



PARKS AND TRAILS ADVISORY BOARD MEETING

Wednesday, August 09, 2023 at 6:00 PM
Community/Senior Center and via Zoom

MINUTES

This meeting will be conducted in a hybrid in-person / online format. The Parks Board will be present in-person and via zoom. Members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person:

Come to Sandy Community/Senior Center

38348 Pioneer Blvd. Sandy, OR 97055

To attend the meeting online via Zoom:

<https://us02web.zoom.us/j/86840751408?pwd=M1FWN1FGMHVwRHEydU5KSndhcWlXZz09>

Meeting ID: 868 4075 1408

Passcode: 990617

Please also note the public comment signup process below.

ROLL CALL

PRESENT

Ryan Aultman

David Breames

Alexandria Gale

Don Robertson

Will Toogood

ABSENT

Kimberly Seigal

Upekala Wijayratne

Staff present:

Rochelle Anderholm Parsch

John Wallace

Tiana Rundell

Chelsea Jarvis

CHANGES TO THE AGENDA

PUBLIC COMMENT

The Parks & Trails Advisory Board welcomes your comments at this time.

The Board Chair will call on each person when it is their turn to speak for up to three minutes.

Kathleen Walker provided written public comment. See attachment. She also provided public comment during the meeting which can be viewed on the video recording.

CONSENT AGENDA

1. Approval of June Minutes

Motion to approve the June minutes

Motion made by Aultman, Seconded by Toogood.

Voting Yea: Aultman, Gale, Robertson, Toogood

NEW BUSINESS

OLD BUSINESS

2. Cascade Creek Mixed-Use Development, Parks SDC Dedication Request

Rochelle presents a power point presentation.

Discussion ensues regarding the council deciding how these funds are spent, changing precedent, and not adhering to the master plan.

The board did not support SDCs being dedicated to Bornstedt Park Phase 2.

Motion to Accept Fee in Lieu instead of park land

Moved by Ryan Aultman

Seconded by Will Toogood

Passed 5-0

Further discussion ensues on potential partnerships with the developer to help alleviate parking, ADA access, playgrounds, and street improvements.

A question is posed on the surface of the proposed pedestrian path. *Staff clarified with planning and the path is concrete and 10 feet in width*.

Don clarifies that the parks board does not approve of the majority (or any) of the SDCs from this project for the development of phase 2. He reaffirms moving forward with other projects in tier 1.

2nd motion: Motion for parks to create a memo of talking points to partner with the developer to make improvements to the park.

Moved by Ryan Aultman

Seconded by Will Toogood

Passed 5-0

Don summarizes the motion: Allow staff to have discussions with the developer to lessen any impact on Bornstedt Park.

STAFF UPDATES

Update on Will Toogood's request for a crosswalk at Tickle Creek.

A letter was submitted to Public Works. They're looking into traffic counters and will have the speed monitor on that stretch of road around October. They're exploring options currently.

Staff updates:

Tiana Updates:

Ventrac has been ordered, phase 2 of Meinig electrical upgrades underway, and the Cedar Ridge Trail construction is being started.

John Updates:

Longest Day Parkway had around 400 people. The Mountain fest kids events had around 300. The last concert at the park was happening currently (during this meeting). We're on movie 2 out of 3 for the summer movies in the park. The Fall/winter recreation guide is coming out soon. The team is deeply involved with planning Winterfest and Mountain Storm. Seniors trips for August sold out in 3 days. Kitchen updates are happening next week.

Rochelle Updates:

We're still waiting to hear on the grant for the Community Campus. American Ramp Company was awarded the skate park, pump track, and jump line construction contract. The bid for a general contractor for the Community Campus park will begin October/November. Park naming will be underway soon.

ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



Chelsea Jarvis <cjarvis@ci.sandy.or.us>

Re: What are proposed ROW improvements on Cascade Creek/Village Blvd?

2 messages

Rochelle AnderholmParsch <randerholmparsch@ci.sandy.or.us>

Wed, Aug 9, 2023 at 4:38 PM

To: Walker Trails <walkertrails@gmail.com>

Cc: Don Robertson <don6robertson@gmail.com>, Chelsea Jarvis <cjarvis@ci.sandy.or.us>

Hello Kathleen,

Sorry we kept missing each other. I've been in back to back meetings.

I will print out your email as public comment and make sure to have that available for tonight's meeting.

Regarding the ROW improvements along Village, we are still exploring those options. Ideas that have been talked about, and will need to be vetted by the attorney, would be completing the connection for Village to the west of the park. Or, exploring the option that the P&R Department does our portion of the 1/2 street improvements, and possibly the parking lot, to make Bornstedt fully accessible and that could be a development agreement with the developer. The PTAB will discuss these options and these decisions will go through all the proper channels regarding PTAB's input and recommendations.

