



# PARKS AND TRAILS ADVISORY BOARD MEETING

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

## AGENDA

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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

### 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 September Minutes

### NEW BUSINESS

- [2.](#) Kelso Rd 41 Lot Subdivision (FIL or Parkland dedication)

- [3.](#) Ponder Lane FIL vs Parkland Dedication

### OLD BUSINESS

### STAFF UPDATES

During Staff Updates Rochelle will give a Demo/timeline update

**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

Item # 1.

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

## MINUTES

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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

#### PRESENT

Ryan Aultman  
David Breames  
Don Robertson  
Kimberly Seigal  
Upekala Wijayratne

#### ABSENT

Alexandria Gale  
Will Toogood

### 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

Motion to Approve August minutes

Motion made by Aultman, Seconded by Breames.

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

**NEW BUSINESS**

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

Rochelle gives background and information on ZDO-286.

(Due to technical difficulties we were not able to screen share the presentation but the slide deck is attached to these minutes)

Questions are asked about camping, what would be allowed, and sports fields.

Discussion ensues.

Rochelle reads letter.

Motion: "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."

Motion made by Aultman, Seconded by Breames.

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

**OLD BUSINESS**

**STAFF UPDATES**

**John updates:**

Caroleana is partnering with Mt. Hood Hospice for grief classes at the center and a veterans event. The first grief class was highly attended.

Marc is averaging 6 full senior trips a month. One senior in particular emailed to express how great of asset to the team Marc is.

Carol had a successful corn cross event with around 120 kids. Carol received multiple thank you emails from parents.



Amy is currently working on Bat Houses and a potential boos and brews event.

Park naming survey is live.

The team is continuing to grow Winterfest.

### **Rochelle's Updates:**

Rochelle explains the team is busy and that city manager interviews are underway.

3. Tiana will provide an update on this project.

Tiana provides an update on what's been happening. The IFPL has been too high for trail work. However the bridge will be finished being installed Late October/early November and then trail work can hopefully begin.

A question was asked about involving the local boy scout troops.

Pictures of the work is attached to these minutes.

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

The Tupper playground replacement has been ordered. Install is set for early spring and will be hired out.

Pictures are attached to these minutes.

### **ADJOURN**

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Item # 1.

# **Parks and Trails Advisory Board Meeting Sept. 13, 2023**

# DECISION TO BE MADE

Item # 1.

## Ordinance ZDO-286 SUPPORT FOR

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

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.

# WHY SUPPORT ZDO-286

Item # 1.

The City of Lake Oswego requested Clackamas County adopt the city's Luscher Farm Park Master Plan



## COUNTY ZONING MAP

Positive for the future parks and recreation developments

Parcel Number: 00317509  
Document Number: 1995-053348  
Census Tract: 020504  
Landclass: 401

Assessment
Schools
Public Safety
Zoning & Development Designation: EFU Designation: EPU/HL Urban Growth Boundary: OUTSIDE
Voting
Utilities & Districts
Environmental & Hazards
Parks
Documents

Wes Linn

# WHAT IS ORDINANCE ZDO-286

Item # 1.

- Local park master plans are an option available under Oregon Administrative Rules (OAR) = STATE
- The COUNTY discovered that the current ZDO did not align with the STATE
- Current County ZDO provisions do not clearly address the master plan option that may allow a broader ranges of park use
- First step is for the county to amend Comprehensive Plan and ZDO amendments
- If such this framework is enacted public local park provider may in the future file a land use application requesting adoption by the county of a specific master plan.
- ZDO-286 will align the COUNTY with the STATE administrative rules so the County can approve a local park master plan

## NEXT STEPS

- Draft letter of Support presented to the Mayor and Council to decide whether they want to proceed with submitting a letter
- Deadline for written testimony is September 26, 2023, before 4pm
- To note: The Planning Commission discussed during its 9/11/23 meeting and voted to support this and move it on to the Board of County Commissioners

# Recommendation

Item # 1.

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.

# Motion Language

Item # 1.

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.”



# Discussion and Questions

# ORDINANCE ZDO-286 PROPOSES THE FOLLOWING

Item # 1.

1. Amend COUNTY Comprehensive Plan Chapter 9 to create a framework for local park master plan adoption.
  - Amendments will explicitly allow the county to consider the adoption of a local park master plan.

