These numbers shall contrast with their background. Each new fire hydrant installed shall be ordered in an OSHA safety red finish and have a 4-inch non-threaded metal faced hydrant connection with cap installed on the steamer port. The applicant shall adhere to all other requirements of the Sandy Fire District. In a follow-up email (Exhibit R) the Fire Marshal states that if two or more of the 29 eastern lots converted to duplexes then a second means of access to the new development would be required per Appendix D, Section D107.1 of the Fire Code. **If two or more of the 29 eastern lots are converted to duplexes, the applicant shall be required to install a second means of access to the development.** As discussed thoroughly in this document, an east-west street is required for the proposed subdivision to meet the Development Code. This would provide a second fire access as well. **In the event the subdivision is approved as proposed with no secondary fire access, Lots 14-42 shall be protected with an approved automatic fire sprinkler system.**

62. Per the Public Works Director (Exhibit Q), **the applicant shall install all water lines and fire hydrants in compliance with the applicable standards in Section 17.100.230, which lists requirements for water facilities.**
63. The applicant intends to install sanitary sewer lines in compliance with applicable standards in Section 17.100.240. The sanitary sewer plans will be reviewed by the City Engineer and Public Works Director. **Preliminary plat approval does not connote utility or public improvement plan approval which will be reviewed and approved separately upon submittal of public improvement construction plans.** The Public Works Director (Exhibit Q) notes that the applicant is proposing at least 18 separate, private pressure mains in the public utility easement adjacent to Street B to serve Lots 16 to 223 and Lots 24 to 33. It is unclear whether the private pressure sewers as proposed will comply with the Oregon Plumbing Specialty Code or Oregon Department of Environmental Quality requirements. The City would not accept private force mains for ownership or maintenance. Grouping as many as nine (9) private force mains into a single PUE with other utilities (power, telecom, gas, fiber, CATV, etc.) is extremely unsafe. If there is a leak on any line or lines there will be no way to identify which line(s) is/are leaking from the surface. There is no method proposed for maintenance or repair of these lines. While as many as nine of the property owners may debate whose line is leaking and who is responsible for repairing a leaking line untreated sewage could continue to pool under the ground and on the surface until the responsible party is identified and the pipe repaired. The applicant could construct a gravity sewer line connecting to the existing public sewer line in Jerger Street to serve lots 16 – 33. There are existing 10-foot wide public utility easements between the lots on the south side of Jerger Street adjacent to Street B that could be used to access the public sewer line in Jerger Street. Plans for public and private sewer collection and conveyance facilities shall be submitted to the Oregon Department of Environmental Quality for review and approval per ORS Chapters 454, 468 and 486B and OAR 340-052 and in particular OAR 340-052-0040(2). **Accordingly, if the Planning Commission approves the application, the applicant is required to construct gravity sewers draining to the public sewer line in Jerger Street to serve lots 16 to 33.**

64. Section 17.100.250(A) details requirements for stormwater detention and treatment. A public stormwater quality and detention facility is proposed as Tract A to be located in the northwest section of the proposed development. **All site runoff shall be detained such that post-development runoff does not exceed the predevelopment runoff rate for the 2, 5, 10 and 25 year storm events. Stormwater quality treatment shall be provided for all site drainage per the standards in the City of Portland Stormwater Management Manual (COP SWMM).**
65. Section 17.100.260 states that all subdivisions shall be required to install underground utilities. **The applicant shall install utilities underground with individual service to each lot.**
66. The Bonneville Power Administration (Exhibit P) reviewed the submitted materials and found no impact to their facilities.

PARKLAND DEDICATION – Chapter 17.86

67. Section 17.86.10 contains a clear and objective formula for determining the amount of land required to be dedicated. The formula is acres = proposed units x (persons/unit) x 0.0043. For the 42 lots, assuming single family homes, acres = 42 x 3 x 0.0043 = 0.54 acres. The applicant is proposing to pay a fee-in-lieu of parkland dedication.

NOTE: The number of dwelling units on the subject site does not account for the additional land required to be dedicated for Maple Street to connect to Street B or additional north-south streets. In addition, the Oregon Statewide Wetlands Inventory shows a stream/wetland on the subject property. The applicant did not submit any concurrence from DSL stating that there is no wetland/stream on the property. Therefore, the calculations related to parkland dedication and fee in-lieu of payment are based on unreliable assumptions.

68. Per Section 17.86.40, at the City's discretion only, the City may accept payment of a fee in lieu of land dedication. A payment in lieu of land dedication is separate from Park Systems Development Charges, and is not eligible for a credit of Park Systems Development Charges. The amount of the fee in lieu of land dedication (in dollars per acre) shall be set by City Council Resolution, and it shall be based on the typical market value of developed property (finished lots) in Sandy net of related development costs. The Parks and Trails Advisory Board (Board) met on August 11, 2021. In a memo dated September 20, 2021 (Exhibit N), the Board recommended a fee-in-lieu of parkland dedication given the size of the development, and its proximity to both Bornstedt Park and Cascadia Park.

69. The parks dedication requirement, and therefore any fee in-lieu payment under Section 17.86.40, is based on the impact from the number of people anticipated to live in the units in the subdivision, and a duplex includes two dwelling units, each of which can be occupied by a family (or a number of unrelated persons). Accordingly, each unit of a duplex is treated the same as a separate single-family dwelling for purposes of calculating the amount of land dedicated under Section 17.86.10 or a fee in-lieu payment under Section 17.86.40. However, pursuant to state law (ORS 197.758), each lot is allowed to be developed with a duplex. Thus, to ensure compliance with the standard, **the applicant shall pay a fee-in-lieu of parkland dedication in the amount of \$130,140 (0.54 multiplied by \$241,000) to the City prior to final plat approval, or \$143,100 (0.54 multiplied by \$265,000) if half is deferred to building permit issuance. If the applicant chooses to defer payment, the applicant shall pay \$71,550 prior to recording of final plat and the additional \$71,550 divided by the 42 lots, or \$1,703.57 with each building permit. Additionally, if any lot includes a duplex or is converted to a duplex in the future, the applicant or future property owner shall pay an additional \$3,098.57 (0.54 multiplied by \$241,000 divided by 42) with the building permit for that lot or duplex addition. With this condition, the City finds the application complies with Section 17.86.10.**

URBAN FORESTRY – 17.102

70. Section 17.102.20 contains information on the applicability of Urban Forestry regulations. An Arborist Report prepared by Todd Prager of Teragan & Associates and dated April 29, 2021 is included as Exhibit F. The arborist inventoried all trees 11 inches and greater diameter at breast height (DBH) as required in Section 17.102.50. The inventory of trees proposed to be retained is included in Exhibit C, Sheets C4-C6 and the Tree Retention and Protection Plan is shown in Exhibit C, Sheet C7. The following findings address the tree retention standards and include conditions in the event that the application is approved.
71. The property contains 12.74 acres requiring retention of 38 healthy trees, 11 inches DBH or greater, and likely to grow to maturity ($12.74 \times 3 = 38.22$). The arborist report states that a total of 38 trees are proposed to be retained and 709 trees are proposed to be removed. All 38 of the trees proposed to be retained were evaluated by the project arborist to be in good condition, over 11-inch DBH, and not considered nuisance species. However, the arborist report states that the tree assessment/inventory was completed in July 2020, which was before the wind storms in the fall of 2020 and the ice storm in the winter of 2021, all of which caused significant damage to trees in Sandy. In addition, some of the trees proposed for retention may be located in the future right-of-way needed for Maple Street to extend east and to connect to B Street, or in the future right-of-way of one or more additional north-south streets needed to meet the block length standard. **In order to assess whether the 38 trees proposed for retention are still healthy and in good condition, the applicant shall submit an updated arborist evaluation for the 38 retention trees confirming that they did not suffer any damage during the multiple storms since the original assessment. The applicant shall be required to pay a \$1,500 third-party review fee to have the arborist report/inventory/tree retention plan peer reviewed. The updated arborist report and tree retention plan shall be based on an updated site plan that details the required east-west and north-south street connections.**
72. Five (5) trees proposed for retention are deciduous (bigleaf maples) and the remaining 33 are conifer species (30 Douglas firs, two (2) western hemlocks, and one (1) grand fir). The trees range in size from 11 inches DBH to 50 inches DBH, with one bigleaf maple (Tree #95) specified at 8-, 7-, and 5-inches DBH with multiple leaders at ground level. All trees were in good condition as identified by the project arborist; however, as previously stated, the assessment was done in July 2020, prior to the storms. The applicant is proposing to retain all 38 trees on private, developable lots. Staff has concerns about all of the retention trees being located on developable lots. Based on previous subdivision developments, staff has seen that a number of the trees retained on private lots are either illegally removed once the new homeowner moves in, or the new homeowner applies for a permit to remove the tree expressing concerns about the tree being a hazard tree due to its location in their rear yard and proximity to their house. Rather than create a potential future conflict between tree retention and private homeowners, **staff recommends that a majority of the retention trees be located in a separate private tree retention tract.** This could easily be done for the cluster of trees on Lots 4 and 5 as both those lots are well beyond the minimum lot size required in the SFR zone. Staff also has concerns about whether Trees #351, 353, and 354 will be able to be adequately protected due to the fact that a large portion of their critical root zones are located on the adjacent properties to the north. **After the updated**

inventory/retention plan is completed, if the applicant still proposes counting Trees #351, 353, and 354 towards the minimum retention tree standard, the project arborist shall submit information regarding the percentage of the critical root zone (at 1 foot per 1 inch DBH) that is located on the adjacent properties to the north and whether any portion of the minimum root protection zone (at 0.5 feet per 1 inch DBH) is located on the adjacent properties to the north.

