



# PARKS AND TRAILS ADVISORY BOARD MEETING

Wednesday, November 08, 2023 at 6:00 PM  
Zoom

## AGENDA

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**THIS MEETING IS BEING HELD ONLINE VIA ZOOM ONLY:**

<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 Minutes

### NEW BUSINESS

### OLD BUSINESS

- [2.](#) Revisiting Fee in Lieu recommendation for Creekside Village Apartments (Formerly 38800 Junker Street).

### STAFF UPDATES

### 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.



# PARKS AND TRAILS ADVISORY BOARD MEETING

Thursday, October 19, 2023 at 6:00 PM  
City Hall and via Zoom

## MINUTES

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### TO ATTEND THE MEETING IN-PERSON:

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

### TO ATTEND THE MEETING ONLINE VIA ZOOM:

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

### ROLL CALL

#### PRESENT

Ryan Aultman  
David Breames  
Don Robertson  
Will Toogood  
Upekala Wijayratne

#### ABSENT

Alexandria Gale  
Kimberly Seigal

Laurie Smallwood, Council Liaison

#### Staff Present:

Rochelle Anderholm-Parsch- Parks & Recreation Director

Tiana Rundell, Parks & Facilities Manager

John Wallace, Center Manager

Chelsea Jarvis, Executive Assistant

Patrick Depa, Senior Planner

**Guest Presenters:**

Rand Waltz, AKS Engineering

John Schmidt, Pulte Group

Mujib Kamawal, Pulte Group

**CHANGES TO THE AGENDA**

Under new business, Ponder lane was covered first, followed by Kelso Rd.

**PUBLIC COMMENT**

No Public Comment during this meeting.

**CONSENT AGENDA**

1. Approval of September Minutes

**Motion to approve minutes**

Motion made by Breames, Seconded by Wijayratne.

Voting Yea: Aultman, Breames, Robertson, Toogood, Wijayratne

**NEW BUSINESS**

2. **Ponder Lane FIL vs Parkland Dedication**

Rochelle shares a powerpoint presentation.

Rand Waltz with AKS Engineering gives a brief introduction.

Questions covered include: Location of current parcel and proposed park, future of the pan handle shaped item on the map, if Ponder Lane is public or private, timeline for Ponder Lane, funds available, upcoming park projects, and the moratorium.

Discussion includes: Proximity to Bornstedt Park/Tickle Creek Trail, mini parks, Fee in Lieu enabling a larger land purchase, the parks master plan pointing towards developing more community/neighborhood parks, dog park maintenance, and the size of the park.

**Motion: Motion to accept Fee in Lieu.**

Motion made by Wijayratne, Seconded by Toogood.  
Voting Yea: Aultman, Robertson, Toogood, Wijayratne  
Voting Nay: Breames

**3. Kelso Rd 41 Lot Subdivision (FIL or Parkland dedication)**

Rochelle presents.

Questions are asked on the urban growth boundary and annexation.

Discussion ensues.

**Motion: Motion to recommend Fee in Lieu.**

Motion made by Toogood, Seconded by Breames.  
Voting Yea: Aultman, Breames, Robertson, Toogood, Wijayratne

**OLD BUSINESS**

**STAFF UPDATES**

**Rochelle:**

**Demo/Timeline update:** The Demo of the pool/old middle school has been announced. The abatement wrapped up this week. Visioning for the front half of the property is underway.

The \$485,000 grant for the Community Campus Park project has been signed. Sandy Bluff dog park plans are underway.

**Tiana:**

Ventrac was delivered and has already been put to use. The Parks team planted 124 new plants at Meinig park. The Cedar Ridge Creek trail construction is back underway. The Parks team is currently in full light install mode at Meinig to get ready for Winterfest.

**John:**

There's an upcoming Boos and Brews Event at Sand Bar BBQ. This will serve as a Fundraiser for the new Tupper Park Playground. The event is scheduled for Thursday, October 26th from 6:00pm-9:00pm.

Winterfest- The team reached out to 94 businesses in downtown Sandy about the upcoming Merry Makeover Challenge. Winterfest has also been officially named a Community-wide event per City Council on 10/16/23. The team is currently working with Knapp Farms who is donating the tree for this year as well as PGE to decorate some of the utility poles in town. There is a discussion happening on some Storybrook Lane displays being a part of the Meinig Park decorations for this year.

Recruiting for Mountain Storm Youth Basketball is underway. The Community Campus park naming entries has been vetted. There will be another survey out to the community soon.

**ADJOURN**

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# **Kelso Rd. Subdivision / 41-Lot Subdivision & Ponder Lane Annexation & Subdivision**

**Parks and Trails Advisory Board Meeting  
Oct. 19, 2023**

# Agenda

- Kelso Rd. Subdivision

- Ponder Lane Subdivision

*The developer will be providing a brief presentation to assist and provide information for the Parks and Trails Advisory Boards consideration.*



# Kelso Rd. Subdivision

41- Lot Subdivision

# Location

Item # 1.



- West of Bluff, East of Jewberry, South of Kelso
- Pre-App Conference in Sept.
- Developer has asked if the Parks Board will recommend fee-in-lieu vs. parkland dedication