## Allowed Park Use under STATE/OAR 660-034-0035(2)(a) to (g):

Not an exhaustive list:

- Campground areas
- Day use areas (picnic shelters, open play fields)
- Boating and Fishing facilities
- Amenities related to park use intended only for park visitors and employees
- Support facilities serving only the park lands wherein the facility is located
- Parks Maintenance and Management Facilities located within a park

# ORDINANCE ZDO-286 PROPOSES THE FOLLOWING

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.

## ORDINANCE ZDO-286 PROPOSES THE FOLLOWING

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



Bridge Work:













Tupper Existing playground structure:



New Replacement playground:

<p><b>350-1835</b></p>	<p>Equipment Manufacturer</p>  <p><b>PLAYWORLD</b> The world needs play.</p>
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**Meeting Date:** Oct 19, 2023  
**To:** Parks and Trails Advisory Board  
**From:** Rochelle Anderholm-Parsch, Parks and Recreation Director  
**Subject:** Kelso Rd. Subdivision / 41-Lot Subdivision

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**DECISION TO BE MADE:**

The key decision to be made is whether to recommend a fee-in-lieu of parkland dedication or require physical parkland dedication from the developer for the proposed 41-lot subdivision on 37640 Kelso Road.

**PURPOSE / OBJECTIVE:**

The purpose of this report is to provide background, context, and key considerations related to the decision of whether to accept a fee-in-lieu of parkland dedication or require physical parkland dedication from the developer. The staff recommendation is to accept a fee-in-lieu due to the potential to use the funds for future parkland acquisition.

**BACKGROUND / CONTEXT:**

The subject property, a ±9.67-acre parcel, is currently zoned as Low Density Residential (R-1) and Medium Density Residential (R-2). The applicant, AKS Engineering, is interested in subdividing the property into ±41 lots for single-detached dwellings, designed to meet the city's clear and objective standards.

The Sandy's Parks & Trails Master Plan identifies the need for a neighborhood park in the area. A standard neighborhood park is typically 3-5 acres in size. The property is located at 37640 Kelso Road, Clackamas County Assessor's Map No. 2-4E-11AB, Tax Lots 100 & 200.

**KEY CONSIDERATIONS / ANALYSIS:**

While there is a recognized need for a park in the area, as listed in 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. 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.

**RECOMMENDATION:**

The Parks and Recreation Department recommends accepting a fee-in-lieu of parkland dedication for the 37640 Kelso Rd - 41 Lot Subdivision. This approach offers the advantage of using the funds for the acquisition of future parkland, contributing to the city's commitment to improving recreational amenities and parkland property for residents.

**BUDGET IMPACT:**

Accepting a fee-in-lieu of parkland dedication would have a budget impact. The estimated fee is \$721,470.86, which can be allocated for the purchase of future parkland, aligning with the city's long-term planning goals.

Item # 2.

**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."

**ATTACHMENTS:**

Attachment A: Pre-Application Conference Document



## PRE-APPLICATION CONFERENCE

September 6, 2023

TO:

Kelly O’Neill Jr., Development Services Director  
 Tyler Deems, City Manager  
 Andi Howell, Transit Director  
 Greg Brewster, IT Director  
 AJ Thorne, Assistant Public Works Director  
 Thomas Fisher, Engineering Tech  
 Rochelle Anderholm – Parsch, Parks & Rec Director  
 Clackamas County, Fire Marshal  
 Clackamas County Engineering

FROM: Planning Department

When:	Wednesday November 1, 2023
Time:	10am
Place:	City Hall Conference Room – City Hall – 39250 Pioneer Blvd
Applicant:	AKS Engineering
Project:	37640 Kelso Rd – 41 Lot Subdivision
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>	Kelso Road Subdivision
<b>Location or Address:</b>	37640 SE Kelso Road

<b>Map &amp; Tax Lot #</b>	<b>T:</b> 2S	<b>R:</b> 4E	<b>Section:</b> 11AB	<b>Tax Lot (s):</b> 100 & 200
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<b>Request:</b>	± 41 lot subdivision

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's Consultant Tony Mills, AKS Engineering & Forestry	Owner Kelso Road, LLC.
Address 12965 SW Herman Road, Suite 100	Address 17150 University Ave. Suite 200
City/State/Zip Tualatin, OR 97062	City/State/Zip Sandy, OR 97055
Email millst@aks-eng.com	Email Please contact applicant's consultant
Phone 503-563-6151	Phone Please contact applicant's consultant
Signature	Signature

Staff Use Only

Date: 9/6/23	Fee\$: 1272.00	Rcvd by: RM	Planner: P. Depa
Type of review:	Type I <input type="checkbox"/>	Type II <input type="checkbox"/>	Type III <input type="checkbox"/>
Date of Pre-App meeting: Wednesday November 1st 2023 @ 10am			

