



PARKS AND TRAILS ADVISORY BOARD MEETING

Wednesday, July 08, 2026 at 6:00 PM
via Zoom

AGENDA

THIS MEETING IS ONLINE VIA ZOOM:

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

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

The board chair will call on you when it is your turn to speak. You will have 3 minutes.

CONSENT AGENDA

- [1.](#) Approval of June Minutes

NEW BUSINESS

- [2.](#) Knight Partition, Parks Trail Easement vs Parkland Dedication

OLD BUSINESS

STAFF UPDATES

ADJOURN

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



PARKS & TRAILS ADVISORY BOARD MEETING

Item # 1.

Wednesday, June 10, 2026 at 6:00 PM
via Zoom

MINUTES

THIS MEETING IS ONLINE VIA ZOOM

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

ROLL CALL

PRESENT

Ryan Aultman
Will Toogood
Upekala Wijayratne
Michael Archer
Matthew Favro

ABSENT

Clarissa Flores

Chris Mayton (Council Liaison)

Staff Present:

Tiana Rundell, Parks & Recreation Director
John Wallace, Recreation & Senior Services Manager
Chelsea Jarvis, Executive Assistant

CHANGES TO THE AGENDA

PUBLIC COMMENT

CONSENT AGENDA

1. Approval of March 2026 and May 2026 meeting minutes.

Motion to approve the minutes.

Motion made by Wijayratne, Seconded by Aultman.

Voting Yea: Aultman, Toogood, Wijayratne, Archer, Favro

NEW BUSINESS

2. The board will select a new board chair, vice chair, and secretary.

Tiana provides some background on electing a board chair, co-chair, and secretary.

Discussion ensues. Board decides to keep current elections.

Motion to leave the secretary position as is with Pek.

Motion made by Toogood, Seconded by Favro.

Voting Yea: Aultman, Toogood, Archer, Favro

Voting Abstaining: Wijayratne

Motion to keep Ryan as Vice Chair as it stands today.

Motion made by Toogood, Seconded by Favro.

Voting Yea: Toogood, Wijayratne, Archer, Favro

Voting Abstaining: Aultman

Motion for Will to maintain his position as the lead.

Motion made by Favro, Seconded by Wijayratne.

Voting Yea: Aultman, Wijayratne, Archer, Favro

Voting Abstaining: Toogood

3. Board Chair, Will, requested that we discuss code violations occurring in Sandy's Parks & Trails.

Board Chair, Will, shares experiences he's had in Sandy parks.

Tiana explains that board members are not in a roll to police the parks. However, they're welcome to call code enforcement, the police department, or 911 if a situation warrants. The MySandy app is good way to submit complaints. Non emergency can be reached at 503-655-8211.

OLD BUSINESS

STAFF UPDATES

John's Updates:

The one concert of the summer season is on June 16th from 6-8pm at Meinig Park.

Longest Day Parkway will be happening at Deer Pointe park.

June 27th is Noah's Quest which supports families who have lost a child.

July 4th is the fireworks show. Thank you to Clackamas County bank who sponsored the fireworks. OTSD offered parking.

Parks & Rec does 3 kids events for Mountain Festival- a kids parade, bike event, and pet show.

End of July the department is offering Kids Bike classes at Cedar Park lead by Carol.

August 22nd and 23rd will be a 2 day community festival/Mountain Bike/Skateboard Competition at Cedar Park.

Senior Services continue to be offered, offering trips, meals, and congregate dining.

Tiana's Updates:

The department was award partial funding (\$42,100) from the Experience Mt. Hood Gorge Strategic Investment Fund program for updated trail and wayfinding signage.

The forever lawn is complete at Deer Pointe park. The Basketball Court Surfacing should be complete by the end of the month.

The Meinig Project has kicked off. Paul Brothers Inc was awarded the contract. We had our first preconstruction meeting.

A new seasonal Parks worker named Blac started in Mid-May. This will help with weekend coverage.