73. The Arborist Report (Exhibit F) provides recommendations for protection of retained trees including identification of the recommended tree protection zone for these trees. The requirements of 17.102.50(B) shall be complied with prior to any grading or tree removal on the site. **The applicant shall install tree protection fencing at the critical root zone of 1 foot per 1-inch DBH to protect the 38 retention trees on the subject property as detailed on Attachment 2 as well as all trees on adjacent properties. The tree fencing shall be installed prior to any development activity on the site, including clearing, tree removal, and erosion control measures, in order to protect the trees and the soil around the trees from disturbance. The applicant shall not relocate or remove the fencing prior to certificates of occupancy. The tree protection fencing shall be 6-foot-tall chain link or no-jump horse fencing supported with metal posts placed no farther than 10 feet apart installed flush with the initial undisturbed grade. The applicant shall affix a laminated sign (minimum 8.5 inches by 11 inches, placed every 75 feet or less) to the tree protection fencing with the following information as recommended by the project arborist: TREE PROTECTION ZONE, DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION FENCING, Please contact the project arborist if alterations to the approved location of the tree protection fencing are necessary. Todd Prager, Project Arborist – 971-295-4835. No construction activity shall occur within the tree protection zone, including, but not limited to, grading, clearing, excavation, access, stockpiling, or dumping or storage of materials such as building supplies, soil, waste items, equipment, or parked vehicles. The applicant shall request an inspection of tree protection measures with City staff and the project arborist prior to any tree removal, grading, or other construction activity on the site. Up to 25 percent of the area between the minimum root protection zone of 0.5 feet per 1-inch DBH and the critical root zone of 1 foot per 1-inch DBH may be able to be impacted without compromising the tree, provided the work is monitored by a qualified arborist. The applicant shall retain an arborist on site to monitor any construction activity within the critical root protection zones of the retention trees or trees on adjacent properties that have critical root protection zones that would be impacted by development activity on the subject property.**
74. The Tree Retention and Protection Plan (Exhibit C, Sheet C7) details several trees being removed from within the critical root zones of trees proposed for retention. These include Trees #99, 100, 105, 110, 11, 115, 116, 117, 118, 119, 213, 215, 218, 219, 345, 347, 361, 364, 365, 368, 369, 370, 372, 373, 378, and 380. **Staff recommends Trees #99, 100, 105, 110, 11, 115, 116, 117, 118, 119, 213, 215, 218, 219, 345, 347, 361, 364, 365, 368, 369, 370, 372, 373, 378, and 380 be left as snags rather than completely removed in order to minimize negative impacts to the remaining retention trees. If the applicant does not retain Trees #99, 100, 105, 110, 11, 115, 116, 117, 118, 119, 213, 215, 218, 219, 345, 347,**

361, 364, 365, 368, 369, 370, 372, 373, 378, and 380 as snags, those trees shall be removed in a way that does not harm or damage adjacent trees. Tree removal and/or snag creation shall be completed without the use of vehicles, or heavy equipment in the tree protection zone. Trunks and branches of adjacent trees shall not be contacted during tree removal or snag creation. If Trees #99, 100, 105, 110, 11, 115, 116, 117, 118, 119, 213, 215, 218, 219, 345, 347, 361, 364, 365, 368, 369, 370, 372, 373, 378, and 380 are removed, their removal shall be completed under the supervision of the project arborist and the applicant shall fell the trees to be removed away from the trees to be retained so they do not contact or otherwise damage the trunks or branches of the trees to be retained. The applicant shall submit a post-construction report prepared by the project arborist or other TRAQ qualified arborist to assess whether any of the retention trees were damaged during construction. If retention trees were damaged and need to be replaced, the mitigation ratio shall be 4:1.

75. The Arborist Report (Exhibit F) from Teragan and Associates, Inc. includes recommendations for additional protection measures related to tree removal as well as tree protection recommendations for the trees to be retained. **The applicant shall adhere to all recommendations contained in the arborist report including, but not limited to, the following:**

- Fell the trees to be removed away from the trees to be retained so they do not contact or otherwise damage the trunks or branches of the trees to be retained. No vehicles or heavy equipment shall be permitted within the tree protection zones during tree removal operations.
- The stumps of the trees to be removed from within the tree protection zones shall either be retained in place or stump ground to protect the root systems of the trees to be retained.
- Care will need to be taken to not contact or otherwise damage the crowns of the trees that may extend into the construction area.
- It will be important to reassess and monitor the trees along the newly exposed tree grove edges following site clearing and periodically during construction and after high wind events to ensure they do not pose a high risk. This monitoring should occur for the next two to three storm seasons following site clearing.
- Shift sediment fencing to outside the tree protection zones. If erosion control is required inside the tree protection zones, use straw wattles to minimize root zone disturbance of the trees to be retained.
- Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection. Hold a tree protection meeting with all contractors to explain the goals of tree protection. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction plus the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outline in the current edition of the Guide for Plant Appraisal

by the Council of Tree & Landscape Appraisers. The penalty should be paid to the owner of the property.

- The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out. Trees that have roots cut should be provided supplemental water during the summer months.
- Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
- After Construction, carefully landscape the areas within the tree protection zones. Do not allow trenching for irrigation or other utilities within the tree protection zones. Carefully plant new plants within the tree protection zones. Avoid cutting the woody roots of trees that are retained. Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting or the irrigation is approved by the project arborist. Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained. Provide for the ongoing inspection and treatment of insect and disease populations that are capable of damaging the retained trees and plants. The retained trees may need to be fertilized if recommended by the project arborist. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

76. To ensure protection of the required retention trees, the applicant shall record a tree protection covenant specifying protection of trees on the subject property and limiting removal without submittal of an Arborist's Report and City approval. The covenant shall detail the species and locations of the retention trees as well as the critical root zones of each tree at 1 foot per 1 inch DBH.

LANDSCAPING AND SCREENING – Chapter 17.92

77. Section 17.92.10 contains general provisions for landscaping. As required by Section 17.92.10 (C), trees over 25-inches circumference measured at a height of 4.5 feet above grade are considered significant and should be preserved to the greatest extent practicable and integrated into the design of a development. A 25-inch circumference tree measured at 4.5 feet above grade has roughly an eight-inch diameter at breast height (DBH). Based on the Planning Commission interpretation from May 15, 2019, Subsection 17.92.10(C) does not apply to residential subdivisions. Tree protection fencing and tree retention is discussed in more detail in the Urban Forestry, Chapter 17.102 section of this document. **Per Section 17.92.10(L), all landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing.**
78. Section 17.92.30 states that planting of trees is required for all parking lots with four or more parking spaces, public street frontages, and along private drives more than 150 feet long. The applicant submitted an On-Street Parking Plan (Exhibit C, Sheet C10) that details street trees. The applicant's proposal includes three (3) private drives, one of which is more than 150 feet long (Tract B). The On-Street Parking Plan does not detail trees along Tract B; therefore, the proposal does not meet the requirements of Section 17.92.30. However, as discussed in detail in Section 17.100.150(A) of this document, the applicant also did not submit sufficient evidence to justify the use of private drives. In addition, the proposed lots that gain access from the private drives do not meet the minimum frontage requirements of Section 17.34.30(C). Therefore, Tracts B, C, and D do not meet the code and staff does not support the proposal for private drives. However, **if the application is approved as submitted, street trees shall be planted approximately 30 feet on center in a minimum 5 foot wide planter strip on any private drives more than 150 feet per Sections 17.92.30 and 17.92.10(D).**
79. Section 17.92.30 specifies that street trees shall be chosen from the City-approved list. As required by Section 17.92.30, the development of the subdivision requires medium trees spaced 30 feet on center along all street frontages. Planter strips will be provided along all frontages as required in Section 17.100.290. The submitted On-Street Parking Plan (Exhibit C, Sheet C10) includes a note that states street trees will be planted 30 feet on center. The note also states that species will be determined by City staff at the time of planting. If the Planning Commission approves the application, **the applicant shall submit proposed tree species to City staff for review and approval concurrent with construction plan review. Due to concerns with Asian Longhorn Beetle and Emerald Ash Borer as well as an interest in increasing species diversity, staff are not approving maples or ashes as street trees at this time. To improve species diversity, the applicant shall include at least four (4) different tree genera, with at least two (2) different genera per block face.**

The applicant is proposing to mass grade the buildable portion of the site. This will remove topsoil and will heavily compact the existing soil. To maximize the success of the required street trees, **the applicant shall aerate and amend the soil within the planter strip 15 feet in both directions from where the tree will be planted (or as is feasible based on locations of driveways or street corners) to a depth of 3 feet prior to planting street trees if the application is approved. The applicant shall either amend and aerate the**

planter strip soil at the subdivision stage and install fencing around the planter strips to protect the soil from compaction or shall aerate and amend the soil at the individual home construction phase. The applicant shall submit a letter from the project landscaper confirming that the soil in the planter strips has been aerated and amended prior to planting the trees.