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



September 1<sup>st</sup>, 2023

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

**RE: Pre-Application Conference Narrative for a Property Located at 37640 Kelso Road,  
 Clackamas County Assessor's Map No. 2-4E-11AB, Tax Lots 100 & 200**

This request involves a ±9.67-acre property located at 37640 Kelso Road (Clackamas County Assessor's Map No. 2-4E-11AB, Tax lots 100 & 200). The site is split zoned between Sandy's Low Density Residential (R-1) and Medium Density Residential (R-2) zoning designations. An existing single-detached dwelling occupies the property and is accessed via an established driveway connection to SE Kelso Road. The Sandy's Parks & Trails Master Plan identifies a need for a neighborhood park in the area. Right-of-way associated with SE 377<sup>th</sup> Avenue abuts the southeast corner of the subject site.

The applicant is interested in subdividing the subject site to establish ±41 lots intended for single-detached dwellings on the site. The preliminary plan (attached) is designed with the intention of meeting the city's clear and objective standards.

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

**Land Use**

1. Please confirm that the subject property qualifies for annexation into Sandy's City Limits.
2. Please discuss the annexation application and review process. Is a zone change required to accompany the annexation?
3. The preliminary plans are designed to comply with the minimum requirements in perv the city's current zoning designations and other applicable design requirements. Please confirm that this can be reviewed as a Type II Land Division and discuss the required process.
4. Please discuss the density calculation process in Section 17.30.20 and how/if these requirements apply to this project, given the code changes related to middle housing.
5. Please confirm the functional classification of SE Kelso Road as a minor arterial and discuss how the building orientation standards in Section 17.82.20 will apply.
6. According to Sandy's Parks & Trails Master Plan (Map 8), a neighborhood park is shown in the subject property area. Please confirm that per Section 17.86.10.B, this project will require ±0.84 acres of parkland dedication. Will the city accept a fee-in-lieu of dedication? If so, please confirm the fee will be \$721,470.86.
7. Please discuss the tree retention and removal standards in Chapter 17.102 and confirm that based on the size of the property, ± 29 trees are required to be preserved.
8. The current design utilizes open space in anticipation of preserving trees consistent with Section 17.102.50. Please discuss the open space requirements and confirm that the preliminary plan can meet these requirements.
9. It is assumed that more than 50 trees will be removed as a part of the site improvement process. Please outline the permit process for tree removal.

10. Please confirm if any zoning overlays (i.e. slope constraints, natural resources, floodplain, etc.) apply to this property or if there are any designated/known natural resource features affecting the property and provide any relevant requirements.
11. Please discuss any known requirements/constraints/limitations associated with on-site topography.
12. Please discuss any anticipated changes to the Development Code, TSP, Comprehensive Plan, or other design standards and what impact those changes may have on this project.

### Street/Transportation/Circulation

13. Please confirm that the street layout in the preliminary plan meets the minimum block length and right-of-way width/dedication requirements.
14. This design aims to utilize a private access easement to provide access to the lots with frontage on SE Kelso Road. Please discuss if this is compatible with the access standards.
15. Please confirm that the planned connection to SE Kelso Road meets access spacing requirements.
16. Right of way associated SE 337<sup>th</sup> Avenue abuts the southeast corner of the site. Will the city require any dedication or connection to the existing right of way?
17. Please confirm the intersections shown to meet the minimum distance requirements from other intersections and discuss how this is measured.
18. Please confirm that planned street locations meet intersection spacing requirements.
19. Please confirm the Fire Department has no issues with the street layout, as planned.
20. Please discuss any other on-site improvement or right-of-way dedication requirements regarding site circulation.
21. Please discuss any frontage improvements that may be required along SE Kelso Road.
22. Are there any other on or off-site improvements that are anticipated to be required?
23. Will a traffic study be required?
24. Will a TPR analysis be required with the annexation application?

### Public Services/Utilities/Natural Resources

25. Please confirm if there is sufficient sanitary sewer capacity to serve the project.
26. Please discuss the status of expanding the pump station for Sandy Woods II and any requirements for further expansion for this site.
27. Please discuss if a new sanitary pump station would be considered.
28. Please discuss the status and timing of construction for the off-site sanitary line to be built with Sandy Woods II.
29. Please discuss any storm drainage issues, including known downstream deficiencies.
30. Please provide input on the size and location of the stormwater facilities shown on the preliminary layout. Please confirm water quality and detention are both required.
31. Please confirm the water system has sufficient capacity and pressure for domestic and fire suppression service. Please discuss if a water system analysis is required.
32. Please confirm if fire suppression sprinklers will be required for any of the lots.