# Subdivision Highlights

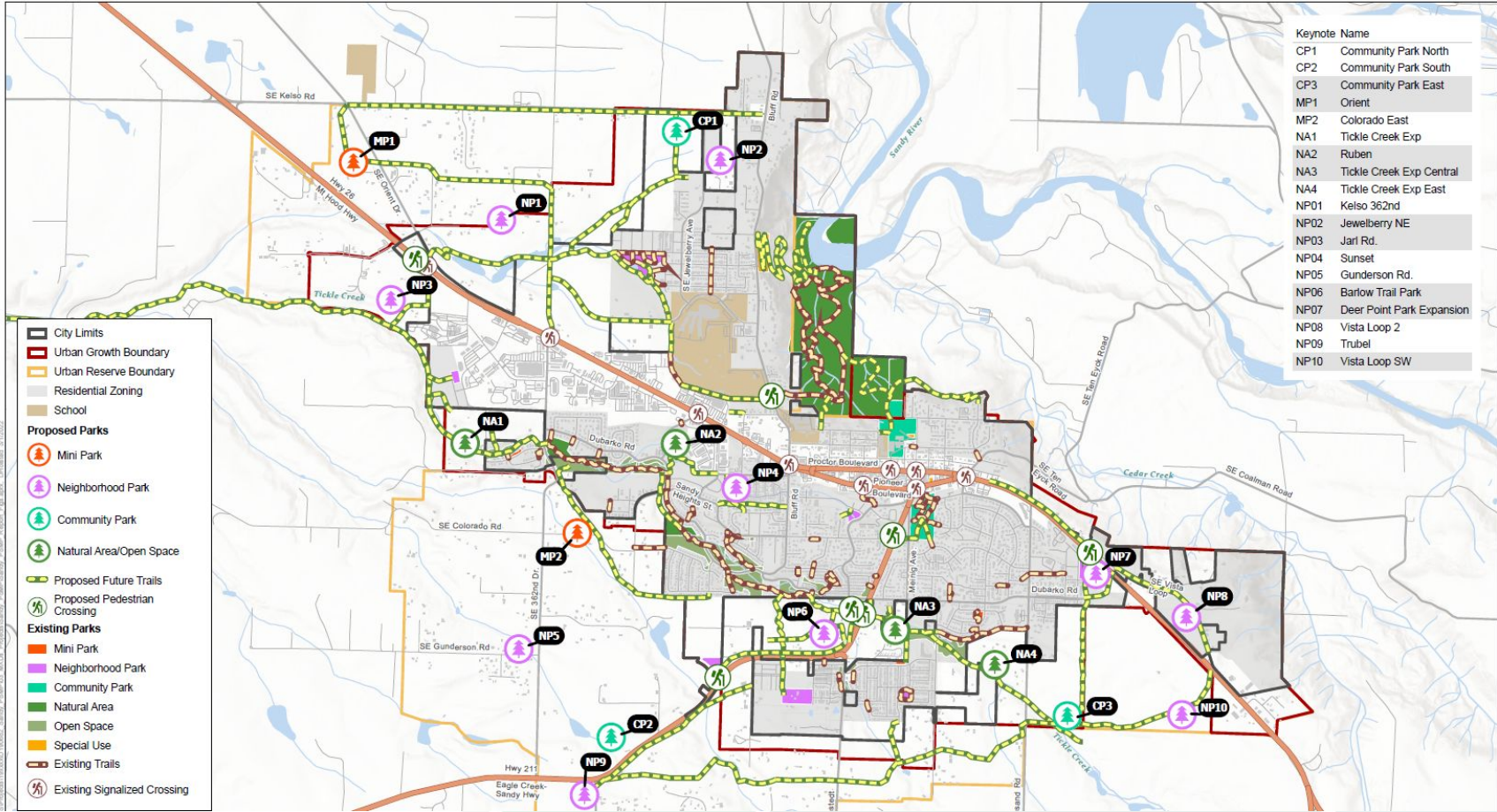
- Property is  $\pm 9.67$  acres
- 41 Lot Subdivision
- Parkland Dedication =  $\pm 0.84$  acres
- Fee-in-Lieu =  $\sim \$721,470.86$

# Considerations

- There is a recognized need for a park in the area as listed in the Parks and Trails Master Plan
  - But...property size matters
  - The Parks and Trails Master Plan does not call for mini-parks but for neighborhood parks and a community park in the area of Sandy
    - Mini-parks, < 1 acre
    - Neighborhood parks, 2-5 acres
    - Open or Natural Space, range in acres but typically <10 - 100+ acres
    - Community Parks, 10-30 acres
- It is important to note that there is a strong desire to utilize the funds obtained from the fee-in-lieu for the acquisition of larger parcels of parkland rather than accepting slightly under an acre of parkland dedication
- It aligns with the City Council's goal for the department to actively explore parcels available for purchase, contributing to the long-term enhancement of our community's recreational spaces

# Proposed Park System

Item # 1.



# Staff Recommendation

- The Parks and Recreation Department recommends accepting a fee-in-lieu
- Estimated fee is \$721,470.86
- Funds can be allocated for the purchase of future parkland, aligning with the city's long-term planning goals.

# Suggested Motion Language

Motion,

“I move that the Parks Board recommend the acceptance of a fee-in-lieu of parkland dedication for the 37640 Kelso Rd - 41 Lot Subdivision.”

# Ponder Lane Subdivision



# Location

Item # 1.