If the plans change in a way that affects the number of street trees (e.g., driveway locations), the applicant shall submit an updated street tree plan for staff review and approval.

80. Section 17.92.40 requires that all landscaping shall be irrigated, either with a manual or automatic system. **As required by Section 17.92.140, the developer and lot owners shall be required to maintain all vegetation planted in the development for two (2) years from the date of completion, and shall replace any dead or dying plants during that period.**
81. Section 17.92.50 specifies the types and sizes of plant materials that are required when planting new landscaping. Street trees are typically required to be a minimum caliper of 1.5-inches measured 6 inches from grade. If the application is approved, **all street trees shall be a minimum of 1.5-inches in caliper measured 6 inches above the ground and shall be planted per the City of Sandy standard planting detail. Trees shall be planted, staked, and the planter strip shall be graded and backfilled as necessary, and bark mulch, vegetation, or other approved material installed prior to occupancy. Tree ties shall be loosely tied twine or other soft material and shall be removed after one growing season (or a maximum of 1 year).**
82. Section 17.92.60 requires revegetation in all areas that are not landscaped or remain as natural areas. The applicant did not submit any plans for re-vegetation of areas damaged through grading/construction, although most of the areas affected by grading will be improved. **Exposed soils shall be covered by mulch, sheeting, temporary seeding or other suitable material following grading or construction to maintain erosion control for a period of two (2) years following the date of recording of the final plat associated with those improvements.**

Section 17.92.130 contains standards for a performance bond. The applicant has the option to defer the installation of street trees and/or landscaping for weather-related reasons. Staff recommends the applicant utilize this option rather than planting trees and landscaping during the dry summer months. Consistent with the warranty period in Section 17.92.140, staff recommends a two-year maintenance and warranty period for street trees based on the standard establishment period of a tree. **If the applicant chooses to postpone street tree and/or landscaping installation, the applicant shall post a performance bond equal to 120 percent of the cost of the street trees/landscaping, assuring planting within 6 months. The cost of the street trees shall be based on the average of three estimates from three landscaping contractors; the estimates shall include as separate items all materials, labor, and other costs of the required action, including a two-year maintenance and warranty period.**

FLOOD AND SLOPE HAZARD (FSH) OVERLAY – Chapter 17.60

83. The subject property was outside City limits when the most recent Flood and Slope Hazard (FSH) mapping was completed and, thus, is not included on the City’s FSH Overlay map. The property was annexed into City limits in 2019 by Ordinance 2019-16, which included the following conditions of annexation approval:

- Prior to the future development of the subject property the standards and criteria of the Flood & Slope Hazard (FSH) Overlay District (Chapter 17.60) shall be applied to the subject property.
- Prior to the future development of the subject property the Flood & Slope Hazard (FSH) Overlay District map shall be updated to include the subject property.

84. The applicant submitted a Stream and Wetland Presence Determination (Exhibit G) prepared by Jason Smith of Castle Rose dated September 30, 2020. The Stream and Wetland Presence Determination concluded the following: “The mapped stream and associated wetland do not exist. No areas with field indicators for wetland hydrology or wetland vegetation were observed. These findings and conclusions are subject to concurrence.” Staff was unable to find any information about Jason Smith or Castle Rose and was not able to confirm their qualifications. The applicant did not submit a \$1,500 third-party review fee to have the Stream and Wetland Presence Determination peer reviewed, nor did the applicant submit concurrence from the Oregon Department of State Lands (DSL). The Oregon Statewide Wetlands Inventory (SWI) identifies both an intermittent stream and a freshwater forested/shrub wetland on the subject property. In addition, page 4 of the Geotechnical Report (Exhibit H) states that the central portion of the site contains an existing seasonal drainage basin and/or tributary to Tickle Creek, indicating that the Geotechnical exploration identified an existing waterway on the subject property. Staff does not have sufficient information regarding streams or wetlands on the site and, therefore, cannot make any determinations about restricted development areas much less proposed development activity (e.g., tree removal, buildings, etc.) within the potential restricted development area. Staff finds that the applicant submitted insufficient evidence related to stream and wetland delineation, did not submit the required third-party review fee, and the conditions of annexation included in Ordinance 2019-16 have not been met. **If the proposal is approved, the applicant shall submit a \$1,500 third party review fee to have the Stream and Wetland Presence Determination peer reviewed and shall submit concurrence from the Oregon Department of State Lands (DSL).**

HILLSIDE DEVELOPMENT AND EROSION CONTROL – Chapters 17.56, 15.44, 8.04, and 17.74

85. The applicant submitted a Geotechnical Report prepared by Redmond Geotechnical Services entitled "Geotechnical Investigation and Consultation Services, Proposed The Bornstedt Views Development Site, Tax Lot No. 100, SE Bornstedt Road and SE Averill Parkway, Sandy (Clackamas County), Oregon" and dated May 3, 2021 (Exhibit H). In addition, the applicant submitted a Topographic Survey (Exhibit C, Sheet C3) that details slopes between 25 and 34.99 percent and slopes 35 percent and greater. The applicant did not submit a third-party review fee to have the Geotechnical Report reviewed by a third-party professional as required by Section 17.56.50(B.2); therefore, staff was unable to have the Geotechnical Report peer reviewed. **If the proposal is approved, the applicant shall submit a \$1,500 third-party review fee so that the Geotechnical Report can be peer reviewed.**
86. Grass seeding shall be completed as required by Section 17.100.300. The submitted preliminary Grading and Erosion Control Plan (Exhibit C, Sheet C9) provides additional details to address erosion control concerns. A separate Grading and Erosion Control Permit will be required prior to any site grading. Erosion control requirements are defined in greater detail in Chapter 15.44 of this document. Section 15.44.50 contains requirements for maintenance of a site including re-vegetation of all graded areas. **The applicant's Erosion Control Plan shall be designed in accordance with the standards of Section 15.44.50.**
87. **All the work within the public right-of-way and within the paved area should comply with American Public Works Association (APWA) and City requirements as amended. The applicant shall submit a grading and erosion control permit and request an inspection of installed devices prior to any additional grading onsite.** The grading and erosion control plan shall include a re-vegetation plan for all areas disturbed during construction of the subdivision. **All erosion control and grading shall comply with Section 15.44 of the Municipal Code. The proposed subdivision is greater than one acre which typically requires approval of a DEQ 1200-C Permit.**
88. Recent development has sparked unintended rodent issues in surrounding neighborhoods. Prior to development of the site, **the applicant shall have a licensed pest control agent evaluate the site to determine if pest eradication is needed. The result of the evaluation shall be submitted to staff.**
89. Section 17.74.40 specifies, among other things, retaining wall and fence height in front, side, and rear yards. Retaining walls on property in residential zones shall not exceed 4 feet in height in the front yard, 8 feet in height in rear and side yards abutting other lots, and 6 feet in height in side and rear yards abutting a street. The submitted plan set (Exhibit C) does not detail any retaining walls; however, the Geotechnical Report (Exhibit H) includes references to retaining walls. **If retaining walls are proposed, the applicant shall submit additional details on the proposed retaining walls, including height, material, and information on the architectural finish, for staff review and approval.**

RECOMMENDATION

Staff recommends the Planning Commission **deny** the subdivision request primarily due to the following issues:

- 1) The subdivision proposal does not meet subdivision Criteria 17.100.60 (E)(1), (2), (3), (4), (5), and (6).
- 2) The subdivision proposal does not meet all of the conditions of annexation as required by Ordinance 2019-16. Prior to development of the subject property, the following are required:
 - a. The standards and criteria of the Flood & Slope Hazard (FSH) Overlay District (Chapter 17.60) shall be applied to the subject property.
 - b. The Flood & Slope Hazard (FSH) Overlay District map shall be updated to include the subject property.
 - c. The development shall be limited to no more than 388 average daily trips.
- 3) The submitted TIS does not provide sufficient evidence that the applicant can meet the standards of Sections 17.100.60(E.4) or 17.84.50(B.4) based on outright permitted uses on the proposed lots.
- 4) The applicant proposes a cul-de-sac but does not propose a pedestrian connection to streets beyond the cul-de-sac as required by Section 17.84.30.
- 5) The applicant proposes the east side of Street A to exceed 400 feet, which is not in compliance with Section 17.100.120(B).
- 6) The applicant does not propose a bicycle and pedestrian accessway along the east side of Averill Parkway as required by Section 17.100.120(D).
- 7) The applicant proposes a cul-de-sac that exceeds 400 feet and failed to submit evidence detailing the necessity of the cul-de-sac, which is not in compliance with Section 17.100.110(F).
- 8) The tentative plat is not accurate and does not contain the existing and proposed right-of-way and, therefore, does not meet the submittal criteria in Section 17.100.60(D.5). As proposed, it appears the applicant is proposing to plat lots in the existing Bornstedt Road right-of-way.
- 9) The applicant does not propose a logical and connected street pattern as required by Sections 17.100.100(D, E, and F).
 - a. The applicant does not propose to extend an east-west street through the subject property.
 - b. The applicant does not propose sufficient north-south streets.
- 10) The applicant did not submit the required \$1,500 third-party review fee to have four (4) reports/studies peer reviewed by a qualified professional; therefore, staff was unable to adequately review the following submittal items: Traffic Impact Study, Stream and Wetland Presence Determination, Geotechnical Investigation and Consultation Services, Arborist Report.

