



# PARKS AND TRAILS ADVISORY BOARD MEETING

Wednesday, September 13, 2023 at 6:00 PM  
Sandy City Hall

## AGENDA

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### TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall- 39250 Pioneer Blvd. Sandy, OR 97055

### TO ATTEND THE MEETING ONLINE VIA ZOOM WEBINAR:

Please use this link: <https://us02web.zoom.us/j/84264600830>

### ROLL CALL

### 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.

### CONSENT AGENDA

1. Approval of August Minutes

### NEW BUSINESS

2. Support for Clackamas County's Ordinance ZDO-286 Amendment

### OLD BUSINESS

### STAFF UPDATES

3. Tiana will provide an update on this project.

4. Tiana will provide information on this playground replacement and fundraising efforts.

**ADJOURN**

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5569) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



# PARKS AND TRAILS ADVISORY BOARD MEETING

Item # 1.

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

## MINUTES

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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 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.



## 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?

Item # 1.



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 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 park 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.

Item # 1.

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** <randeholmparsch@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  
Direct: 503-489-2157  
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?

Item # 1.

## 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?

Item # 1.

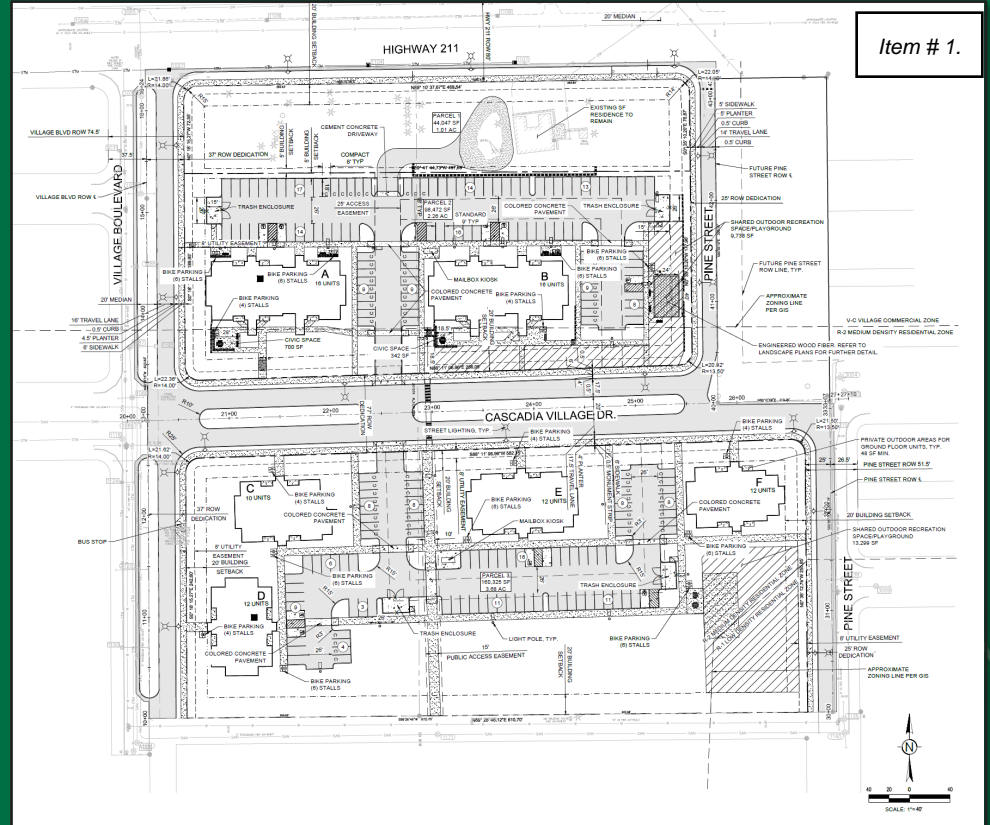
## SECOND

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

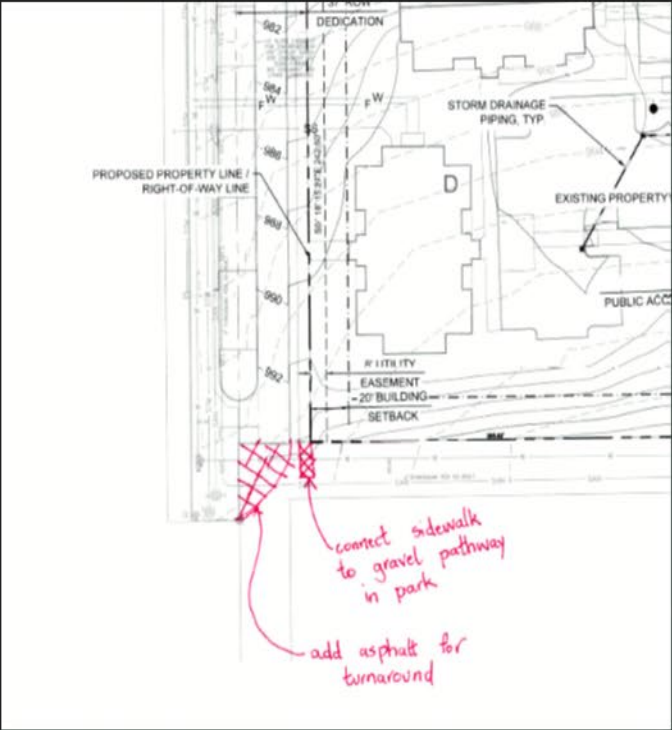
# SITE PLAN

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



# RIGHT-OF-WAY MODIFICATIONS

Item # 1.





## 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

Item # 1.



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

Item # 1.

- 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
<b>Tier 1</b>			
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
<b>Tier 1 Total Proposed Park Improvement Cost</b>			<b>\$ 9,072,700</b>
<b>Tier 2</b>			
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