In the Council meeting on Monday, Chris Mayton announced his resignation. More info to come on who will be the new Parks Board Council Liaison.

Landscape upkeep continues. Brandon is exceling as Parks Maintenance lead. Ryan is exceling in his roll in Maintanence.

ADJOURN

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STAFF REPORT

Meeting Type: Parks and Trails Advisory Board
Meeting Date: July 8, 2026
From: Tiana Rundell, Parks and Recreation Director
Subject: Knight Partition, Parks Trail Easement vs Parkland Dedication

DECISION TO BE MADE:

Whether to recommend that the Planning Commission require the dedication of park land or a trail easement as a condition of approval for the Knight Partition land use application.

PURPOSE / OBJECTIVE:

The Parks Board is asked to discuss whether to support the dedication of park land or a trail easement as part of the Knight Partition land use application and provide a recommendation to the Planning Commission.

BACKGROUND / CONTEXT:

At the May 21 pre-application conference, the applicant met with Planning and Development Services staff to review the proposed application. Because the applicant is requesting a Major Partition and associated variances, the application will be considered by the Planning Commission on August 24, 2026.

Development Highlights:

Knight Partition

- The applicant is proposing a Major Partition to create two parcels, with deed restrictions that would prohibit future development until equivalent residential units (ERUs) are available to serve the property.

KEY CONSIDERATIONS / ANALYSIS:

Several factors should be considered when evaluating this request, including the 2022 Parks and Trails Master Plan, the City's authority under the Sandy Municipal Code, and the 2025–2027 City Council Goals. Additional factors to consider include the parkland dedication calculations and the differences

between park land dedication and trail easements as well as the long-term operational impacts associated with park ownership and maintenance.

2022 Parks and Trails Master Plan

Trail 43 is not identified as a Tier 1, Tier 2, or Tier 3 priority project within the 2022 Parks and Trails Master Plan. The Master Plan prioritizes projects as follows:

- Tier 1: Short-term (1–5 years)
- Tier 2: Mid-term (6–10 years)
- Tier 3: Long-term (11+ years)

Many of the trails and crossings identified in the Master Plan require significant coordination among multiple agencies, including the Oregon Department of Transportation (ODOT), the City of Sandy Public Works Department, Clackamas County, and other partners. While these projects are recognized as important components of a connected and safe community trail system, they were not included in the Capital Improvement Program (CIP) because of their complexity, anticipated implementation timeline, and dependence on future interagency collaboration.

Although Trail 43 is not currently prioritized for construction, preserving opportunities for future trail connections through easement dedication may support the City's long-term vision for a connected trail network.

Sandy Municipal Code

Sandy Municipal Code authorizes the Planning Commission to require the dedication of land and easements as part of the land division process when necessary to implement applicable City standards and adopted plans. Chapter 17.86 further implements the City's Parks and Trails Master Plan and provides for park land and trail dedications associated with development.

2025–2027 City Council Goals

The proposed trail easement is consistent with the adopted City Council Goals:

- **Goal 5.1:** Invest in our park system for current and future residents of Sandy and continue expanding recreational opportunities for the community.
- **Objective 5.1.2:** Pursue opportunities to acquire park land for future park facilities, natural areas, and open space preservation.

While acquisition of park land remains an important Council objective, preserving a trail corridor through an easement advances these goals while recognizing the City's current financial and operational capacity.

Park Land Dedication Calculation

At this time, staff is unable to complete a park land dedication calculation for the proposed partition. The applicant is not proposing any development as part of this application, and future development is expressly prohibited through deed restrictions until equivalent residential units (ERUs) become available to serve the property. Because no development proposal has been submitted, information

necessary to calculate any potential park land dedication requirement—including the number and type of future dwelling units—is unknown. Any applicable park land dedication or fee-in-lieu requirements would be evaluated at the time a future development application is submitted, when sufficient information is available to complete the calculation.

Park Land Dedication vs. Trail Easement

The Parks Board may recommend either the dedication of park land or the dedication of a trail easement.