If the Planning Commission approves the application, staff recommends including the conditions of approval described in this report.



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

To: Planning Commission

Date: September 20, 2021

From: Sarah Richardson, Staff Liaison Parks and Trails Advisory Board

Subject: Bornstedt Views Proposed Development

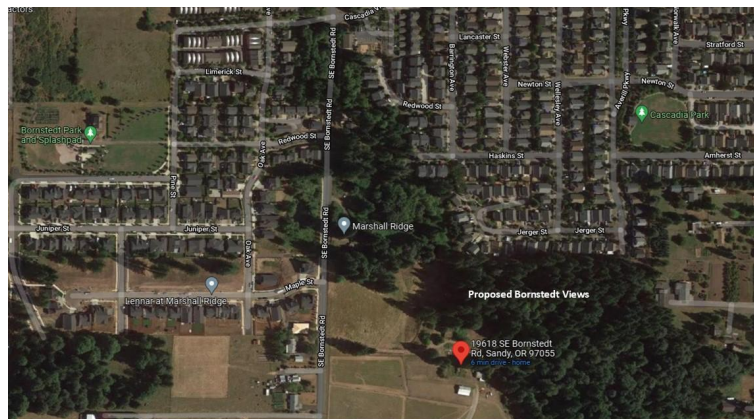
Attachments: None

I am sending this communication on behalf of the Sandy Parks and Trails Advisory Board.

The board met on August 11th, 2021 and reviewed the proposed development Bornstedt Views.

The property is located close to two existing neighborhood parks, approximately .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".



Recommendation: The Parks and Trails Advisory Board recommends Fee in Lieu of Parkland Dedication given the size of the development, and its proximity to both Bornstedt Park and Cascadia Park.

We thank you for your consideration in this matter.

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

Transmittal

To:	Reviewers	From:	Emily Meharg
Company		Dept.	Planning Division
Address		Phone	503-783-2585
City/State/Zip		Email	planning@ci.sandy.or.us
		Date:	05/24/2022
RE: Bornstedt Views Subdivision (File No. 21-021 SUB/VAR/TREE/HD)			

Mac Even of Even Better Homes, Inc. submitted an updated application for a 43-lot Type III subdivision on a 12.64-acre parcel located at 19618 Bornstedt Road. The 43 lots range in size from 7,500 square feet to 43,175 square feet. All lots are proposed to contain either a single-family home or a duplex. The proposal also includes frontage improvements, utility extensions, and removal of 709 trees from the subject property.

The applicant requested the following Type III variances:

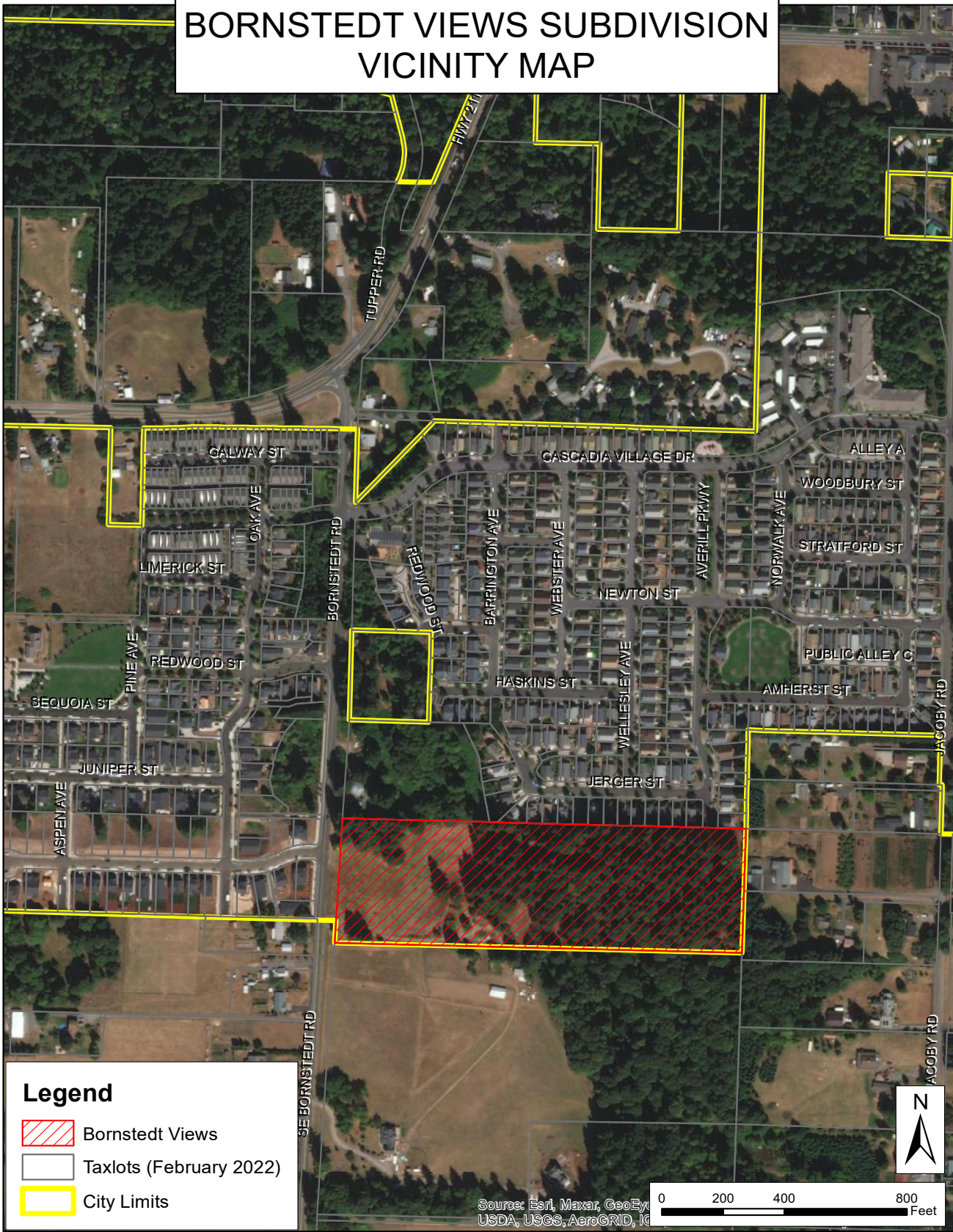
- Type III Special Variance to Section 17.82.20 to allow Lots 14-18 to face the internal street network rather than Bornstedt Road.
- Type III Variance to Section 17.100.120(B) to allow the north side of Maple Street between Street A and Averill Parkway to exceed 400 feet.
- Type III Variance to Section 17.100.120(B) to allow the south side of Maple Street between Street A and Street B to exceed 400 feet.
- Type III Special Variance to Section 17.100.120(D) to not include a bike/ped accessway on the north side of Maple Street between Street A and Averill Parkway, which exceeds 600 feet.
- Type III Special Variance to Section 17.100.120(D) to not include a bike/ped accessway on the south side of Maple Street between Street A and Street B, which exceeds 600 feet
- Type III Special Variance to allow up to an 8 foot tall retaining wall in the front yard of Lot 27.

Please find materials related to the above file.