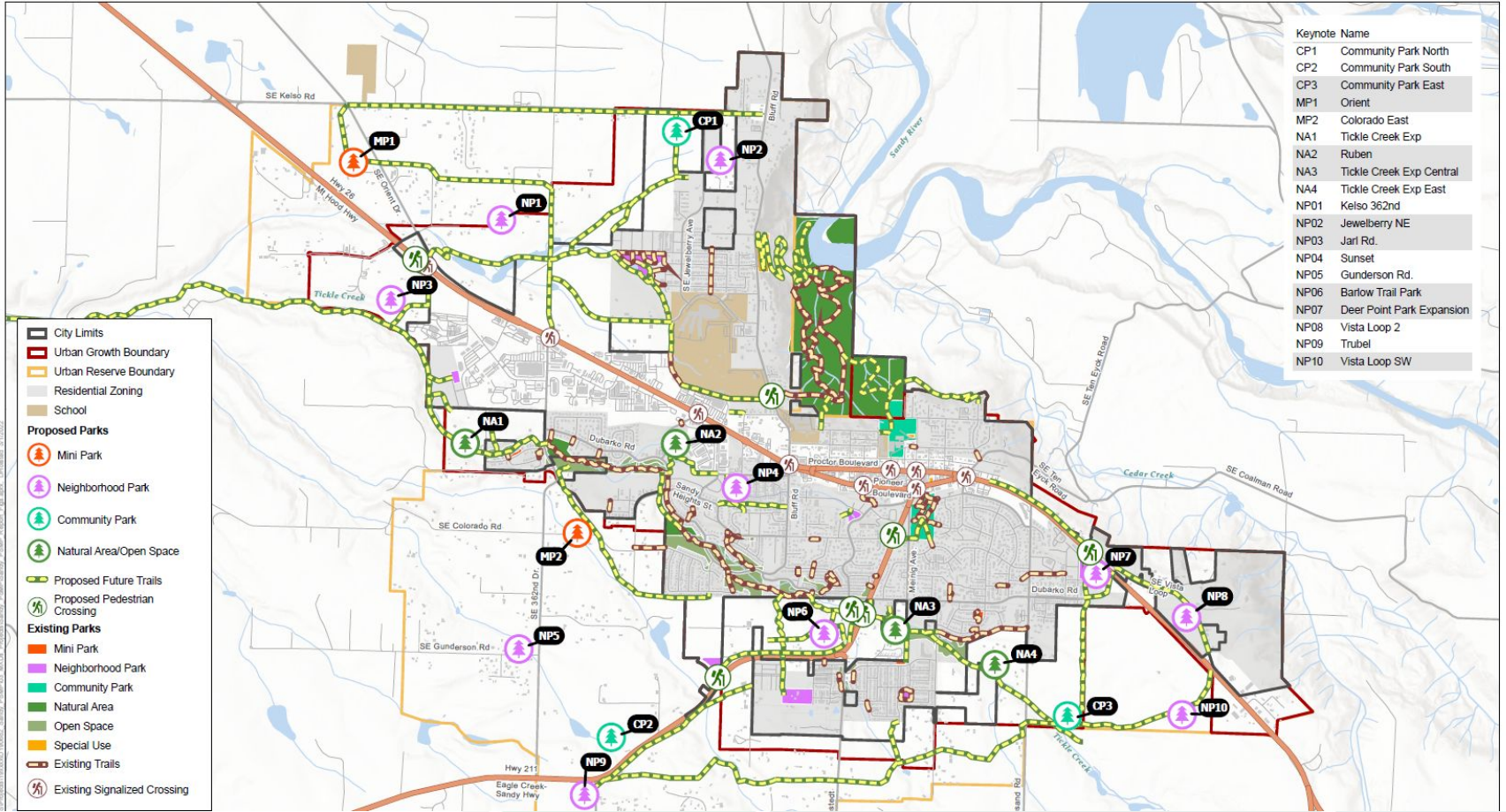


- North of 211, West of Ponder Lane
- Pre-App Conference in June to discuss property annexation (Property outside of city limits)
- Proximity to Ponder Lane Park \*future park in 2022 PTMP
- Future pre-app will be scheduled to discuss development



# Proposed Park System

Item # 1.



### Ponder Lane Neighborhood Park

Ponder Lane is a recently acquired, undeveloped 1.94-acre parcel located on the south side of Sandy. The gently sloping park is bounded on the east by a single family residence, Highway 211 to the south, and an under-construction Gunderson Road and neighborhood development to the west and north, respectively. The concept would introduce standard neighborhood park amenities including an accessible looped path, playground, multi-use field, picnic shelter and tables, a fenced off-leash dog park, and a small parking area. See Appendix E for additional detail.



Figure 12  
Ponder Lane Neighborhood Park Concept

# Subdivision Highlights

- Property is  $\pm 15.71$
- 55 Single Family Dwellings
- Parkland Dedication =  $\pm 1.12$  acres
- Fee-in-Lieu = ~\$973,551

# Considerations

- Fee in Lieu
  - The applicant has raised the possibility of a fee in lieu of parkland dedication. If the Board considers this option, the estimated fee-in-lieu would be approximately \$973,551
- Parks and Trails Master Plan
  - The Parks and Trails Master Plan already includes a concept plan for Ponder Lane Park, indicating that there is land in that area earmarked for future park development

# Parks Board Discussion

**Parks and Trails Advisory Board should consider the following recommendation(s):**

**1) Recommend Fee in Lieu of Parkland Dedication:**

- a) Given that the Parks and Trails Master Plan has a concept plan for Ponder Lane Park, which designates land for future park development in the same area, parks board could recommend accepting a fee in lieu of parkland dedication.
- b) The money from the fee in lieu can then be used to purchase park land in the City, potentially serving as a community park or a larger neighborhood park.
- c) This approach aligns with the Council's goal to explore land purchase for a future park with multi-purpose sports fields.

**2) Recommend Parkland Dedication:**

- a) Land dedication in an area that already has a park for future development should ideally be located adjacent to existing park property
- b) If the Parks Board sees a benefit in land dedication

# Presentation

Item # 1.

The developer will be providing a brief presentation to assist and provide information for the Parks and Trails Advisory Boards consideration.

# Suggested Motion Language

The following motion language is recommended for the Parks and Trails Advisory Board's consideration:

**Motion for fee-in-lieu of parkland dedication:** *"I move that the Parks and Trails Advisory Board recommends a fee in lieu of parkland dedication for the Ponder Lane subdivision project."*

**Motion for parkland dedication:** *"I move that the Parks and Trails Advisory Board recommends parkland dedication for the Ponder Lane subdivision project."*





## STAFF REPORT

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**Meeting Type:** Parks and Trails Advisory Board  
**Meeting Date:** November 8, 2023  
**From:** Rochelle Anderholm-Parsch, Parks and Recreation Director  
**Subject:** Revisit Fee-in-Lieu Recommendation for Creekside Village Apartments formerly 38800 Junker St.

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### DECISION TO BE MADE:

The Parks and Trails Advisory Board is asked to revisit the recommendation regarding the acceptance of fee-in-lieu for the Creekside Village Apartments project, located at 38800 and 38920 Junker St, formerly referred to as 38800 Junker St.

### PURPOSE / OBJECTIVE:

The purpose of this staff report is to provide the Parks and Trails Advisory Board with information and an update regarding the acceptance of fee-in-lieu for the Creekside Village Apartments development.