33. Are there any special requirements or considerations for connecting to the public sanitary sewer, storm drainage, or water utilities?
34. Are there any required natural resource setbacks? Will DSL concurrence of a wetland delineation be required?
35. Will this project be subject to existing utility construction reimbursement districts?
36. Please discuss any available SDC credits for this project.
37. Are there any planned updates to the city's public works standards? If so, please discuss the timelines for these updates and how they may affect this project.

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

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**

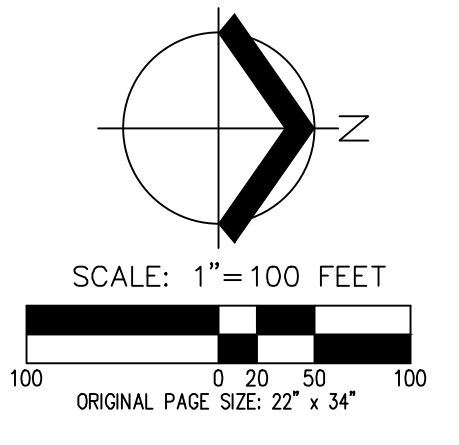
*Anthony B. Mills*

Tony Mills  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151 | millst@aks-eng.com





- NOTES:
1. THIS MAP IS FOR FEASIBILITY PURPOSES ONLY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY.
  2. INFORMATION SHOWN IS BASED ON A VARIETY OF SOURCES INCLUDING GEOGRAPHIC INFORMATION SYSTEMS (GIS), AERIAL PHOTOGRAPHY, SURVEY DATA, AND TAX ASSESSOR MAP INFORMATION.
  3. NO BOUNDARY OR TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY AKS AT THIS TIME.
  4. DIMENSIONS AND SITE AREAS SHOWN ARE APPROXIMATE AND BASED ON GIS BOUNDARY INFORMATION.
  5. OPEN SPACE IS INTENDED TO ACCOMMODATE CITY REQUIRED TREE PRESERVATION.



DATE: 09/05/2023 AKS JOB: 10355

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

# VICINITY MAP WITH AERIAL PHOTOGRAPH 37640 SE KELSO RD

## 37640 SE KELSO ROAD SANDY OREGON





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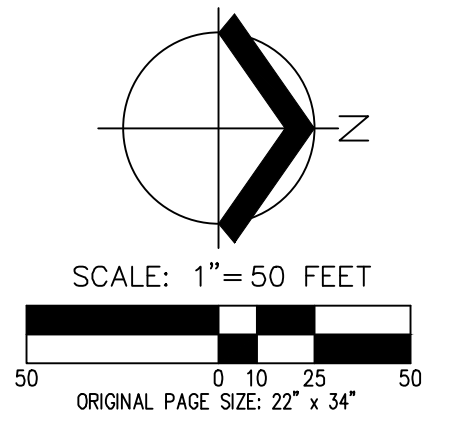
**LOW DENSITY RESIDENTIAL (R-1) DEVELOPMENT STANDARDS:**

- MIN. SETBACKS:
- FRONT YARD - 10'
  - REAR YARD - 15'
  - INTERIOR SIDE YARD - 5'
  - CORNER SIDE YARD - 10'
  - GARAGE - 22'
  - FRONT PERPENDICULAR - 15'
  - REAR OR ALLEY - 5'

**\*MEDIUM DENSITY RESIDENTIAL (R-2) DEVELOPMENT STANDARDS:**

- MIN. SETBACKS:
- FRONT YARD - 10'
  - REAR YARD - 15'
  - INTERIOR SIDE YARD - 5'
  - CORNER SIDE YARD - 10'
  - GARAGE - 20'
  - FRONT PERPENDICULAR - 15'
  - REAR OR ALLEY - 5'

\*LOTS 10-18 ARE ZONED MEDIUM DENSITY RESIDENTIAL (R-2)