Submit your comments to planning@ci.sandy.or.us by:

June 7, 2022

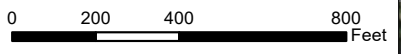
BORNSTEDT VIEWS SUBDIVISION VICINITY MAP

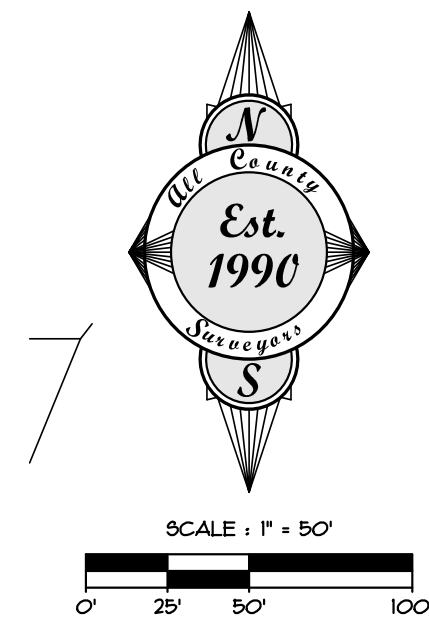


Legend

-  Bornstedt Views
-  Taxlots (February 2022)
-  City Limits

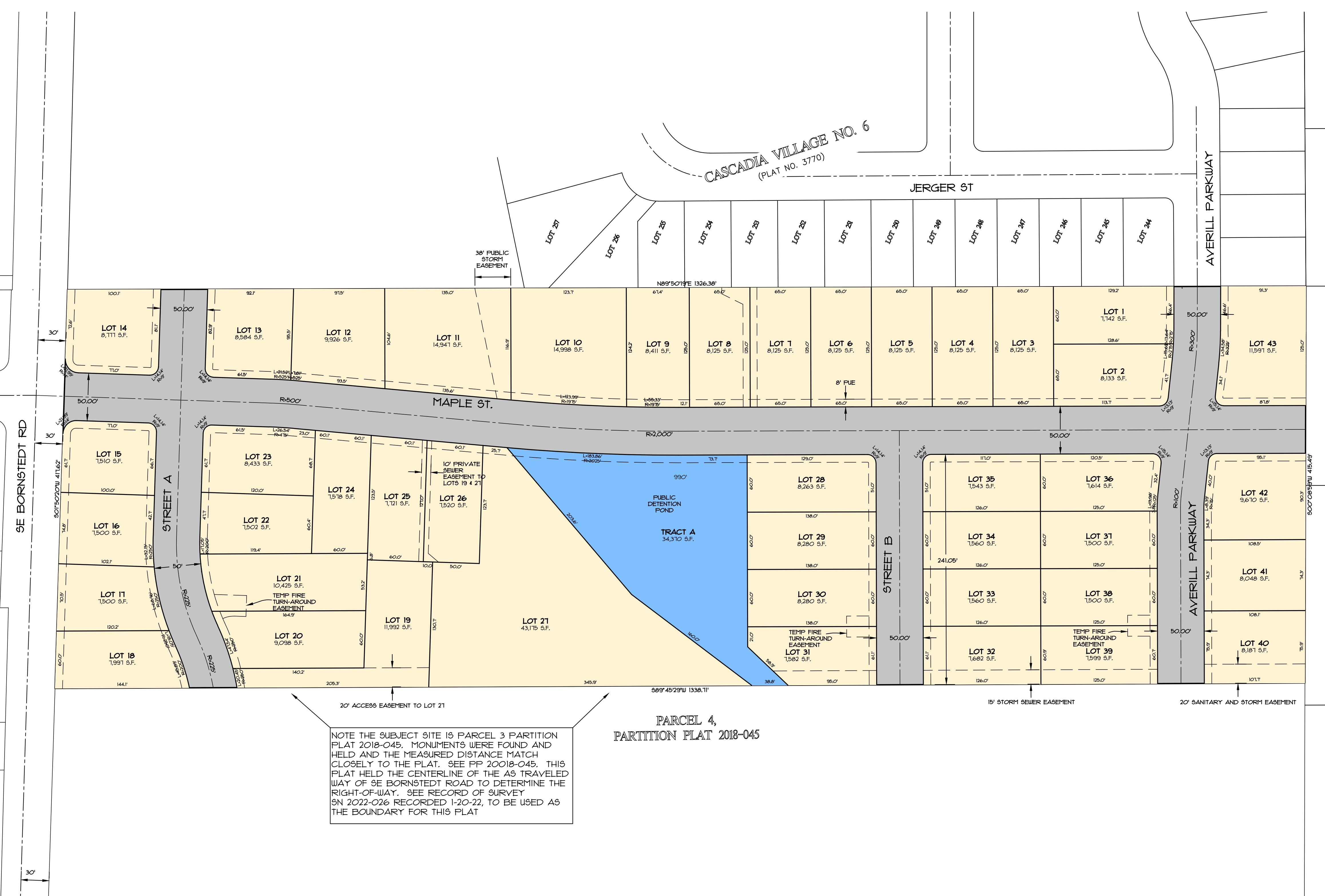
Source: Esri, Maxar, GeoEye, USA, USGS, AeroGRID, IG





ZION MEADOWS
(PLAT NO. 4485)
TRACT A

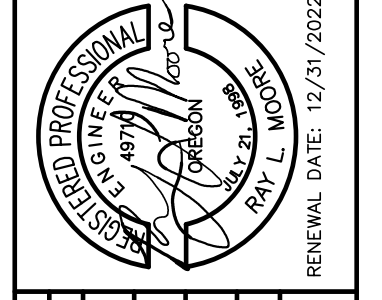
MARSHALL RIDGE
(PLAT NO. 4603)
Lot 2
Lot 3



NOTE THE SUBJECT SITE IS PARCEL 3 PARTITION PLAT 2018-045. MONUMENTS WERE FOUND AND HELD AND THE MEASURED DISTANCE MATCH CLOSELY TO THE PLAT. SEE PFP 20018-045. THIS PLAT HELD THE CENTERLINE OF THE AS TRAVELED WAY OF SE BORNSTEDT ROAD TO DETERMINE THE RIGHT-OF-WAY. SEE RECORD OF SURVEY 9N 2022-026 RECORDED 1-20-22, TO BE USED AS THE BOUNDARY FOR THIS PLAT

PARCEL 4,
PARTITION PLAT 2018-045

DATE	NO.	REVISION	BY



SCALE	VERT.	N/A	HORIZ.	1" = 50'
DATE	4-25-22			
FILE#	19-268 - Planning.dwg			
SECTION	TWP.	RANGE	4E	
24	2S			

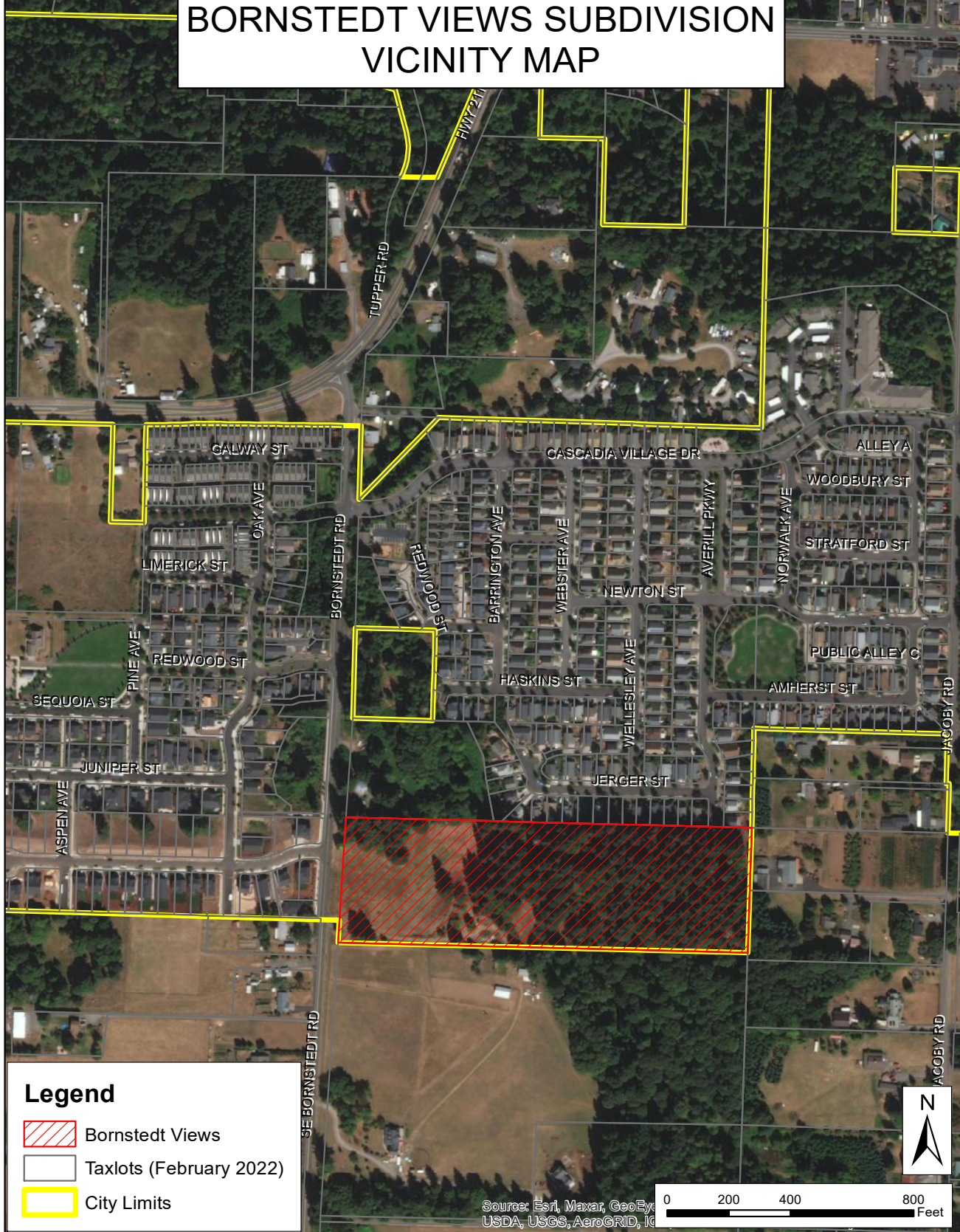
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LOCATION: 19618 BORNSTEDT ROAD, SANDY, OR