You mentioned Deer Point. That is listed in the 2023-2025 CIP and in the Council Goals. Staff's recommendation on this subject is as follows: "Staff recommends that the Parks Board continues to support the Parks Department in exploring the option to establish a development agreement to develop ROW improvements on Village Blvd as referenced in the Sept. 15, 2022, staff report. Staff does not recommend a dedication of a majority of the Parks SDC's assessed from the Cascade Creek Mixed-Use Development, as proposed by the Planning Commission, due to the items listed in the staff reports key considerations and analysis section."

Thank you and please let me know if you have any additional questions.

Rochelle Anderholm-Parsch, EMPA, CPRP

Parks and Recreation Director

City of Sandy

Direct: 503-489-2157

Main: 503-668-5569



Pronouns: she/her/hers

Why do pronouns matter?

On Wed, Aug 9, 2023 at 1:24 PM Walker Trails <walkertrails@gmail.com> wrote:

Hi Rochelle - My comments and questions here are coming from me as an individual (and former park board member) and not as a City Councilor. Can you please clarify what proposed ROW improvements on Village Blvd or elsewhere would be covered under a referenced development agreement for Cascade Creek Development?



I think the reference in the Sept 2022 planning commission meeting was based on the assumption that there was going to be a road on the north side of Bornstedt Park. so the agreement would be done to have them build the City's 1/2 street improvement and sidewalk. The Planning Commission permitted the development without that road on the south side of Cascade Creek development and that eliminated our need to do a half street improvement on north side of park. However, the Bornstedt Master Plan calls for parking area access from this no longer planned road, as well as a sidewalk/walking path on the north side of the park. I assume that the parking lot and walking path would/could be done as part of Phase 2 as planned in Tier 2. The CIP list mentions the 1/2 street improvement but not the parking lot. This project might fit timing wise, when the property to the west of the park develops.



I think the Planning Commission recommendation to dedicate 51% of the Park SDC's from this development came about because folks were upset about the proposed multi-family apartments and planning commission wanted to appease some of the surrounding neighbors. They also did not have much knowledge of overall PTMP priorities or SDC application. This however, would be a difficult and somewhat insulting precedence. There were many Deer Point neighbors who testified, wrote letters, and made comments on FB about how they were promised a park and asked why SDC's from that development were not used to build the planned park. The answer at that time was that the City used those SDCs to build Bornstedt Park. So imagine their frustration at the Cascade Creek SDCs going to Bornstedt (again).

There was additional concern about spending more funds (>\$160k) to build the shelters at Bornstedt in 2020 - again given that other parks had nothing close to the level of development at Bornstedt - and in many cases no park at all. We can all agree that many city and non-city residents use the splash pad. Dedicating Park SDCs from Cascade Creek would insult the Deer Point and other neighborhoods that have been waiting for their park and trail improvement. It would set precedence to other future developments. It is unfair and not following our PTMP to have the Bornstedt Phase 2 projects jump the priority list and be done before these. It also represents a defacto amendment to the PTMP we finally just approved. My additional concern about this is that there has been no apparent public outreach to those that would be affected by this proposal. If a City advisory board is considering this, I think it is important to clarify the winners and losers and reach out to those on both sides to weigh in and also clarify the process for a PTMP amendment that had considerable public input.

A short history: Bornstedt Park (5 ac) was purchased for \$1,020,000 including 3bdr house and bought with inter-department loan paid back with fee-in-lieu-of funds. We used General Fund \$\$\$ for planning and we used a OSP grant of \$253,941 and more than \$333,000 in SDCs to build the park. Additional general fund and SDCs were used for project mgt, wood fibre installation, etc. So at least \$1.8 million has been spent on Bornstedt - and that was when our SDCs were much lower.

There was also a mention in the 2022 memo about adding a restroom. While that is not mentioned in the Bornstedt Park Master Plan, or the CIP amenities list for Phase 2, there is mention on Page A-9 about the need for permanent or at least nicer built porta-potties in parks with destination like amenities (splash pad). The cost estimates in Phase 2 do not include that expense. Still not sure if it includes the parking lot cost as that cost is not mentioned. Perhaps the cost of the 1/2 street improvement is comparable to the parking lot. It would need to be redesigned given the second access point.

Let me know what ROW along Village Road or any other location would be considered in this development agreement. I know you are so busy with all the other park/trail projects and this "proposal" was not on your to do list. I very much appreciate your efforts! Thanks!