DATE: 09/05/2023 AKS JOB: 10355

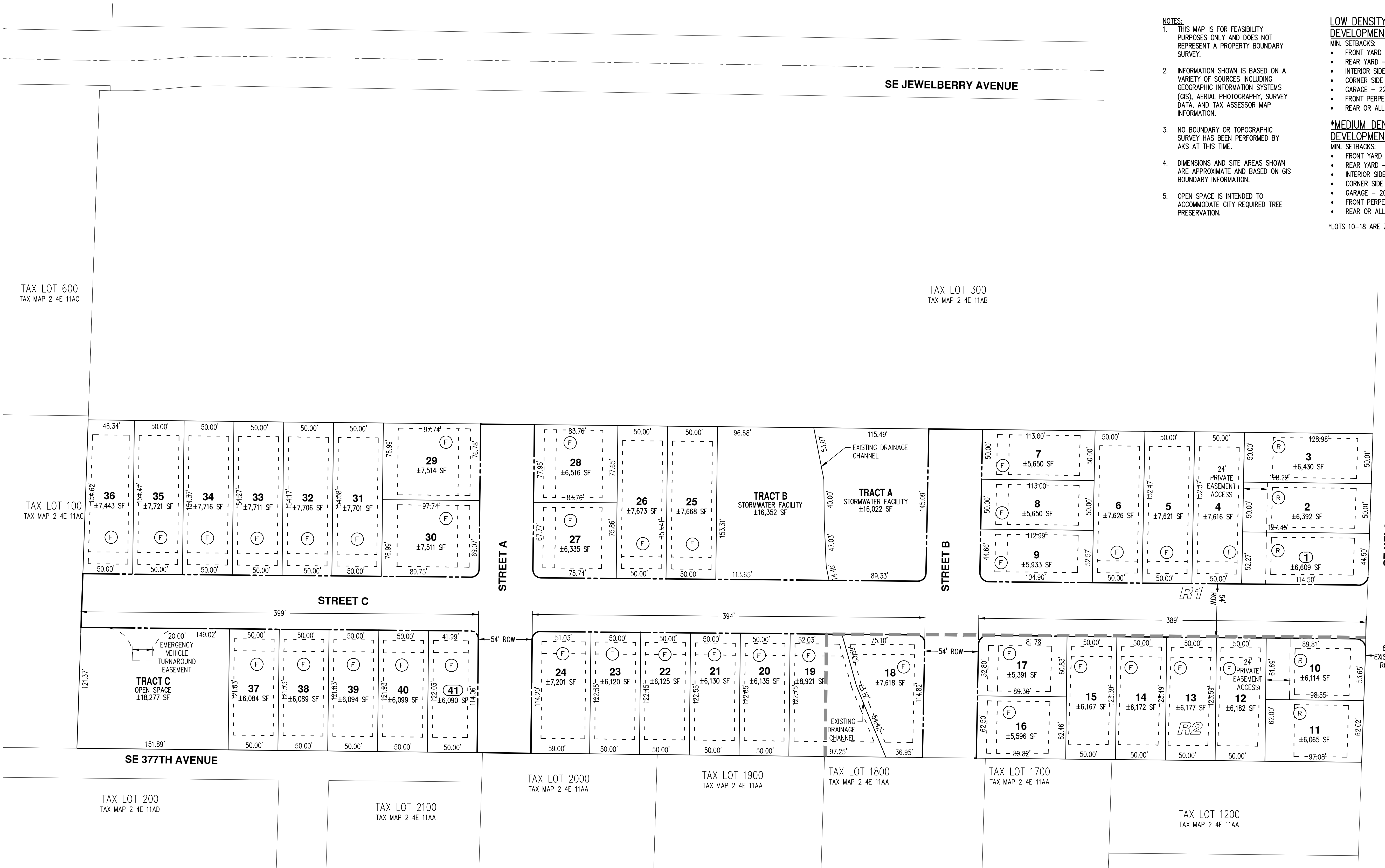


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PRELIMINARY SUBDIVISION LAYOUT WITH AERIAL PHOTOGRAPH  
**37640 SE KELSO RD**