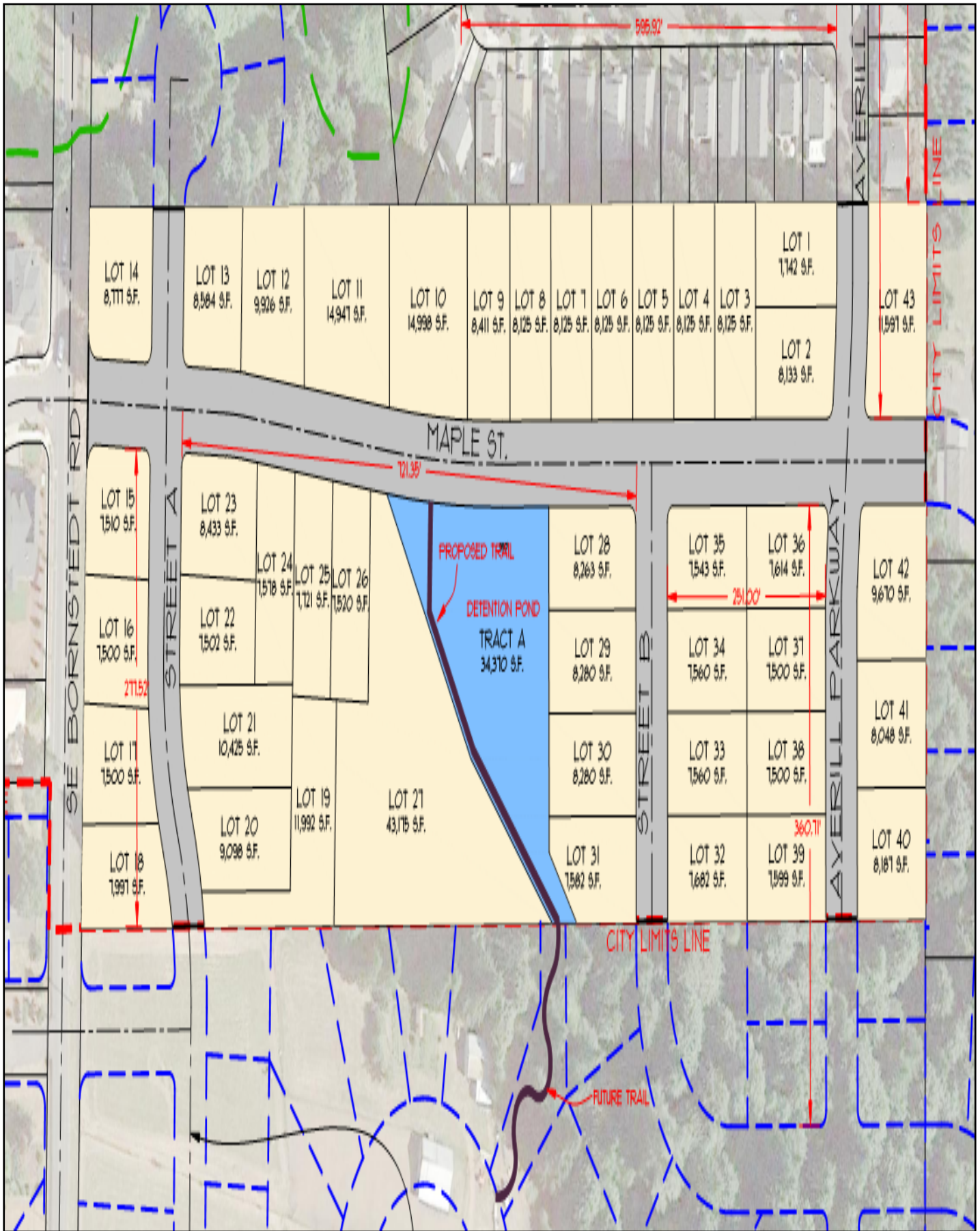
Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering and
P.L.L.C.
P.O. Box 955 Sandy, OR 97055
Phone: (503) 348-5602
Fax: (503) 668-4730
DATE OF PLOT: 4-25-22

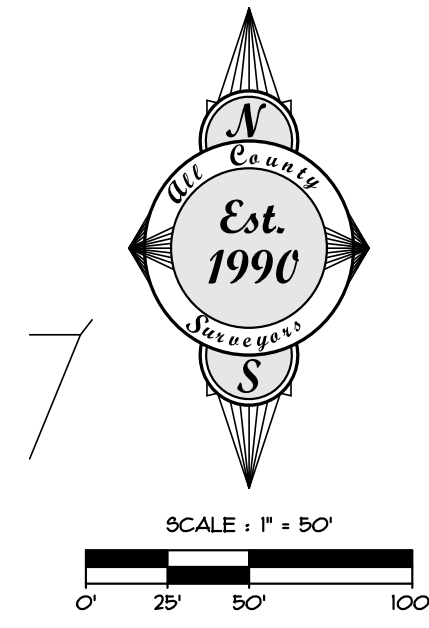
CLIENT:
EVEN BETTER HOMES, INC.
MAC EVEN
P.O. BOX 2024
PRESBURY, OR 97030
PHONE: (503) 348-5602
EMAIL: maccubbin@bettermhomes.com

SHEET
C2
OF
10

BORNSTEDT VIEWS SUBDIVISION VICINITY MAP

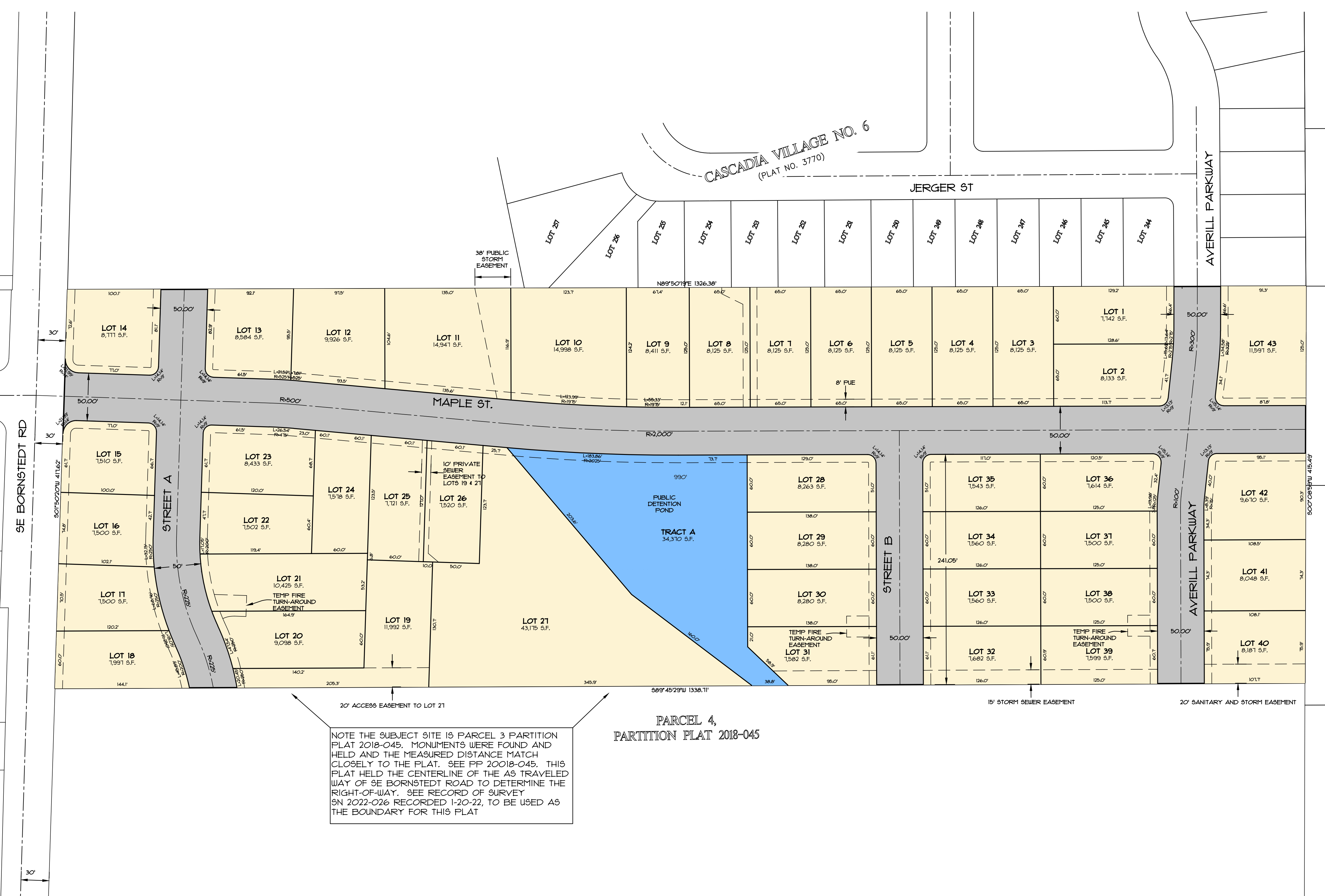






ZION MEADOWS
(PLAT NO. 4485)
TRACT A

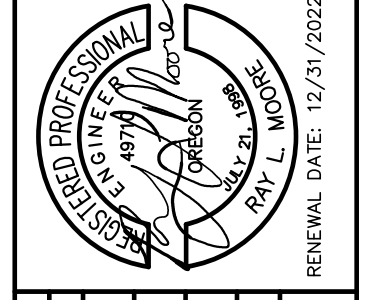
MARSHALL RIDGE
(PLAT NO. 4603)
Lot 2
Lot 3