<b>Tier 2 Total Proposed Park Improvement Cost</b>			<b>\$ 4,806,300</b>
<b>Tier 3</b>			
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	\$ -
<b>Tier 3 Total Proposed Park Improvement Cost</b>			<b>\$ 4,335,900</b>
<b>Total Existing Park Improvement Cost</b>			<b>\$ 18,214,900</b>

## 2023-2025 | CIP & Council Goals

Item # 1.

### 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

Item # 1.

	BN 17-19 Actual	BN 19-21 Actual	BN 21-23 Budget	BN 23-25 Proposed	BN 23-25 Approved	BN 23-25 Adopted
<b>RESOURCES</b>						
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
<b>Land Total</b>	<b>840,636</b>	<b>1,111,765</b>	<b>1,463,431</b>	<b>1,646,957</b>	<b>1,646,957</b>	<b>1,646,957</b>
Beginning Balance	(9,996)	49,433	49,433	-	-	-
Fines, Fees, & Assessments	3,800	-	-	-	-	-
Interest	43,161	-	-	-	-	-
Transfers	42,268	-	-	-	-	-
General Revenue	5,570	-	-	-	-	-
<b>Operations Total</b>	<b>84,803</b>	<b>49,433</b>	<b>49,433</b>	<b>-</b>	<b>-</b>	<b>-</b>
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
<b>SDC Total</b>	<b>1,015,405</b>	<b>1,590,586</b>	<b>1,977,175</b>	<b>3,582,681</b>	<b>3,582,681</b>	<b>3,582,681</b>
<b>Total Resources</b>	<b>1,940,844</b>	<b>2,751,785</b>	<b>3,490,039</b>	<b>5,229,638</b>	<b>5,229,638</b>	<b>5,229,638</b>
<b>REQUIREMENTS</b>						
Capital Outlay	-	10,000	500,000	1,500,000	1,500,000	1,500,000
Contingency	-	-	963,431	146,957	146,957	146,957
<b>Land Total</b>	<b>-</b>	<b>10,000</b>	<b>1,463,431</b>	<b>1,646,957</b>	<b>1,646,957</b>	<b>1,646,957</b>
Personnel Services	34,531	-	-	-	-	-
Materials & Services	788	-	49,433	-	-	-
Capital Outlay	51	-	-	-	-	-
<b>Operations Total</b>	<b>35,370</b>	<b>-</b>	<b>49,433</b>	<b>-</b>	<b>-</b>	<b>-</b>
Materials & Services	41	147,130	100,000	-	-	-
<b>Capital Outlay</b>	<b>-</b>	<b>59,747</b>	<b>1,300,000</b>	<b>3,500,000</b>	<b>3,500,000</b>	<b>3,500,000</b>
Contingency	-	-	577,175	82,681	82,681	82,681
<b>SDC Total</b>	<b>41</b>	<b>206,877</b>	<b>1,977,175</b>	<b>3,582,681</b>	<b>3,582,681</b>	<b>3,582,681</b>
<b>Total Requirements</b>	<b>35,411</b>	<b>216,877</b>	<b>3,490,039</b>	<b>5,229,638</b>	<b>5,229,638</b>	<b>5,229,638</b>

### 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 trail development.

# Staff Recommendations

Item # 1.

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

Item # 1.

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!