### BACKGROUND / CONTEXT:

At the April 13, 2022 Parks Board meeting, the Parks Board previously recommended fee-in-lieu for the Creekside Village Apartments, formerly referred to as 38800 Junker St. The Parks Board recommended to the Planning Commission the acceptance of fee-in-lieu of parkland dedication for this project. The applicant, Arkitalo (Ben Smith)/ Brothers Development / Shan Hill, is scheduled for another pre-application conference on November 16, 2023. The proximity of this location to Tupper Park was one of the key reasons for the Parks Board's decision in April 2022 to accept fee-in-lieu, as no additional parkland is required in this area according to the Parks and Trails Master Plan.

Furthermore, there is already an existing trail connection from Bruns Ave down to Tupper Rd, making the area well-connected to the park and the broader trail network.

### KEY CONSIDERATIONS / ANALYSIS:

The Parks Board recommended fee-in-lieu during the April 13, 2022 meeting due to the following reasons:

1. Proximity to Tupper Park: The Creekside Village Apartments project is located in close proximity to Tupper Park, and the Parks Board previously accepted fee-in-lieu based on the understanding that no additional parkland is needed in this location.
2. Fee-in-Lieu Estimate: The estimated fee-in-lieu for this project is \$212,790, and the parkland dedication would be 0.154 acres. The fee-in-lieu would provide additional funds for a future land purchase meeting council goals of purchasing land for a future community park.

**BUDGET IMPACT:**

Fee-in-lieu is estimated at \$212,790.

**RECOMMENDATION:**

Based on the proximity of the Creekside Village Apartments to Tupper Park, the existing trail connections, and the absence of a need for additional parkland in this location as per the Parks and Trails Master Plan, staff recommends that the Parks and Trails Advisory Board continues to accept fee-in-lieu for the project.

**SUGGESTED MOTION LANGUAGE:**

Motion language, *“I move that the Parks and Trails Advisory Board continues to recommend the acceptance of fee-in-lieu for the Creekside Village Apartments project, formerly referred to as 38800 Junker St.”*

**LIST OF ATTACHMENTS / EXHIBITS:**

Creekside Village Apartments Pre-Application Conference

Aerial Picture of Junker St including Trail

Aerial Picture of Proximity to Tupper Park



## PRE-APPLICATION CONFERENCE

September 26, 2023

TO:

Kelly O'Neill Jr., Development Services Director  
 Tyler Deems, City Manager  
 Andi Howell, Transit Director  
 Greg Brewster, IT Director  
 Terre Gift, Building Official  
 Thomas Fisher, Engineering Tech  
 Rochelle Anderholm – Parsch, Parks & Rec Director  
 David Snider, Economic Development Manager  
 Clackamas County, Fire Marshal  
 ODOT

FROM: Planning Department

When:	Thursday, November 16, 2023
Time:	9:30am
Place:	City Hall Conference Room – City Hall – 39250 Pioneer Blvd
Applicant:	Arkitalo (Ben Smith) / Brothers Development / Shan Hill
Project:	Creekside Village Apartments – 38800 & 38920 Junker St.
Type:	Type III
Assigned Planner:	Patrick Depa, Senior Planner

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

**\* Attached - please find pre-application information.**



**Pre-Application Conference Request**

**1 page**

<b>Name of Project:</b>	Creekside Village
<b>Location or Address:</b>	38800 & 38920 JUNKER ST

<b>Map &amp; Tax Lot #</b>	<b>T:</b> see below	<b>R:</b>	<b>Section:</b>	<b>Tax Lot (s):</b>
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<b>Request:</b> Pre-App Meeting for the new development on the following taxlots:
24E13CA07300, 24E13CA07200 & 24E13CA07100

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) Shan Hill	Owner Brothers Development LLC
Address	Address 13924 Se 131st Ave
City/State/Zip	City/State/Zip Clackamas, OR. 97015
Email shanhillREP@pm.me	Email mitch.webb@brothers-building.com
Phone 503.608.8290	Phone 503-705-5680
Signature <i>Shan J. Hill</i>	Signature <i>Mitchell Webb</i>

Staff Use Only

Date:	Fee\$:	Rcvd by:	Planner:	
Type of review:	Type I <input type="checkbox"/>	Type II <input type="checkbox"/>	Type III <input type="checkbox"/>	Type IV <input type="checkbox"/>
Date of Pre-App meeting:				

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

## JUNKER STREET DEVELOPMENT FEASIBILITY STUDY



Google Image | July 24, 2021

Date:	August 19, 2023
Attention:	Brothers Development LLC & Shan Hill
Project Address:	38800 & 38920 Junker Street
Owners:	Brothers Development LLC & Shan Hill

# Zoning & Development Summary

**Taxlots:** 24E13CA07300, 24E13CA07200 & 24E13CA07100

**Development:** Sandy Urban Growth Boundary

**Zoning:** High Density Residential (R3)

This district is intended to implement the High Density Residential Comprehensive Plan designation by providing for housing in close proximity to retail, public amenities; major transportation routes and transit services where public sewer, water and other services are readily accessible. R-3 uses are designed to be a transition area between commercial and industrial uses and low-density single family uses. Pedestrian connections are required to ensure a direct walking route to retail shops. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, parks, and commercial. Density shall not be less than 10 or more than 20 units per net acre.

**Primary Uses Permitted Outright:** Single Detached, if located on an existing lot of record or in conjunction with a planned development; Single Attached Zero Lot Line; Duplex; Row houses; multi-family dwellings; Manufactured home parks; Boarding houses and rooming houses; Residential facility.