NOTE THE SUBJECT SITE IS PARCEL 3 PARTITION PLAT 2018-045. MONUMENTS WERE FOUND AND HELD AND THE MEASURED DISTANCE MATCH CLOSELY TO THE PLAT. SEE PFP 20018-045. THIS PLAT HELD THE CENTERLINE OF THE AS TRAVELED WAY OF SE BORNSTEDT ROAD TO DETERMINE THE RIGHT-OF-WAY. SEE RECORD OF SURVEY 9N 2022-026 RECORDED 1-20-22, TO BE USED AS THE BOUNDARY FOR THIS PLAT

PARCEL 4,
PARTITION PLAT 2018-045

BY	REVISION	SHEET
		C2
DATE	DESIGNED: RLM	OF 10
	DRAWN: RLM	
	CHECKED: DLH	
	APPROVED: RLM	



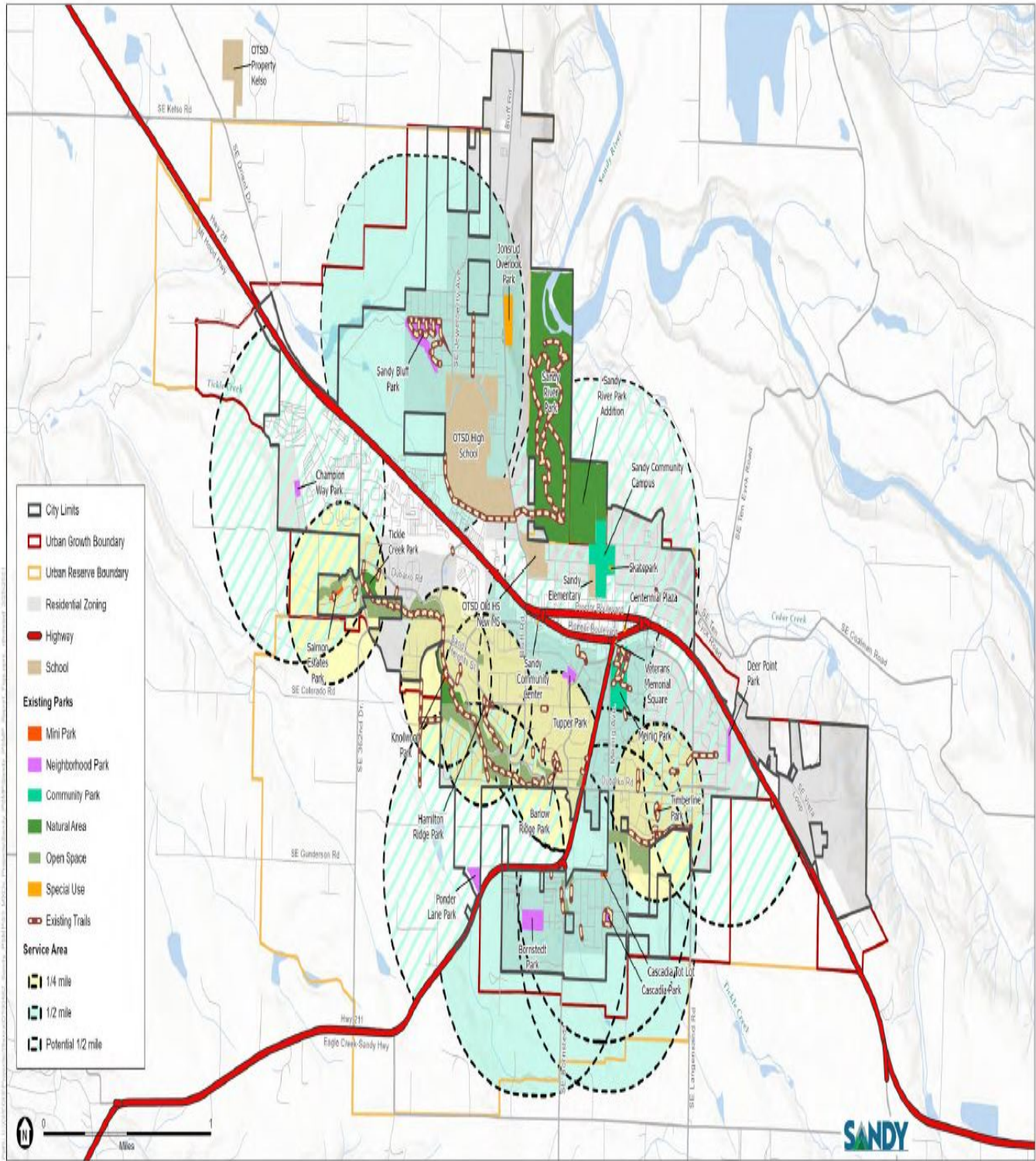
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DATE	4-25-22	
FILE#	19-268 - Planning.dwg	
SECTION	TWP. 24	RANGE 4E
LEGAL	SECTION 24	TWP. 24

PROJECT: THE BORNSTEDT VIEWS
TENTATIVE PLAT MAP

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering and
P.L.L.C.
P.O. Box 955 Sandy, OR 97055
Phone: (503) 348-5602
Fax: (503) 668-4730
DATE OF PLOT: 4-25-22

CLIENT:
EVEN BETTER HOMES, INC.
MAC EVEN
P.O. BOX 2024
PRESERVATION
PHONE: (503) 348-5602
EMAIL: macc@evenbetterhomes.com

