



STAFF REPORT

Meeting Type: Sandy City Council
Meeting Date: September 5, 2023
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Cascade Creek Parks SDC Dedication Discussion

DECISION TO BE MADE:

Whether Council wants to act upon the Planning Commission's request that a majority (51% or greater) of the Parks SDC's from the Cascade Creek Mixed-Use Development is dedicated to Bornstedt Park for Phase 2 improvements.

PURPOSE / OBJECTIVE:

Discuss staff and the Parks and Trails Advisory Board recommendation as it relates to the Planning Commission's request to dedicate the majority (51% or greater) of the Parks System Development Charges from the Cascade Creek Mixed-Use Development to future park improvements at Bornstedt Park.

BACKGROUND / CONTEXT:

At the [June 26, 2023 Planning Commission meeting](#) a public hearing was held for the Cascade Creek Mixed-Use Development which is located just north of Bornstedt Park. During this meeting there was a formal request from the Planning Commission that the Council consider dedicating a majority of the Parks System Development Charges generated from that development to future park improvements at Bornstedt Park.

At the [July 17, 2023](#) Council meeting, the Planning Commission Council Liaison, Councilor Mayton, brought the Planning Commission's request to Council. The Council referred the issue to the Parks and Trails Advisory Board to discuss and present a recommendation to the Council.

On [August 9, 2023](#) the Parks Board discussed the Planning Commission's request and unanimously agreed to recommend against dedicating a majority (51% or greater) of Parks SDC's to future park improvements at Bornstedt Park. Attachment A is a memo that was crafted by the Parks and Trails Advisory Board summarizing their recommendation.

KEY CONSIDERATIONS / ANALYSIS:

There are several items that the Parks Board considered: the 2022 Master Plan priorities, and the 2023-2025 City Budget and Council Goals.

First, the 2022 Parks and Trails Master Plan lists Bornstedt Park Phase 2 as a Tier 2 priority which is a 5–10-year timeline. In the Master Plan there are higher prioritized projects such as Deer Point Park, which is a Tier 1 priority (0-5 Years).

Second, consideration was given to the newly adopted Capital Improvement Project list as well as 2023-2025 Council Goals. The 2023-2025 Council Goals listed two specific park projects; 1) the design and construction of the Community Campus Park improvements, and 2) complete the design and construct park improvements at Deer Point Park.

Lastly, the 2023-2025 adopted Parks Capital Projects Fund lists capital outlay for the Community Campus Park Project, and Deer Point Park.

Development Agreement

The Parks Board supports the department's efforts in exploring a development agreement with the Cascade Creek developer. This could include ROW improvements such as half street improvements and adding a parking lot at Bornstedt Park. When the property to the west of park is developed, half street improvements connecting Village Blvd and Cascadia Village Drive will be required by the City.

A development agreement would provide Park SDC credits to the developer in exchange for any agreed upon improvements. Any park SDC credits issued would be proportionate to the improvements related to the development of the park or required ROW enhancements.

An established development agreement that coincides with Cascade Creek construction would feasibly: save the city money, check off a priority project listed in the Transportation System Plan (D21F Village Blvd Extension 1), and provide ADA access and parking for the park.

BUDGET IMPACT:

Parks SDC Calculation:

78 multi-family units x \$6,596.61 rate for multi-family dwelling = \$514,535.58

RECOMMENDATION:

Staff proposes that the Council accepts the Parks Board recommendation.

- The Parks board does not recommend the support of the majority (51% or greater) of the Park's SDCs from this development being dedicated to Bornstedt Park
- The Parks Board supports the Parks Department efforts in exploring the option to establish a development agreement.

Staff does not recommend a dedication of a majority of the Parks SDC's assessed from the Cascade Creek Mixed-Use Development.

SUGGESTED MOTION LANGUAGE:

None. If the Council concurs with the Parks and Trails Advisory Board's recommendation not to move forward with the Planning Commission's SDC dedication proposal, no motion is needed.

LIST OF ATTACHMENTS / EXHIBITS:

Attachment A: Memo from the Parks and Trails Advisory Board