# STAFF REPORT

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**Meeting Type:** Parks and Trails Advisory Board  
**Meeting Date:** September 13, 2023  
**From:** Rochelle Anderholm-Parsch, Parks and Recreation Director  
**Subject:** Staff Report - Support for Clackamas County's Ordinance ZDO-286 Amendment

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## DECISION TO BE MADE:

The Parks and Trails Advisory Board is asked to consider and provide support for the proposed amendment to Clackamas County's Comprehensive Plan, specifically Ordinance ZDO-286 – Local Park Master Plan Framework in EFU Zoned Lands.

## PURPOSE / OBJECTIVE:

The purpose of this report is to present an opportunity for the Parks and Trails Advisory Board to endorse Clackamas County's proposed amendment to Ordinance ZDO-286. The objective is to seek the Board's support in bringing the County's zoning regulations into alignment with Oregon Administrative Rules (OAR) 660-034-0035 and 660-034-0040, thereby allowing for public parks in Exclusive Farm Use (EFU), Timber (TBR), and Ag/Forest (AG/F) zoning districts through a master planning process.

## BACKGROUND / CONTEXT:

Clackamas County currently faces the challenge of reconciling the preservation of agricultural and forest lands with the growing demand for recreational spaces for residents and visitors. One of the key considerations in this endeavor is aligning Clackamas County's zoning regulations with existing Oregon Administrative Rules (OAR) 660-034-0035 and 660-034-0040.

These state regulations provide guidance on land use planning in Oregon and aligning Clackamas County's code with them is a critical step in achieving its land use objectives. The proposed amendment to Ordinance ZDO-286 seeks to establish a structured framework for the development of public parks within EFU, TBR, and AG/F zoning districts, in accordance with OAR guidelines. This framework is essential for achieving the county's land use objectives while addressing the need for recreational opportunities.

## KEY CONSIDERATIONS / ANALYSIS:

- 1. Alignment with State Regulations:** The proposed amendment aligns Clackamas County's zoning regulations with existing Oregon Administrative Rules (OAR) 660-034-0035 and 660-034-0040, ensuring consistent land use planning practices.
- 2. Improved Land Management:** Allowing for public parks in these zoning districts will enable better management of urban and rural interfaces, mitigating potential conflicts and promoting sustainable land use practices.

3. **Enhanced Recreational Opportunities:** Adoption of the amendment will significantly increase access to recreational facilities within Clackamas County, catering to residents' diverse needs and promoting active, healthy lifestyles.
4. **Community Well-being:** Access to parks and recreational areas enhances overall community well-being, attracting new residents and supporting the local economy.
5. **Written Testimony Timeline Deadline:** It is important to note that the timeline for submitting written testimony is as follows: Written testimony received by 4 p.m., Monday, September 18, 2023, will be included in the information packet provided to the Board of County Commissioners one week before its scheduled hearing. Written testimony received after that time and before 4 p.m., Tuesday, September 26, 2023, will be emailed to the BCC before the hearing.

Once recommended by the Parks and Trails Advisory Board, the letter of support will proceed to the Sandy City Council for signature and official endorsement.

#### **BUDGET IMPACT:**

The proposed amendment is not anticipated to have a direct budgetary impact. Costs associated with park development will be covered by the respective master planning process, ensuring that the financial burden does not fall on the County.

#### **RECOMMENDATION:**

Staff recommend that the Parks and Trails Advisory Board supports Clackamas County's Ordinance ZDO-286 Amendment. This endorsement will signify the Board's commitment to advancing recreational opportunities while considering the County's unique land use challenges.

#### **SUGGESTED MOTION LANGUAGE:**

Motion Language, "I move that the Parks and Trails Advisory Board endorses Clackamas County's proposed amendment to Ordinance ZDO-286 – Local Park Master Plan Framework in EFU Zoned Lands, aligning the County's zoning regulations with Oregon Administrative Rules 660-034-0035 and 660-034-0040 to allow for public parks in Exclusive Farm Use (EFU), Timber (TBR), and Ag/Forest (AG/F) zoning districts through a master planning process."

#### **LIST OF ATTACHMENTS / EXHIBITS:**

1. ZDO-286 CPO and Interested Parties Notice
2. Letter of Support ZDO-286

September 13, 2023

Clackamas County Planning Commission  
150 Beaver Creek Road  
Oregon City, Oregon 97045

Dear Members of the Clackamas County Planning Commission,

I am writing on behalf of the City of Sandy City Council to express our strong support for Clackamas County Ordinance ZDO-286. This ordinance proposes the creation of a framework for the development of Local Park Master Plans on Exclusive Farm Use (EFU) zoned properties and the establishment of a Special Use Overlay District (SUOD) consistent with OAR 660-034-0035 and 660-034-0040.