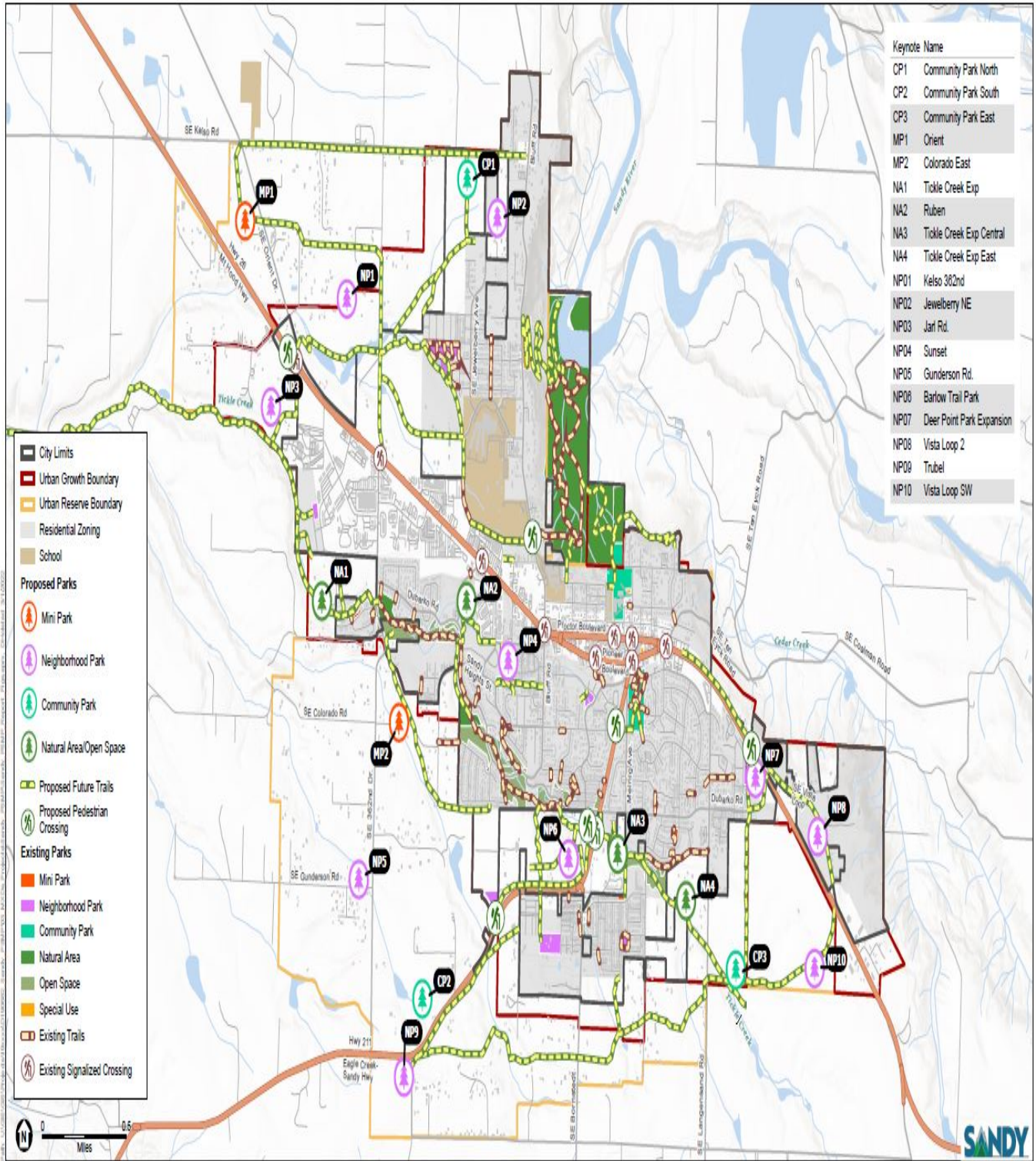
LOCATION: 19618 BORNSTEDT ROAD, SANDY, OR



Esri, NASA, NOAA, USGS, FEMA, USFWS NW, Open Street Map, City of Sandy, OR



Map 7
Existing Park Service Areas



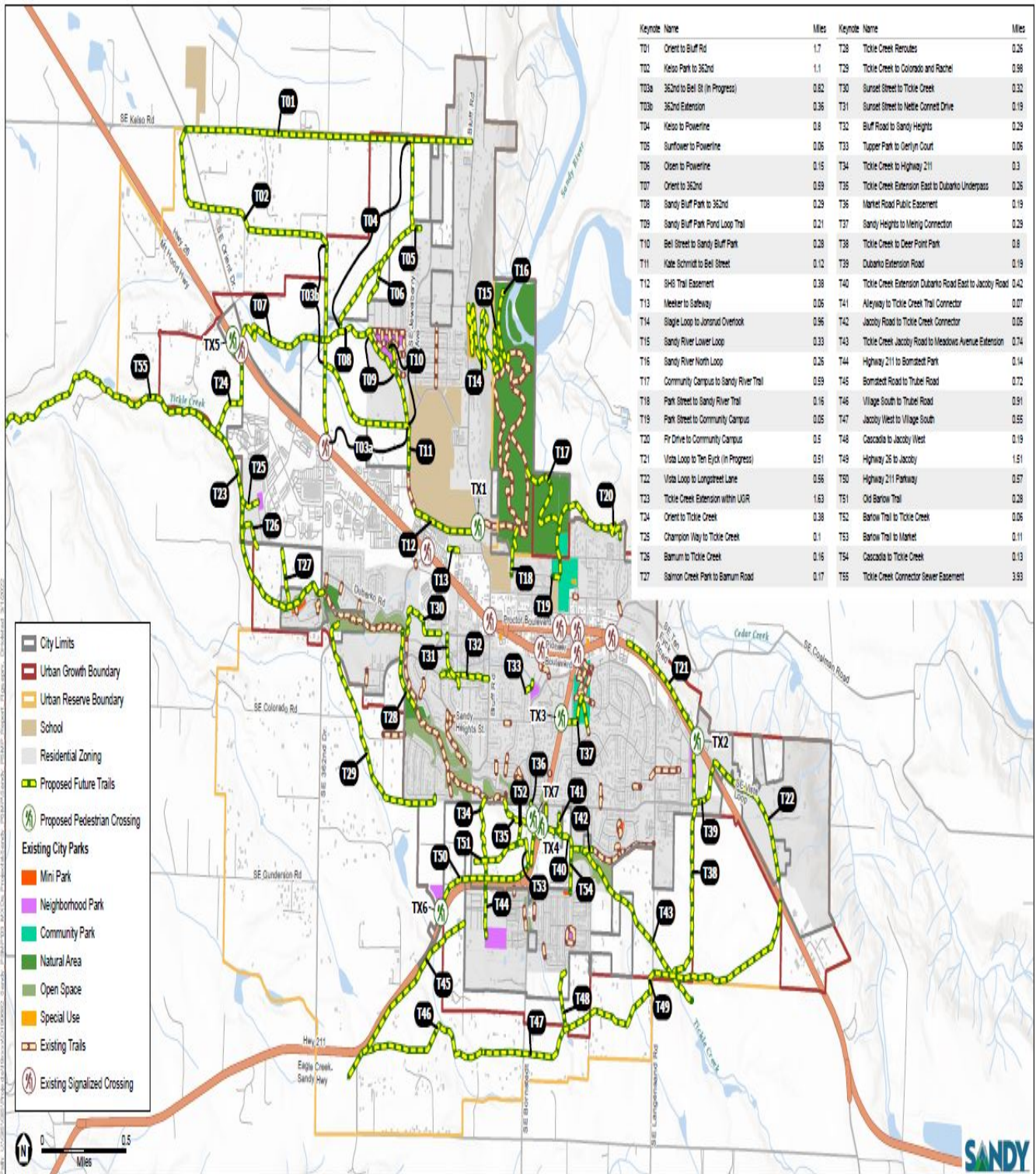
Keynote Name	
CP1	Community Park North
CP2	Community Park South
CP3	Community Park East
MP1	Orient
MP2	Colorado East
NA1	Tickle Creek Exp
NA2	Ruben
NA3	Tickle Creek Exp Central
NA4	Tickle Creek Exp East
NP01	Kelso 362nd
NP02	Jewelberry NE
NP03	Jarf Rd.
NP04	Sunset
NP05	Gunderson Rd.
NP06	Barlow Trail Park
NP07	Deer Point Park Expansion
NP08	Vista Loop 2
NP09	Trubel
NP10	Vista Loop SW

- City Limits
- Urban Growth Boundary
- Urban Reserve Boundary
- Residential Zoning
- School
- Proposed Parks**
- Mini Park
- Neighborhood Park
- Community Park
- Natural Area/Open Space
- Proposed Future Trails
- Proposed Pedestrian Crossing
- Existing Parks**
- Mini Park
- Neighborhood Park
- Community Park
- Natural Area
- Open Space
- Special Use
- Existing Trails
- Existing Signalized Crossing

Esri, NASA, NOAA, USGS, FEMA, USFWS, NIM, Open Street Map, City of Sandy, OR.



Map 8
Proposed Park System



Keynote Name	Miles	Keynote Name	Miles
T01 Orient to Bluff Rd	1.7	T28 Tickle Creek Reroutes	0.25
T02 Kelso Park to 362nd	1.1	T29 Tickle Creek to Colorado and Rachel	0.98
T03a 362nd to Bell St (in Progress)	0.82	T30 Sunset Street to Tickle Creek	0.32
T03b 362nd Extension	0.36	T31 Sunset Street to Nellie Cornett Drive	0.19
T04 Kelso to Powerline	0.8	T32 Bluff Road to Sandy Heights	0.29
T05 Sunflower to Powerline	0.06	T33 Tupper Park to Gerlyn Court	0.06
T06 Ozen to Powerline	0.15	T34 Tickle Creek to Highway 211	0.3
T07 Orient to 362nd	0.99	T35 Tickle Creek Extension East to Dubarbo Underpass	0.26
T08 Sandy Bluff Park to 362nd	0.29	T36 Market Road Public Easement	0.19
T09 Sandy Bluff Park Pond Loop Trail	0.21	T37 Sandy Heights to Menig Connection	0.29
T10 Bell Street to Sandy Bluff Park	0.28	T38 Tickle Creek to Deer Point Park	0.8
T11 Kate Schmidt to Bell Street	0.12	T39 Dubarbo Extension Road	0.19
T12 SH6 Trail Easement	0.38	T40 Tickle Creek Extension Dubarbo Road East to Jacoby Road	0.42
T13 Meeter to Subway	0.06	T41 Alleyway to Tickle Creek Trail Connector	0.07
T14 Bagle Loop to Jonarud Overlook	0.96	T42 Jacoby Road to Tickle Creek Connector	0.05
T15 Sandy River Lower Loop	0.33	T43 Tickle Creek Jacoby Road to Meadows Avenue Extension	0.74
T16 Sandy River North Loop	0.26	T44 Highway 211 to Bomstedt Park	0.14
T17 Community Campus to Sandy River Trail	0.99	T45 Bomstedt Road to Thibe Road	0.72
T18 Park Street to Sandy River Trail	0.16	T46 Village South to Thibe Road	0.91
T19 Park Street to Community Campus	0.05	T47 Jacoby West to Village South	0.65
T20 Fir Drive to Community Campus	0.5	T48 Cascadia to Jacoby West	0.19
T21 Vista Loop to Ten Eyck (in Progress)	0.51	T49 Highway 26 to Jacoby	1.51
T22 Vista Loop to Longstreet Lane	0.56	T50 Highway 211 Pathway	0.57
T23 Tickle Creek Extension within UGR	1.63	T51 Old Barlow Trail	0.28
T24 Orient to Tickle Creek	0.38	T52 Barlow Trail to Tickle Creek	0.06
T25 Champion Way to Tickle Creek	0.1	T53 Barlow Trail to Market	0.11
T26 Barnum to Tickle Creek	0.16	T54 Cascadia to Tickle Creek	0.13
T27 Salmon Creek Park to Barnum Road	0.17	T55 Tickle Creek Connector Seaver Easement	3.93

Eart, NGA, NGA, USGS, FEMA, USFWS NIM, Open Street Map, City of Sandy, OR



Map 14
Proposed Trail System