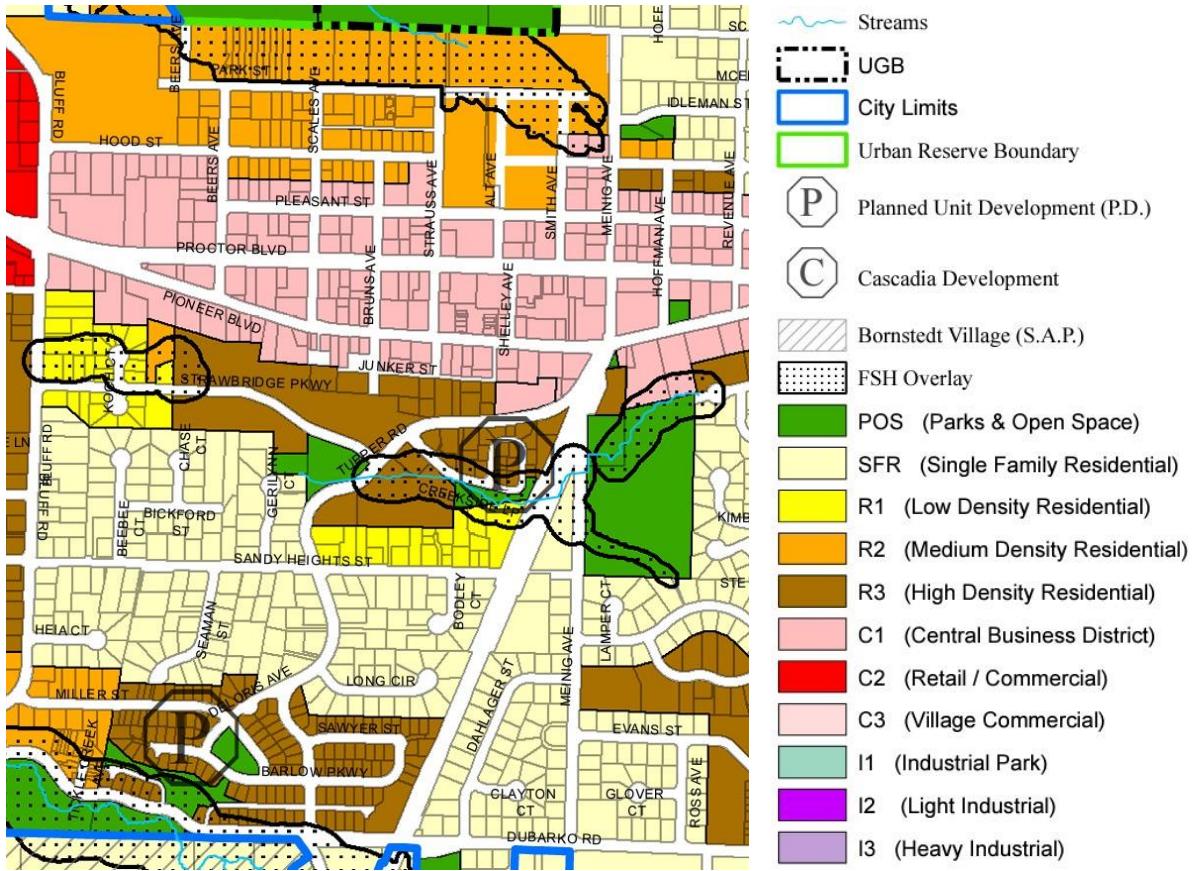
**Accessory Uses Permitted Outright:** Accessory dwelling unit (see Chapter 17.74); Family daycare homes; Home business; Minor utility facility; Other development customarily incidental to the primary use.

## Development Standards:

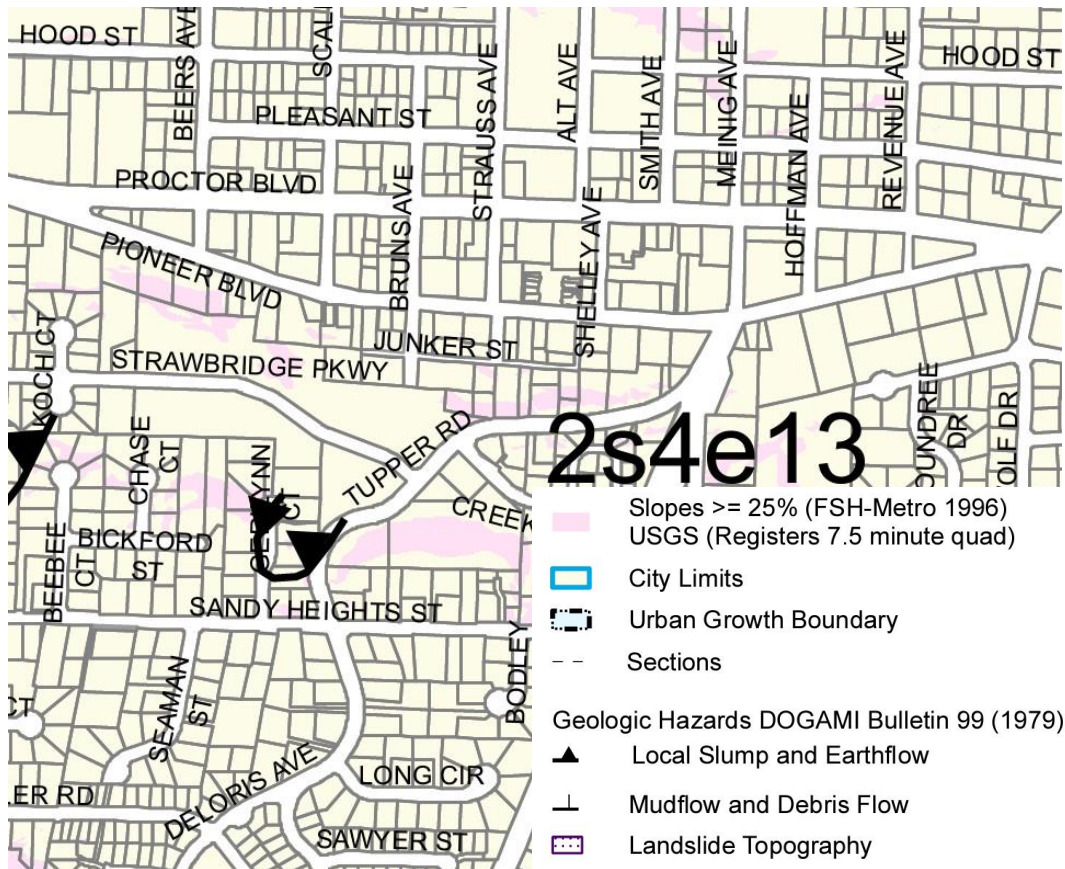
Lot Size	1.14 Acres
Allowable Density	10-20 UNITS/ACRE*
Minimum Landscaping	25%
Maximum Building Height	35'
Minimum Private Outdoor Area Per Unit	60 Sq Ft
Minimum Shared Outdoor Area Per Unit	200 Sq Ft
Off Street Parking	1.5/1-Bed 2.0/2+ Bed (15% unassigned)
Bicycle Parking	1/unit Bed (15% unassigned)
Parkland Requirement	0.154 Acres
Parks fee in-lieu (approximate)	\$212,790.00**

\*The Planning Commission may increase the underlying density of the zoning district through the conditional use permit process if warranted based on the size of the dwelling units, number of proposed occupants, lesser impact on surrounding properties, and other relevant factors. Density is limited to the increase of 50% in the R3 zone.