The City of Sandy recognizes the importance of preserving our agricultural lands and open spaces while also addressing the needs of our growing community. The proposed ordinance strikes a balance between these two vital aspects of our county's development. It offers a thoughtful approach to ensuring the availability of recreational and open spaces for our residents while respecting the agricultural heritage that is deeply rooted in our region.

We commend Clackamas County for proactively working to address the needs of our residents and visitors for accessible recreational opportunities, especially in EFU zones, without compromising the integrity of our agricultural lands. The creation of Local Park Master Plans for EFU zoned properties and the establishment of the Special Use Overlay District align with the values and goals of our community, which prioritize both sustainability and quality of life.

By supporting Ordinance ZDO-286, the City of Sandy believes that we are contributing to the betterment of our county as a whole. This ordinance demonstrates a commitment to responsible land use planning that balances the various interests within our county.

We would like to extend our gratitude to Clackamas County for engaging in this important initiative and for considering the diverse needs of our communities. We look forward to the positive impacts that Ordinance ZDO-286 will bring to our county, including enhanced recreational opportunities, the preservation of our agricultural heritage, and the overall improvement of our quality of life.

If you have any questions or need further information, please do not hesitate to contact our office. We stand ready to assist and support the successful implementation of this ordinance.

Sincerely,

Stan Pulliam, Mayor  
City of Sandy, Oregon



## Notice of Land Use Public Hearings

for Community Planning Organizations, Hamlets, and Other Interested Parties

**Subject:** Ordinance ZDO-286, Local Park Master Plan Adoption Framework - Amendments to the Clackamas County Comprehensive Plan and Zoning and Development Ordinance (ZDO)

**Notice Date:** August 7, 2023

**Contact:** Joy Fields, Sr. Planner  
150 Beaver Creek Road, Oregon City, OR 97045  
Phone: 503-742-4510  
Email: [jfields@clackamas.us](mailto:jfields@clackamas.us)

At the request of the City of Lake Oswego, ZDO-286 was selected as a project for inclusion in the Long-Range Planning Work Program for 2021-2023 with the intent of considering adoption of the city's Luscher Farm Park Master Plan. However, in the course of staff's research, it became clear that the first step should be Comprehensive Plan and ZDO amendments necessary to provide a procedural framework for the county to consider the adoption of local park master plans. If such a framework is enacted, a public local park provider (including, but not limited to, the City of Lake Oswego) may in the future file a land use application requesting adoption by the county of a specific master plan. The required application would be a Comprehensive Plan amendment and zone change and would include public notice and public hearings before the Planning Commission and Board of County Commissioners.

Local park master plans are an option available under the Oregon Administrative Rules. In the Exclusive Farm Use, Timber and Ag/Forest zoning districts, adoption of a master plan provides a pathway to allow additional park uses beyond those otherwise allowed. As a mechanism for implementing an approved master plan, ZDO-286 proposes to establish an overlay zone, the Special Use Overlay District (SUOD), which would be applied at the time of approval of a local park master plan and signify that the property may qualify to be developed with park uses not otherwise permitted in the base zoning district.

The Planning Commission and Board of County Commissioners have scheduled hearings to receive testimony from the public and other interested parties on the proposed amendments. Because the amendments may affect your community or area of interest, we are giving you and your organization advance notice of the opportunity to review and comment on them before or at the public hearings.

Additional background information and the full text of the proposed amendments is available online at [www.clackamas.us/planning/zdo286](http://www.clackamas.us/planning/zdo286) by contacting Joy Fields directly at the number or email listed above, or by contacting Planning & Zoning at 503-742-4500 or [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).

## Public Hearings and Testimony

Interested parties are welcome to provide testimony in advance of or at the hearings listed below. Planning Commission public hearings are held virtually using the Zoom platform. Board of County Commissioners public hearings are held both virtually using the Zoom platform and in person. One week before the hearing dates, a Zoom link to the public hearing and details on how to observe and testify will be posted at the hearing web address.

### *Public Hearing Dates and Times:*

Planning Commission: 6:30 p.m., Monday, September 11, 2023

[www.clackamas.us/planning/planning-commission](http://www.clackamas.us/planning/planning-commission)

Board of County Commissioners: 10:00 a.m., Wednesday, September 27, 2023  
Public Services Building, 4<sup>th</sup> Floor Board Hearing Room, 2051 Kaen Rd, Oregon City, OR 97045

[www.clackamas.us/meetings/bcc/landuse](http://www.clackamas.us/meetings/bcc/landuse)

**Written testimony** may be submitted before the hearings to Joy Fields at [jfields@clackamas.us](mailto:jfields@clackamas.us) or 150 Beaver Creek Road, Oregon City, OR 97045.