**37640 SE KELSO ROAD  
SANDY OREGON**



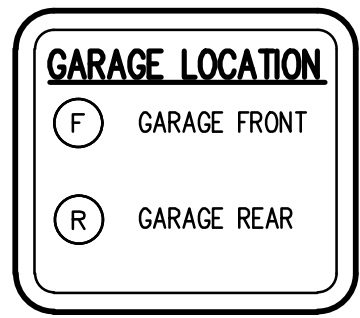


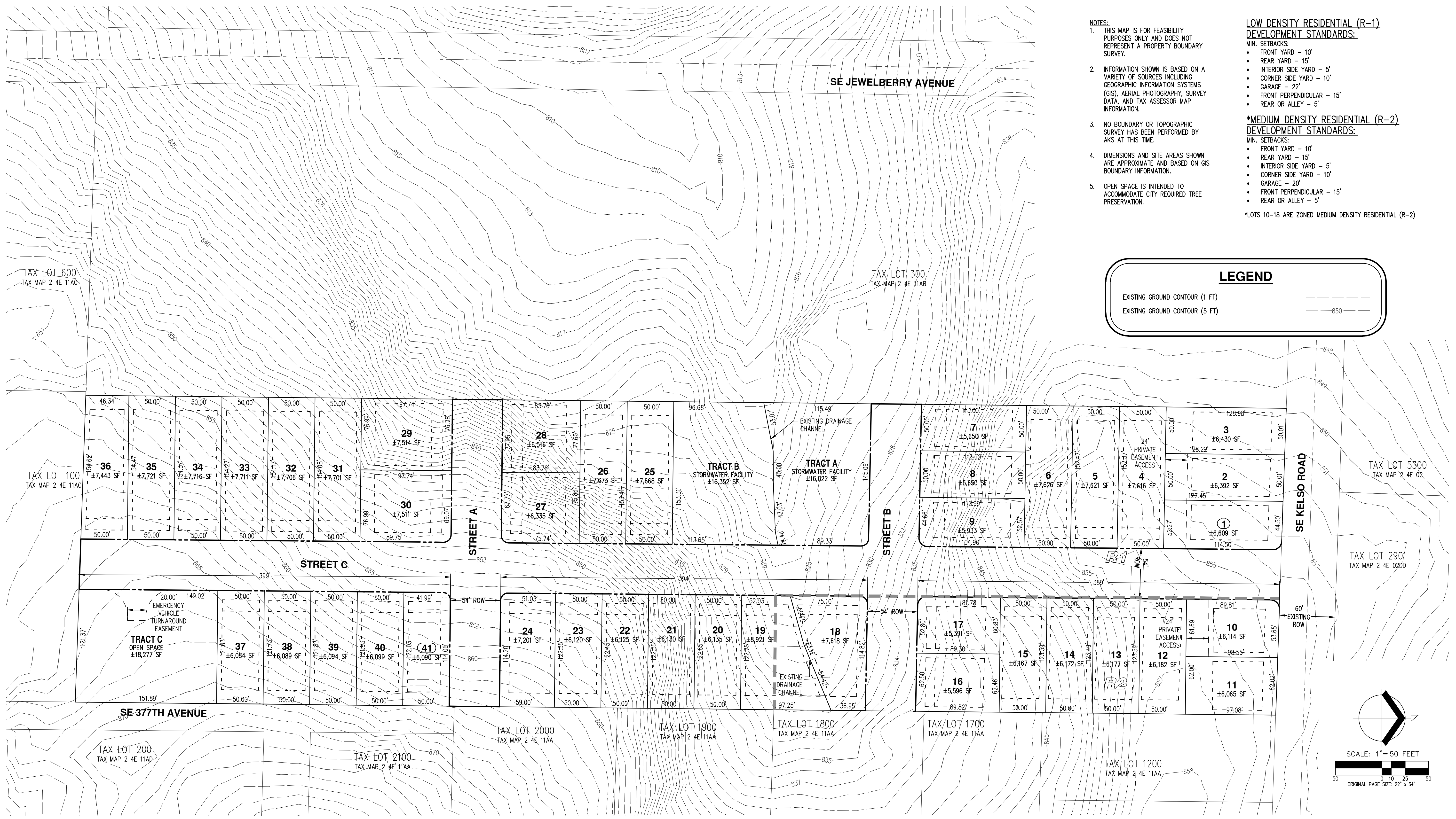
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  - FRONT PERPENDICULAR - 15'
  - REAR OR ALLEY - 5'
- \*LOTS 10-18 ARE ZONED MEDIUM DENSITY RESIDENTIAL (R-2)

# PRELIMINARY SUBDIVISION LAYOUT 37640 SE KELSO RD

**37640 SE KELSO ROAD  
 SANDY OREGON**





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**LEGEND**

EXISTING GROUND CONTOUR (1 FT)

EXISTING GROUND CONTOUR (5 FT)

SCALE: 1" = 50 FEET

ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY SUBDIVISION LAYOUT WITH CONTOURS  
**37640 SE KELSO RD**

**37640 SE KELSO ROAD  
SANDY OREGON**

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**Meeting Date:** Oct 19, 2023  
**To:** Parks and Trails Advisory Board  
**From:** Rochelle Anderholm-Parsch, Parks and Recreation Director  
**Subject:** Ponder Lane Annexation and Subdivision

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**DECISION TO BE MADE:**

The Parks and Trails Advisory Board is tasked with discussing and providing a recommendation on whether to recommend a fee in lieu of parkland dedication for the proposed Ponder Lane annexation and subdivision project.