\*\*At the city's discretion only, the city may accept payment of a fee in lieu of land dedication. The city may require payment in lieu of land when the park land to be dedicated is less than 3 acres. 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.



Sandy Oregon Zoning Map



Hillside Development District Overlay Map

**Land Use Reviews:** All applications for land use approval under the Sandy Development Code shall be reviewed under the highest numbered procedure required for the development proposal. Because portions of this site are in the hillside development district, this is likely a Type II design review combined with hillside development review and would be considered under Type II procedure.

**Pre-Application Conference:** A pre-application conference is required for all Type II, III, and IV applications unless the Director determines a conference is not needed.

**Improvements, Access and Utilities:**

- Junker Street will necessitate improvements in compliance with the Junker Street Circulation Plan.
- In accordance with Improvements Required with Development – Pedestrian and Bicyclist Requirements Section 17.84.30(A), a sidewalk on the north side of Junker shall be required.
- Submit a traffic impact analysis (TIA) or traffic letter after scoping with the City Transportation Engineer. Work with City Transportation Engineer, DKS Associates, on determining scope.
- Sanitary sewer mainlines are located in the Junker Street right-of-way north of the subject property and in Tupper Road south of the subject property. Most of the property won't be able to gravity flow to the sewer line to the north. A pump station will be required to bring the sanitary sewer line to Tupper Road.
- Water mainlines are located in the Bruns Avenue right-of-way west of the subject property, and Strauss Avenue and Junker Street to the east. Public Works will require the applicant to run a 6-inch waterline along Junker Street to connect the two existing waterlines in Bruns Avenue and Strauss Avenue.
- Stormwater mainline is located in Tupper Road. The site shall include onsite treatment and detention in accordance with the 2020 City of Portland SWMM with higher rainfall totals as adopted by the City of Sandy.
- Street lighting shall be installed in accordance with the City of Sandy Streetlighting Guidelines.
- Broadband infrastructure exists in Junker Street that you will need to connect to. SandyNet will need to coordinate when dry utilities are put in.

**Summary:** A multifamily development consisting of eighteen 2-to-3-bedroom units, has a high potential for approval on this site. A variance for required 15% common parking will be needed with the townhouse style design. This common parking requirement is for a typical multifamily structure, such as apartment building.

**Attachments:** SD.0 SITE PLAN (2023-09-19\_JUNKER\_SD SITE PLAN)

Signed,



Benjamin Smith, AIA  
Principle Architect, NCARB  
tel: 541.886.6104 | [arkitalo.com](http://arkitalo.com)

**ärkitalo**

Architecture & Design, LLC





**ZONING INFORMATION**

**PROJECT ADDRESS:** 38800 & 38920 JUNKER ST, SANDY, OR 97055

**LOT SIZE:** 1.14 ACRES

**SETBACKS:**  
 FRONT: 10'  
 REAR: 15'  
 SIDE YARD: 5'  
 SOLAR: N/A  
 DETACHED GARAGE SETBACKS: 20'/15'/5'  
 MAX INTRUSION OF SETBACKS: 5' (F&B)/2.5' (S)

**SITE DESIGN CRITERIA:**  
 JURISDICTION: CITY OF SANDY  
 SITE ZONING: R-3  
 ALLOWABLE DENSITY: 20 UNITS/ACRE  
 ACTUAL DENSITY: TBD UNITS/ACRE  
 MINIMUM LANDSCAPING: 25%  
 ACTUAL LANDSCAPING: TBD  
 MAX BUILDING HEIGHT: 35'  
 ACTUAL BUILDING HEIGHT: TBD  
 MIN PRIVATE OUTDOOR AREA/UNIT: 48 S.F.  
 ACTUAL PRIVATE OUTDOOR AREA/UNIT: 60 S.F.  
 MIN SHARED OUTDOOR AREA/UNIT: 200 S.F.  
 ACTUAL OUTDOOR AREA/UNIT: TBD

**LEGEND**

---	PROPERTY LINE
---	SETBACK LINE
---	EXISTING TOPO CONTOURS
---	MODIFIED TOPO CONTOURS
EXISTING NEW	SANITARY SEWER LINE TO CITY SEWER SYSTEM, VERIFY LOCATION W/ CITY
EXISTING NEW	WATER SUPPLY LINES, VERIFY LOCATION W/ CITY UTILITY PROVIDER
EXISTING NEW	ELECTRICAL SUPPLY, VERIFY LOCATION
EXISTING NEW	STORM DRAINAGE LINES
EXISTING NEW	CABLE/DATASERVICE LINE
---	FENCING
---	4" PERFORATED PVC FOUNDATION DRAIN IN FILTER SOCK, DO NOT TIE D.S. TO FD
---	CONDITIONED SPACE
---	UNCONDITIONED SPACE
---	SHARED OUTDOOR RECREATION AREA
---	NEW TRAIL
---	CONCRETE DRIVEWAY/PATIO/WALK
---	DECKING

**DRAINAGE NOTES**  
 -ALL RUNOFF TO BE COLLECTED ON PROPERTY.  
 -GUTTER SYSTEM WILL COLLECT ROOF WATER & DRAIN TO STORMWATER DRAINAGE SYSTEM. STORM WATER DRAINAGE LINE WILL BE DRAINED INTO SWALE LOCATED ON SITE PLAN.  
 -ALL FOUNDATION DRAINS TO BE TIGHT LINE AND PUMPED TO SWALES.

**PROJECT:** CREEKSIDE VILLAGE

PROJ.#:	22010	PHASE:	#Project Status
REV	DATE	DESCRIPTION	

**SHEET TITLE:** SITE PLAN

NOT FOR CONSTRUCTION	SHEET #: <b>SD.0</b>
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Pioneer Blvd

Item #2.

Meadowlark Ski and Snowboards

Junker St



Strawbridge Pkwy

Geoff's Small Engine Repair

Tupper Park

Creekside Loop

Tupper Rd

# **Creekside Village Apts. / Formerly Junker St.**

**Parks and Trails Advisory Board Meeting  
Nov. 8, 2023**

# Agenda

- Revisit Creekside Village Apts.

# Creekside Village Apt.

# Location



Item # 2.

Address:

38800 & 38920 Junker St

Taxlots:

24E13CA07300,

24E13CA07200

24E13CA07100

Applicant:

Shan Hill

Owner:

Brothers Devlp. LLC

[PRE-APP Conference \(click here for document\):](#)

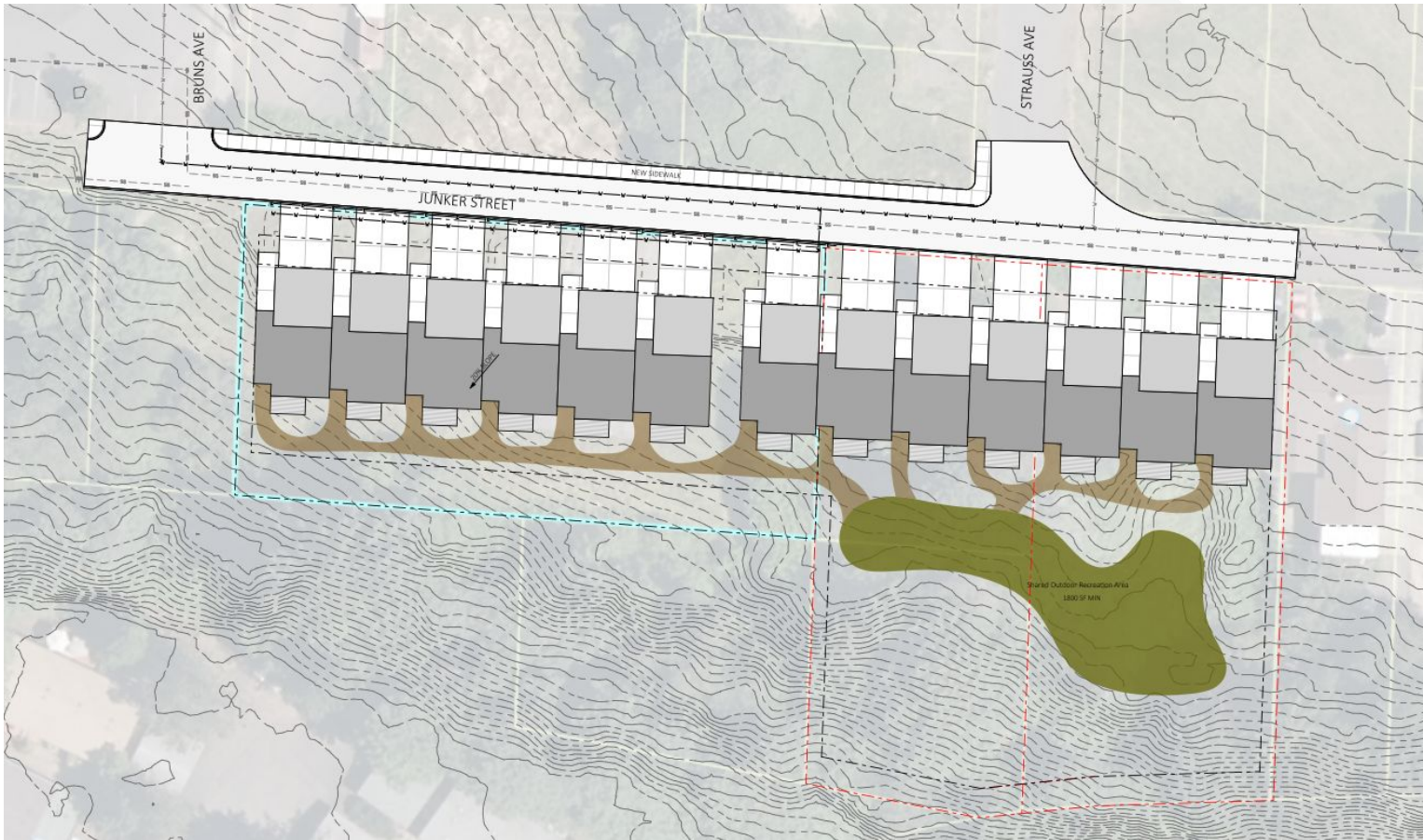
Tuesday, Nov. 16, 2023

**SANDY**  
WHERE INNOVATION MEETS ELEVATION™

# Subdivision Highlights

- Property is  $\pm 1.14$  acres
- Allowable Density: 10-20 Units/Acre
- Parkland Dedication =  $\pm 0.154$
- Fee-in-Lieu = ~\$212,790





---	SETBACK LINE
---	EXISTING
---	NEW
<b>Item # 2.</b>	
EXISTING NEW	SANITARY SEWER LINE TO CITY SEWER SYSTEM, VERIFY LOCATION W/ CITY
EXISTING NEW	WATER SUPPLY LINES, VERIFY LOCATION W/ CITY UTILITY PROVIDER
EXISTING NEW	ELECTRICAL SUPPLY, VERIFY LOCATION
EXISTING NEW	STORM DRAINAGE LINES
EXISTING NEW	CABLE/DATA SERVICE LINE
---	FENCING
---	4" PERFORATED PVC FOUNDATION DRAIN IN FILTER SOCK, DO NOT BE D.S. TO F.D
---	CONDITIONED SPACE
---	UNCONDITIONED SPACE
---	SHARED OUTDOOR RECREATION AREA
---	NEW TRAIL
---	CONCRETE DRIVEWAY/PATIO/WALK
---	DECKING
<b>DRAINAGE NOTES</b> ALL RUNOFF TO BE COLLECTED ON PROPERTY. GUTTER SYSTEM WILL COLLECT ROOF WATER & DRAIN TO STORMWATER DRAINAGE SYSTEM. STORM WATER DRAINAGE LINE WILL BE DRAINED INTO SWALE LOCATED ON SITE PLAN. ALL FOUNDATION DRAINS TO BE TIGHT LINE AND PUMPED TO SWALES.	
<b>PROJECT:</b> CREEKSIDE VILLAGE	
PROJ. #:	22010   PHASE: #Project Status
REV	DATE DESCRIPTION
<b>SHEET TITLE:</b> SITE PLAN	

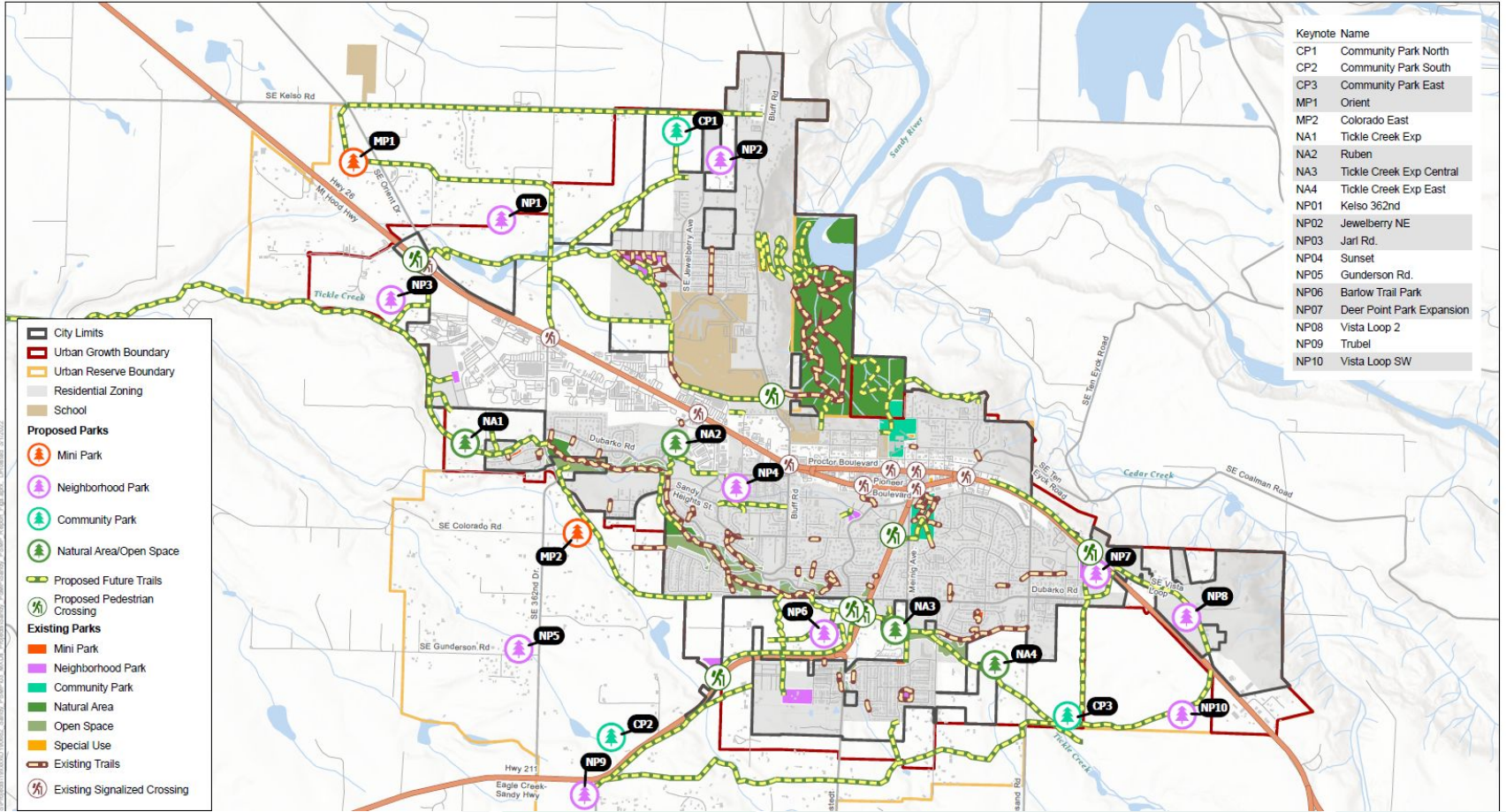
WHERE INNOVATION MEETS ELEVATION™

# Considerations

- [April 13, 2022](#) the Parks Board approved FIL instead of parkland dedication (approved 6-0)
  - Proximity to Tupper Park
  - Consideration of dedication of parkland acreage
  - The Parks and Trails Master Plan does not call for mini-parks but for neighborhood parks and a community park in the area of Sandy
    - Mini-parks, < 1 acre
    - Neighborhood parks, 2-5 acres
    - Open or Natural Space, range in acres but typically <10 - 100+ acres
    - Community Parks, 10-30 acres
- No additional parkland is required in this area according to the Parks and Trails Master Plan
- It is important to note that there is a strong desire to utilize the funds obtained from the fee-in-lieu for the acquisition of larger parcels of parkland rather than accepting slightly under an acre of parkland dedication

# Proposed Park System

Item # 2.



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	Jarl 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

# Staff Recommendation

- The Parks and Recreation Department recommends that the Parks Board continues to accept a fee-in-lieu
- Estimated fee is \$212,790
- Funds can be allocated for the purchase of future parkland, aligning with the city's long-term planning goals.

# Suggested Motion Language

Motion,

“I move that the Parks Board continues to recommend the acceptance of a fee-in-lieu of parkland dedication for Creekside Village Apartments.”