- Written testimony received by 4 p.m., Wednesday, August 30, 2023, will be included in the information packet provided to the Planning Commission one week before its scheduled hearing; written testimony received after that time and before 8 a.m., Monday, September 11, 2023, will be emailed to the Planning Commission before the hearing.
- Written testimony received by 4 p.m., Monday, September 18, 2023, will be included in the information packet provided to the Board of County Commissioners one week before its scheduled hearing; written testimony received after that time and before 4 p.m., Tuesday, September 26, 2023, will be emailed to the BCC before the hearing.

Interested parties who want to present **verbal testimony** at either hearing will be asked to sign up and/or indicate their interest in testifying at the beginning of the hearing.

## Proposed Amendments

**Ordinance ZDO-286** proposes the following.

### **1. Amend Comprehensive Plan Chapter 9 to create a framework for local park master plan adoption:**

Amendments to Chapter 9 will explicitly allow the county to consider the adoption of a local park master plan.

Oregon Administrative Rules (OAR) 660-034-0035 and 660-034-0040 are applicable to local parks on agricultural and forest land and provide a pathway, through local adoption of a park master plan, to allow more park uses than are otherwise permitted outside of a state park. The ZDO currently includes provisions for public parks in the Exclusive Farm Use (EFU), Timber (TBR), and Ag/Forest (AG/F) zoning districts. However, the existing provisions do not clearly address the master plan option that may allow a broader range of park uses.

With the adoption of a local park master plan, the uses allowed in a local public park on agricultural and forest lands can include the uses allowed in state parks pursuant to OAR 660-034-0035(2)(a) to (g), including:

- a. Campground areas: recreational vehicle sites; tent sites; camper cabins; yurts; teepees; covered wagons; group shelters; campfire program areas; camp stores;
- b. Day use areas: picnic shelters, barbecue areas, swimming areas (not swimming pools), open play fields, play structures;
- c. Recreational trails: walking, hiking, biking, horse, or motorized off-road vehicle trails; trail staging areas;
- d. Boating and fishing facilities: launch ramps and landings, docks, moorage facilities, small boat storage, boating fuel stations, fish cleaning stations, boat sewage pumpout stations;
- e. Amenities related to park use intended only for park visitors and employees: laundry facilities; recreation shops; snack shops not exceeding 1500 square feet of floor area;
- f. Support facilities serving only the park lands wherein the facility is located: water supply facilities, sewage collection and treatment facilities, storm water management facilities, electrical and communication facilities, restrooms and showers, recycling and trash collection facilities, registration buildings, roads and bridges, parking areas and walkways;
- g. Park Maintenance and Management Facilities located within a park: maintenance shops and yards, fuel stations for park vehicles, storage for park equipment and supplies, administrative offices, staff lodging;

It's important to note that approval of a local park master plan is not guaranteed, is dependent on compliance with applicable approval criteria, and may not necessarily include all of the above uses.

In addition, minor housekeeping amendments are proposed to Chapter 9 to reformat/reorganize the goals to match the recently amended Chapter 6 and to remove some outdated references.

**2. Amend Chapter 4 of the Comprehensive Plan to recognize the Special Use Overlay District:**

Amendments to Chapter 4 would recognize the new Special Use Overlay District as the zone that implements a local park master plan adopted in the Comprehensive Plan for a local public park in the EFU, TBR or AG/F zoning district.

**3. Amend the ZDO to align with OAR 660-034-0040 by:**

- Adopting a new Section 714, *Special Use Overlay District*, which would apply to public parks in the EFU, TBR and AG/F zoning districts that have an adopted local park master plan
- Amending Sections 401, 406, and 407 to specify that the Special Use Overlay District standards apply to development of park uses on sites where a local parks master plan has been adopted

## Additional Information and Staff Report

**For general Planning & Zoning information:**

[www.clackamas.us/planning](http://www.clackamas.us/planning)

**For additional information about ZDO-286 and its public hearings (and for a copy of the staff report available August 31, 2023):**

[www.clackamas.us/planning/zdo286](http://www.clackamas.us/planning/zdo286)

or

Joy Fields, 503-742-4510, [jfields@clackamas.us](mailto:jfields@clackamas.us)

or

Planning & Zoning Customer Service, 503-742-4500, [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?