**PURPOSE / OBJECTIVE:**

The purpose of this staff report is to present information and key considerations regarding the Ponder Lane subdivision project. The Parks and Trails Advisory Board is requested to review the proposal and make a recommendation related to whether to recommend fee-in-lieu, or parkland dedication for the ±15.17-acre property in question.

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

**BACKGROUND / CONTEXT:**

Ponder Lane is a potential annexation and subdivision project encompassing approximately ±15.17 acres of land located near the south quadrant of the City. In June, 2023 a pre-application conference was held to discuss the annexation of this property into the city limits. The proposed development consists of approximately 55 single-family dwelling units.

**KEY CONSIDERATIONS / ANALYSIS:**

1. Property Size and Location: The Ponder Lane property covers +15.17 acres and is envisioned as a 55-lot subdivision. The property is in the Southwest corner of the City and is in close proximity to park property that will be a future park; Ponder Lane.
2. Parkland Dedication Requirement: The pre-application notes indicate that a parkland dedication of 1.12 acres is required for this project.
3. Fee in Lieu of Parkland Dedication: 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
4. 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.

**RECOMMENDATION:**

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

- 1) **Recommend Fee in Lieu of Parkland Dedication:** 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, we recommend accepting a fee in lieu of parkland dedication. 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. 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:** If the Parks Board sees a benefit in land dedicated in an area that already has a park for future development and the dedicated land can ideally be located adjacent to existing park property, the Parks Board can recommend parkland dedication for the Ponder Lane subdivision project.

**BUDGET IMPACT:**

The decision to recommend a fee in lieu of parkland dedication for the Ponder Lane annexation and subdivision project may have budgetary implications. Estimated fee-in-lieu would amount to approximately \$973,551. The fee collected can be used for land acquisition for a future park, contributing to the City's long-term recreational and community development goals.

**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."*

**ATTACHMENTS:**

Attachment A: Pre-Application Conference Document





**Pre-Application Conference Request**

**1 page**

<b>Name of Project:</b>	37721 SE Ponder Lane
<b>Location or Address:</b>	37721 SE Ponder Lane

<b>Map &amp; Tax Lot #</b>	<b>T:</b> 2S	<b>R:</b> 4E	<b>Section:</b> 23	<b>Tax Lot (s):</b> 200
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**Request:** A pre-application conference to discuss a potential annexation and subdivision of ±15.17-acre property located near the south quadrant of the City. Please see the pre-application narrative and materials for further information.

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

Applicant (if different than owner) Consultant: Marie Holladay; AKS Engineering & Forestry, LLC	Owner Kathryn L Geren Trustee
Address 12965 SW Herman Road, Suite 100	Address 37221 SE Ponder Lane
City/State/Zip Tualatin, OR 97062	City/State/Zip Sandy, OR 97055
Email holladaym@aks-eng.com	Email Please contact Applicant's Consultant left
Phone (503) 563-6151	Phone Please contact Applicant's Consultant (left)
Signature 	Signature

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:			





Item # 3.

**AKS**

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

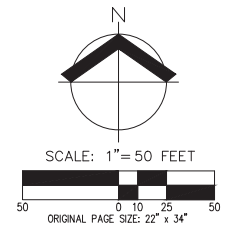
ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**VICINITY MAP**  
**PREAPPLICATION CONFERENCE**  
**37721 SE PONDER LANE**  
**SANDY, OREGON**