A park land dedication would place the property into City ownership, providing greater flexibility for future park development and public access. However, accepting ownership would also create ongoing responsibilities for maintenance, vegetation management, liability, and future capital improvements. Given current staffing levels, available funding, and existing park maintenance obligations, additional park land would increase long-term operational costs for the City.

A trail easement would preserve the opportunity for a future public trail connection while allowing the underlying property to remain in private ownership until such time as the City is prepared to construct the trail. This approach preserves the City's long-term trail vision while minimizing immediate maintenance obligations and avoiding the costs associated with acquiring and maintaining additional park property before it is needed.

Staff believes a trail easement extending approximately 100 feet from the top of the stream bank would provide sufficient flexibility for future trail alignment while helping preserve the riparian corridor and opportunities for future recreational access.

BUDGET IMPACT:

A trail easement would have no immediate acquisition or maintenance costs and would preserve an opportunity for future trail development when funding becomes available.

Acceptance of a park land dedication would increase the City's inventory of park property and create ongoing maintenance and operational responsibilities, with associated impacts to future Parks operating budgets.

RECOMMENDATION:

Staff recommends that the Parks Board recommend the Planning Commission require the dedication of a trail easement extending approximately 100 feet from the top of the stream bank as a condition of approval for the Knight Partition application. This recommendation preserves a future trail corridor consistent with the City's long-term Parks and Trails Master Plan while minimizing immediate maintenance obligations and long-term operational costs associated with City ownership of additional park land.

SUGGESTED MOTION LANGUAGE:

"I move that the Parks Board submit a memorandum to the Planning Commission recommending that a trail easement extending approximately 100 feet from the top of the stream bank be required as a condition of approval for the Knight Partition application."

LIST OF ATTACHMENTS / EXHIBITS:

Attachment A: PTAB Presentation 7.8.26

Attachment B: Parks Board Memo to Planning Commission

Knight Partition Parkland Dedication or Trail Easement

**Parks and Trails Advisory Board Meeting
July 8, 2026**

Agenda

Knight Partition (Parkland vs. Easement)

- Evaluate if the parks board supports a trail easement vs. parkland dedication

Trail easement vs Land dedication

Parkland dedication: Park land dedication would place the property into City ownership, providing greater flexibility for future park development and public access. However, accepting ownership would also create ongoing responsibilities for maintenance, vegetation management, liability, and future capital improvements. Given current staffing levels, available funding, and existing park maintenance obligations, additional park land would increase long-term operational costs for the City.

Trail easement: A trail easement would preserve the opportunity for a future public trail connection while allowing the underlying property to remain in private ownership until such time as the City is prepared to construct the trail. This approach preserves the City's long-term trail vision while minimizing immediate maintenance obligations and avoiding the costs associated with acquiring and maintaining additional park property before it is needed.

Subdivision Highlights

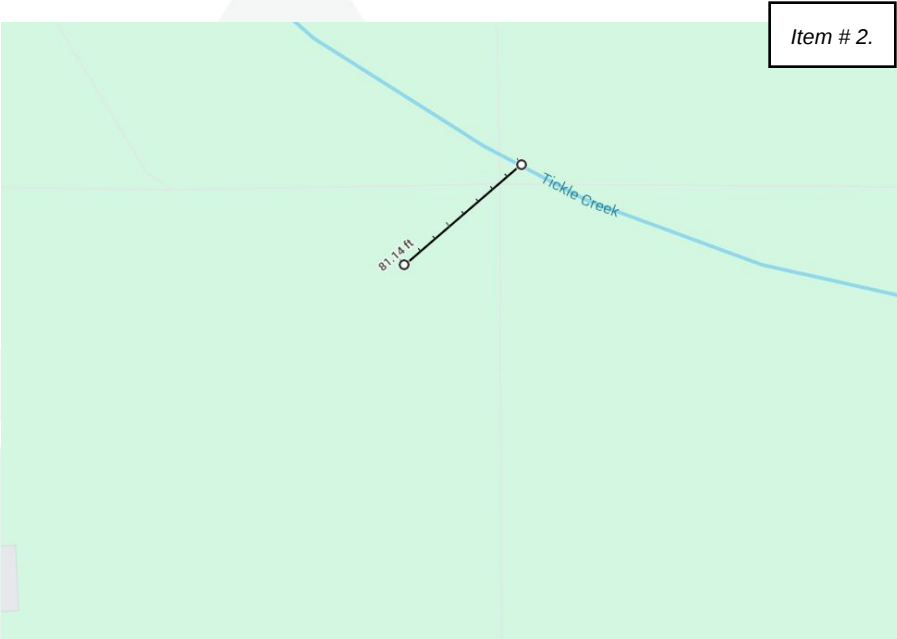
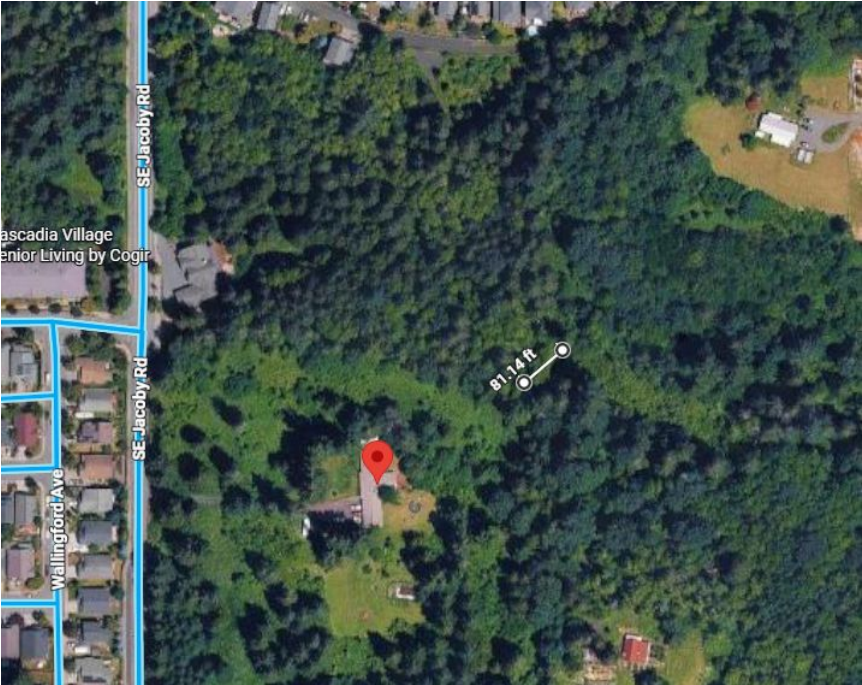
- Applicant is seeking to complete a partition to create two parcels with deed restrictions preventing development until ERU's are available to serve the property.
- Trail 43 is listed as an extension of Tickle Creek trail starting at Jacoby Road and extending to Meadow Avenue that crosses the subject property.
- According to the Development Services the applicant can satisfy the master plan trail connection by establishing a trail easement.
- At this time Planning has received a land use application and is preparing to present to the Planning Commission.

Subdivision Highlights

Park Land Dedication Calculation

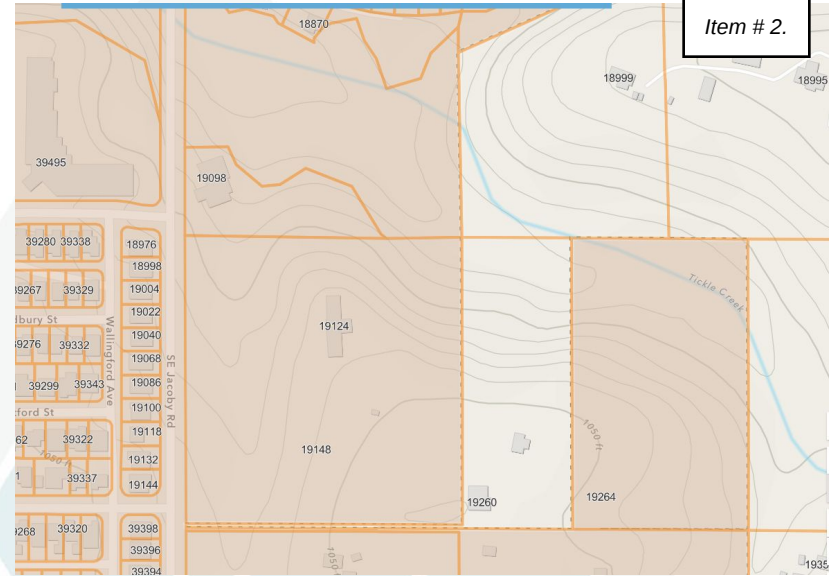
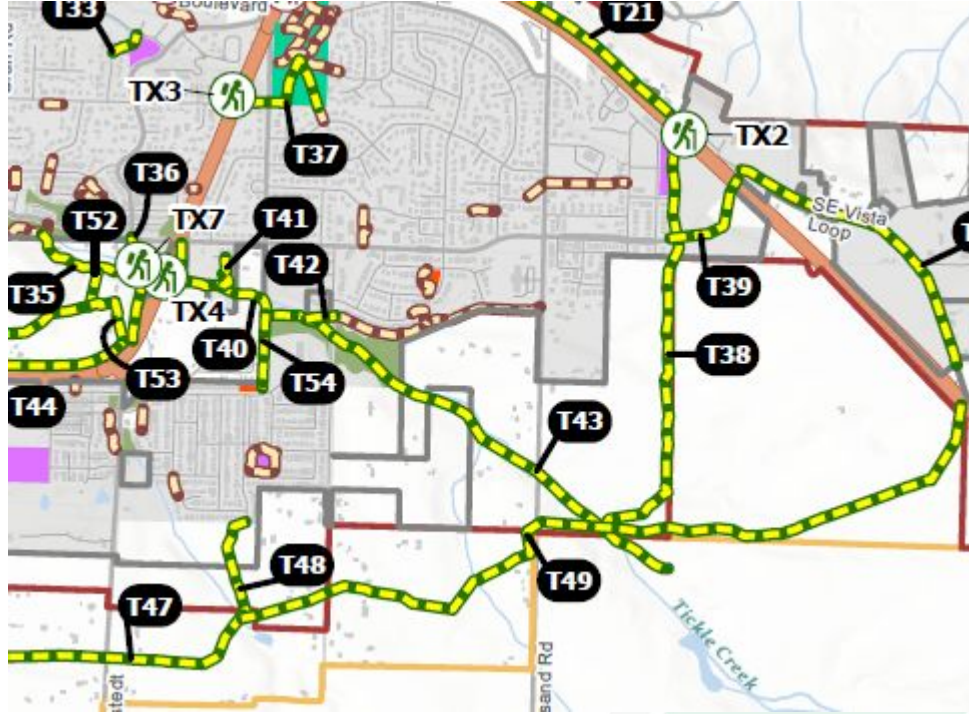
- No park land dedication calculation can be completed at this time.
- The application is for a **major partition only**; no development is currently proposed.
- Future development is prohibited until adequate **Equivalent Residential Units (ERUs)** are available.
- Because the number and type of future dwelling units are unknown, the information needed to calculate any park land dedication requirement is unavailable.
- Any required parkland dedication or fee-in-lieu will be evaluated when a future development application is submitted.

Location

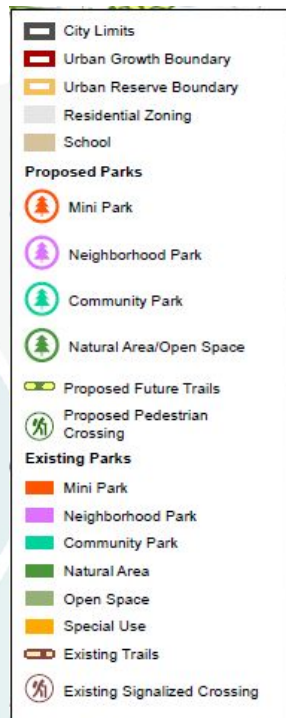


Item # 2.

Trail T43 in Master Plan



Item # 2.



Key Considerations

1. Parks & Trails Master Plan (2022)

- Trail 43 is **not a Tier 1–3 priority project**
- Trail priorities are phased (1–5, 6–10, 11+ years)
- Many trail projects require **multi-agency coordination (ODOT, County, City)**
- Project complexity and funding needs limit near-term implementation
- Preserving corridor supports **long-term trail network goals**

2. City Council Goals (2025–2027)

- Goal 5.1: Expand parks and recreational opportunities
- Objective 5.1.2: Pursue park land, natural areas, and open space
- Trail easements support **future recreation access**
- Aligns with long-term investment strategy in parks system

Key Considerations Continued

3. Land Use Tools & Authority (Sandy Municipal Code)

- City may require **land or easement dedication during partitions**
- Supports implementation of adopted plans (Parks & Trails Master Plan)
- Legal authority exists to secure trail corridors at time of development

4. Park Land Dedication vs. Trail Easement

- **Park land dedication**
 - Provides public ownership and flexibility
 - Adds long-term **maintenance and operational costs**
- **Trail easement (staff preferred)**
 - Preserves future trail corridor
 - Keeps land in private ownership
 - Minimizes **immediate maintenance and fiscal impacts**
 - Allows phased implementation when funding is available

Recommendation

Item # 2.

- Staff recommends a dedication of a trail easement.
- If in agreement, staff recommends that the Parks Board submit a memo to the planning commission accepting a dedication of a trail easement.
- "I move that the Parks Board submit a memorandum to the Planning Commission recommending that a trail easement extending approximately 100 feet from the top of the stream bank be required as a condition of approval for the Knight Partition application."

Discussion and Questions

To: Planning Commission

Date: July 8th, 2026

From: The Parks & Trails Advisory Board

Subject: Recommendation Regarding Trail Easement Dedication – Knight Partition

At its July 8, 2026 meeting, the Sandy Parks and Trails Advisory Board considered the Knight Partition land use application and discussed opportunities to preserve future park and trail connectivity associated with the proposed development.

Following discussion, the Parks Board voted to recommend that the Planning Commission require the dedication of a trail easement extending approximately 100 feet from the top of the stream bank as a condition of approval for the Knight Partition.

The Board recognizes that the 2022 Parks and Trails Master Plan does not identify Trail 43 as a near-term capital project. However, preserving a future trail corridor at the time of development is consistent with the City's long-term vision for a connected parks and trails network and helps ensure that future recreational opportunities are not foreclosed by subsequent development.

The Board also considered the alternative of requiring a park land dedication. While acquisition of additional park land supports the City's long-term recreation goals, accepting ownership would create ongoing maintenance, operational, and financial responsibilities for the City. At this time, the Board believes that a trail easement represents a more practical and fiscally responsible approach because it preserves the opportunity for future trail development without creating immediate maintenance obligations.

This recommendation is consistent with the City's adopted Parks and Trails Master Plan, the 2025–2027 City Council Goals to expand recreational opportunities and preserve future park and open space opportunities, and the authority provided in Sandy Municipal Code Chapters 17.86 and 17.100 for the dedication of land and easements during the land division process.

Accordingly, the Sandy Parks and Trails Advisory Board respectfully recommends that the Planning Commission include, as a condition of approval for the Knight Partition, the dedication of a trail easement extending approximately 100 feet from the top of the stream bank to preserve a future public trail corridor.

Sincerely,

Will Toogood, Parks and Trails Advisory Board Chair