Kathleen Walker

Acquisition: Purchased for \$1,000,000+ for 5 acre parcel with 3bdr house. Bought with inter-department loan paid back with fee-in-lieu-of funds.

Funding: Planning: GF\$, Construction: Oregon State Parks grant (\$500k) and SDC's, GF\$ for street improvement, City staff as project manager.

Design: Group McKenzie with Master Planning process involving everyone

Construction: Paul Brothers

Rochelle AnderholmParsch <randerholmparsch@ci.sandy.or.us>
To: Chelsea Jarvis <cjarvis@ci.sandy.or.us>

Wed, Aug 9, 2023 at 5:51 PM

Rochelle Anderholm-Parsch, EMPA, CPRP
Parks and Recreation Director
City of Sandy
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Main: 503-668-5569



Pronouns: she/her/hers
Why do [pronouns matter?](#)

[Quoted text hidden]



Cascade Creek Mixed-Use Development

Parks and Trails Advisory Board

Aug. 9, 2023

CONTEXT: Cascade Creek Mixed-Use Development Located North of Bornstedt Park

VICINITY MAP



Development Highlights:

Cascade Creek Mixed-Use Development is a:

- 78 multi-family residential units and 10 office spaces
- Four (4) multi-family residential buildings to the south of Cascadia village drive
- Two (2) mixed-use office/residential buildings to the north of Cascadia village drive

Why are we revisiting this item?

2 reasons

FIRST

Parks Board to discuss whether to support the dedication of the majority (51% or greater) of the Parks System Development Charges from the Cascade Creek Mix-Use Development to future park improvements at Bornstedt Park.

- June 26, 2023, Planning Commission Meeting
- July 17, 2023, Council Meeting

Why are we revisiting this item?

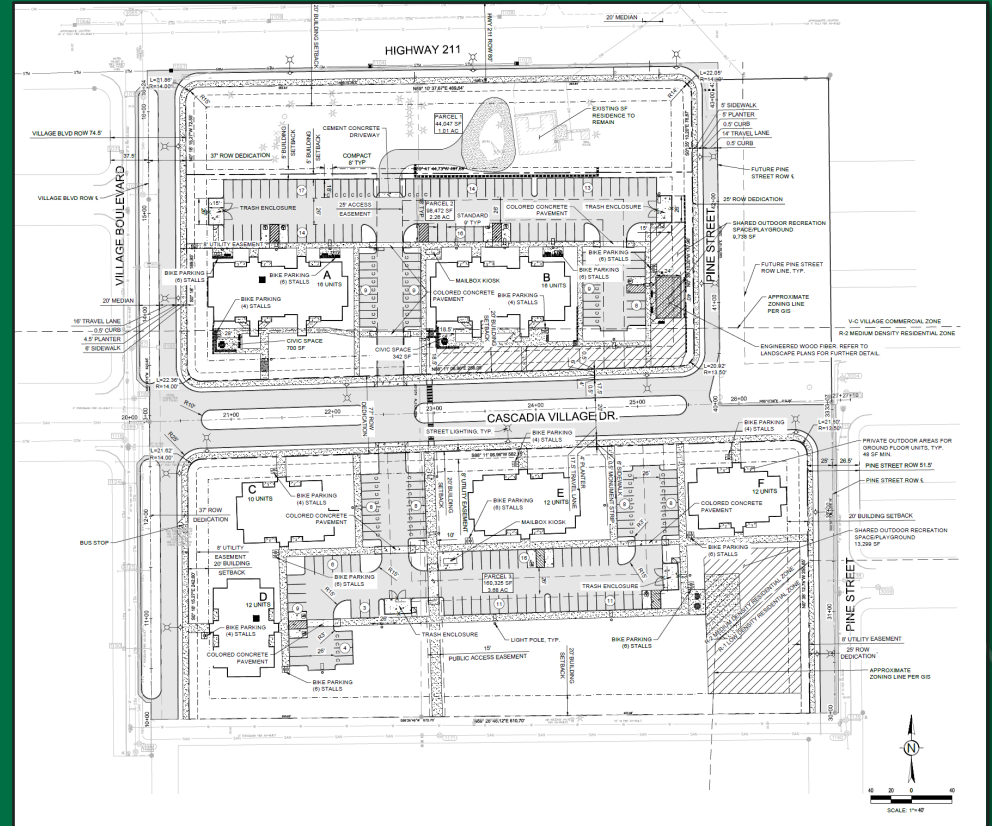
SECOND

Officially recommend FIL vs. parkland dedication.

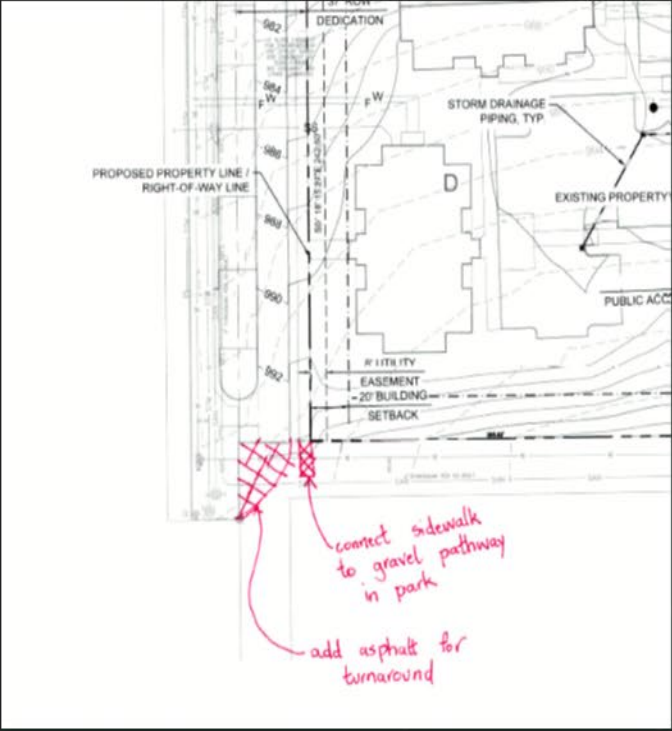
- Sept. 14, 2022, PTAB recommended FIL instead of parkland dedication (no quorum) so tonight to vote officially on FIL instead of parkland dedication

SITE PLAN

- PED. PASSTROUGH
- CASCADIA VILLAGE EXTENDS THROUGH AND IS WIDEN



RIGHT-OF-WAY MODIFICATIONS



Bornstedt Park Phase 2 – TIER 2 IN THE PARKS AND TRAILS MASTER PLAN

Master Plan was created in 2011

Phase 2 will include a
half-sized basketball court
viewing mound
community center and parking, and
half street improvements along the north and west sides

This a destination park and the city should consider including a plumbed restroom as surrounding development continues, and use intensifies (PTMP p. 41).

Master Plan / Phase 2



KEY CONSIDERATIONS REGARDING THE DEDICATION OF PARKS SDC'S TO A SPECIFIC DEVELOPMENT

- 2022 PARKS AND TRAILS MASTER PLAN LISTS BORNSTEDT TIER 2 (5-10 YRS)
- COUNCIL GOALS
- CIP LIST DEDICATED PARKS SDC'S TO MATCH COUNCIL GOALS AND THE APPROVED 2023-2025 BUDGET

Parks and Trails Master Plan

Tier 1: 0-5 Years
 Tier 2: 5-10 Years
 Tier 3: 10-15 Years

TABLE A-2
 EXISTING PARK CAPITAL IMPROVEMENT PLAN

Park Class	Site	Improvement Notes	Cost
Tier 1			
NP	Deer Point Park	Design, permitting, & development	\$ 1,442,800
NP	Champion Way Park	Design, permitting, & development	\$ 998,700
NP	Ponder Lane Park	Design, permitting, & development	\$ 1,848,000
NP	Sandy Bluff Park	Dog Park; Playground; Picnic Area	\$ 250,000
CP	Sandy Community Campus - Phase 1	Parking area, playground, picnic, skate park	\$ 3,633,200
CP	Meinig Memorial Park	Path renovations, creek restoration	\$ 100,000
NA	Sandy River Park - Phase 1	Trailhead, trails	\$ 800,000
Tier 1 Total Proposed Park Improvement Cost			\$ 9,072,700
Tier 2			
NP	Bornstedt Park - Phase 2	Half street, half-sized sport court, and viewing mound	\$ 652,000
NP	Tupper Park	ADA Improvements; Playground; Sport Court; Furnishing; Drainage; Stream daylighting	\$ 750,000
CP	Sandy Community Campus - Phase 2	Site grading, track removal, park trails, informal play area	\$ 2,481,100
CP	Meinig Memorial Park	ADA Improvements, lighting, trails, dog park,	\$ 273,200
NA	Sandy River Park - Phase 2	Trails, river bank restoration	\$ 650,000
Tier 2 Total Proposed Park Improvement Cost			\$ 4,806,300
Tier 3			
CP	Sandy Community Campus - Phase 3	Amphitheater and event space	\$ 2,731,700
CP	Sandy Community Campus - Phase 4	Challenge course, bike pump track	\$ 1,104,200
CP	Meinig Memorial Park	Playground Renovation	\$ 500,000
NA	Sandy River Park Addition	Trails Included in Community Campus	\$ -
Tier 3 Total Proposed Park Improvement Cost			\$ 4,335,900
Total Existing Park Improvement Cost			\$ 18,214,900

2023-2025 | CIP & Council Goals

Council Goals for Parks and Recreation are as follows:

- Invest in our park system for current and future residents of Sandy and continue expansion of recreational opportunities for the community.
- Design and construct the Community Campus Park improvements.
- Complete design and construct park improvements at Deer Point Park.
- Research and act on the purchase of park land for future park facilities and/or natural area and open space preservation.
- Work with the Oregon Trail School District for developing a new facility use agreement.
- Explore ways to connect Sandy residents with aquatic opportunities, including swim lessons and water safety programs.
- Reestablish a volunteer program and expand volunteer opportunities.

CIP & Council Goals

Parks Capital Projects Fund

Budget Summary & Detail

	BN 17-19 Actual	BN 19-21 Actual	BN 21-23 Budget	BN 23-25 Proposed	BN 23-25 Approved	BN 23-25 Adopted
RESOURCES						
Beginning Balance	151,396	789,431	1,133,431	1,221,957	1,221,957	1,221,957
Fines, Fees, & Assessments	670,846	295,293	300,000	400,000	400,000	400,000
Interest	18,393	27,041	30,000	25,000	25,000	25,000
Land Total	840,636	1,111,765	1,463,431	1,646,957	1,646,957	1,646,957
Beginning Balance	(9,996)	49,433	49,433	-	-	-
Fines, Fees, & Assessments	3,800	-	-	-	-	-
Interest	43,161	-	-	-	-	-
Transfers	42,268	-	-	-	-	-
General Revenue	5,570	-	-	-	-	-
Operations Total	84,803	49,433	49,433	-	-	-
Beginning Balance	263,478	1,015,364	1,347,175	1,757,681	1,757,681	1,757,681
Fines, Fees, & Assessments	751,927	539,952	600,000	1,800,000	1,800,000	1,800,000
Interest	-	35,271	30,000	25,000	25,000	25,000
SDC Total	1,015,405	1,590,586	1,977,175	3,582,681	3,582,681	3,582,681
Total Resources	1,940,844	2,751,785	3,490,039	5,229,638	5,229,638	5,229,638
REQUIREMENTS						
Capital Outlay	-	10,000	500,000	1,500,000	1,500,000	1,500,000
Contingency	-	-	963,431	146,957	146,957	146,957
Land Total	-	10,000	1,463,431	1,646,957	1,646,957	1,646,957
Personnel Services	34,531	-	-	-	-	-
Materials & Services	788	-	49,433	-	-	-
Capital Outlay	51	-	-	-	-	-
Operations Total	35,370	-	49,433	-	-	-
Materials & Services	41	147,130	100,000	-	-	-
Capital Outlay	-	59,747	1,300,000	3,500,000	3,500,000	3,500,000
Contingency	-	-	577,175	82,681	82,681	82,681
SDC Total	41	206,877	1,977,175	3,582,681	3,582,681	3,582,681
Total Requirements	35,411	216,877	3,490,039	5,229,638	5,229,638	5,229,638

BN 23-25 Budget Notes

- Capital Outlay in the Land division is for the possible purchase of future athletic fields or natural areas and open space preservation per the City Council's goal.
- Capital Outlay in the SDC department is for the construction of various parks, including \$1.8 million for the Community Campus, \$1.5 million for Deer Point, and \$200,000 for Meinig Park and trail development.

Staff Recommendations

Staff recommends that the Parks Board continues to support the Parks Department in exploring the option to establish a development agreement to develop ROW improvements on Village Blvd as referenced in the Sept. 15, 2022, staff report.

Staff does not recommend a dedication of a majority of the Parks SDC's assessed from the Cascade Creek Mixed-Use Development, as proposed by the Planning Commission, due to the items listed in the staff reports key considerations and analysis section.

ACTION ITEMS

PTAB to decide and provide recommendations on the following:

1. Whether to recommend a dedication of a majority of the Parks SDC's assessed from the Cascade Creek Mixed-Use Development, as proposed by the Planning Commission, due to the items listed in the staff reports key considerations and analysis section. And continue to support the original recommendation of exploring the option of a development agreement with the developer for ROW improvements.
2. Officially vote on Fee-in-Lieu of Parkland Dedication

Thank you!