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

JOB NUMBER:	9746
DATE:	03/10/2023
DESIGNED BY:	LTP
DRAWN BY:	JJA
CHECKED BY:	RSW



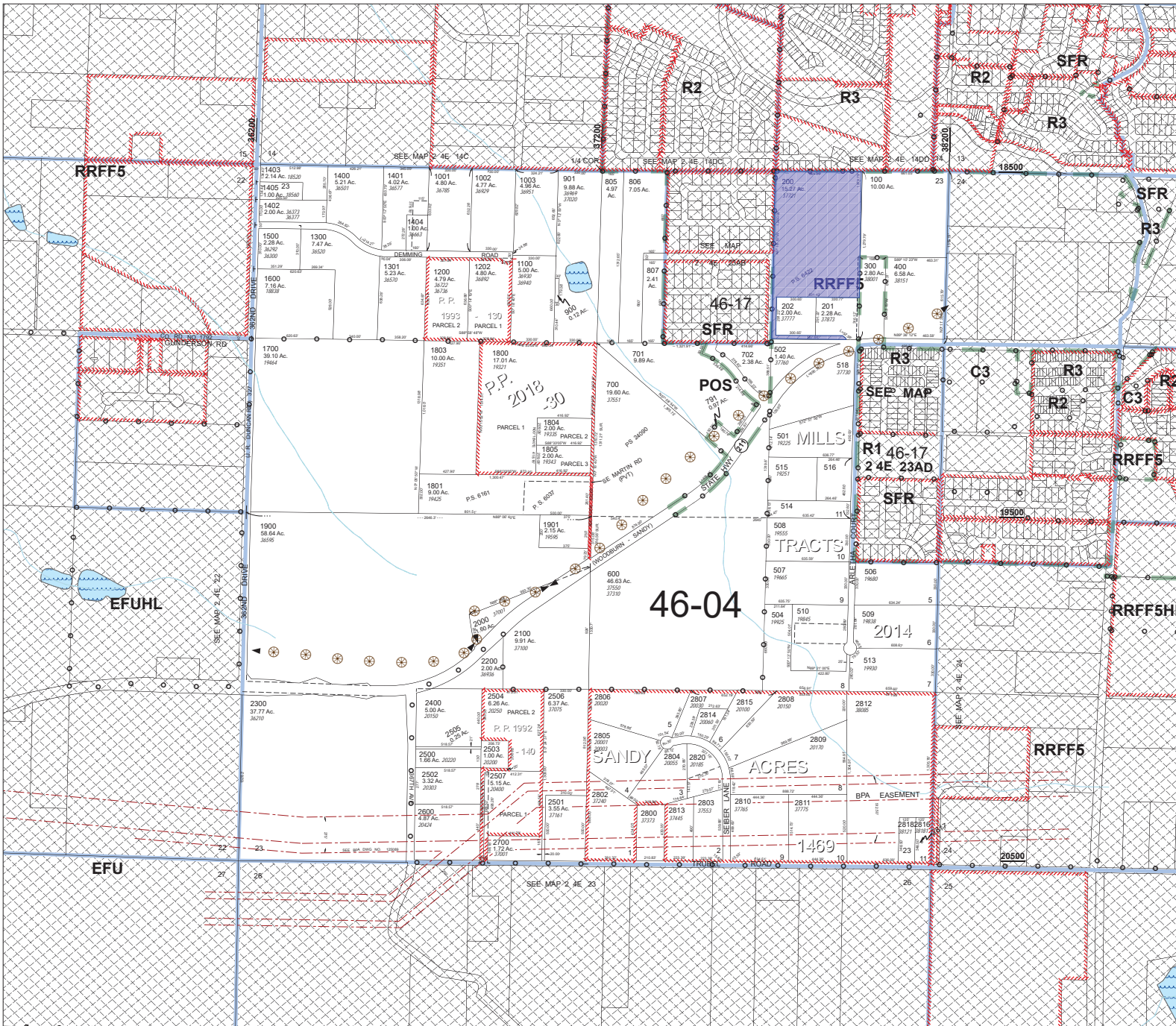


**PRELIMINARY LAYOUT  
 PREAPPLICATION CONFERENCE  
 37721 SE PONDER LANE  
 SANDY, OREGON**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

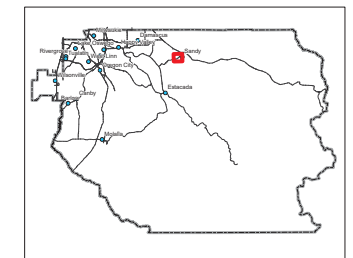
JOB NUMBER:	9746
DATE:	03/10/2023
DESIGNED BY:	LTP
DRAWN BY:	JJA
CHECKED BY:	RSW

SEC.23 T.2S. R.4E. W. M.  
CLACKAMAS COUNTY  
1" = 400'



- Cancelled
- 2801
  - 1000
  - 2819
  - 2300A1
  - 1201
  - 2701
  - 503E1
  - 1902
  - 1802
  - 503
  - 517
  - 500
  - 511
  - 512
  - 505
  - 701
  - 801
  - 804
  - 800
  - 803
  - 802

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



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

Date Printed: