



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

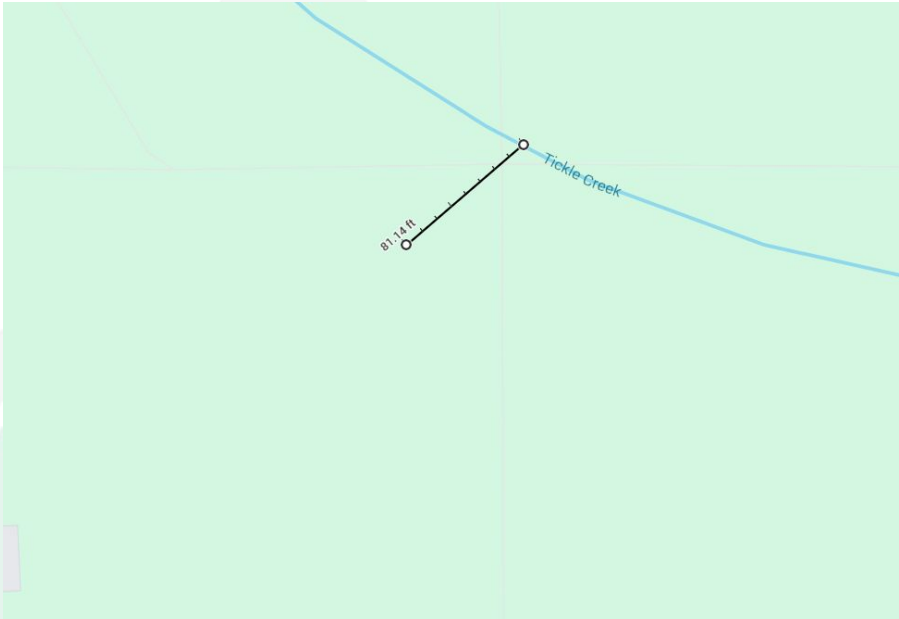
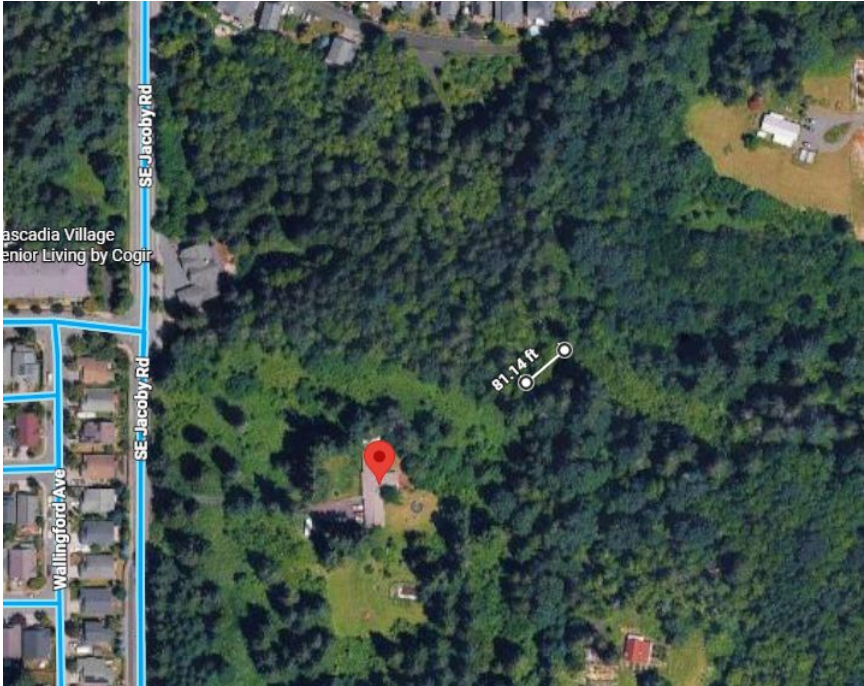
- Applicant is seeking to complete a partition to create two parcels with deed restrictions preventing development until ERU's are available to serve the property.
- Trail 43 is listed as an extension of Tickle Creek trail starting at Jacoby Road and extending to Meadow Avenue that crosses the subject 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

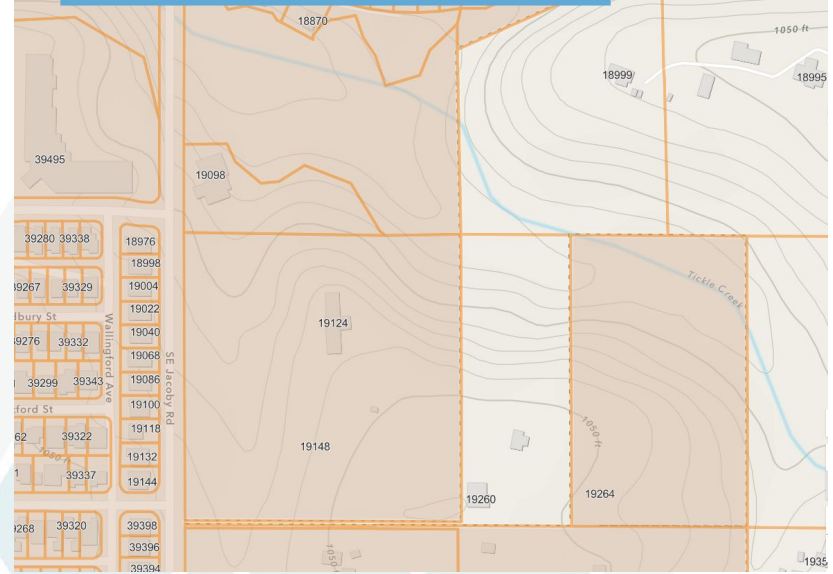
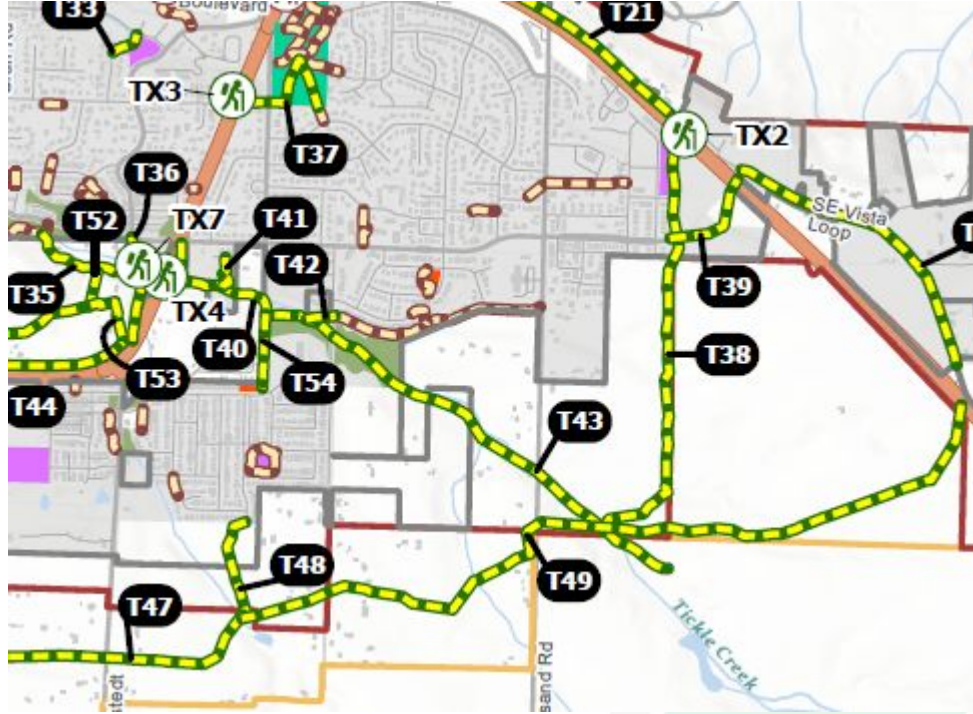
Park Land Dedication Calculation

- 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.

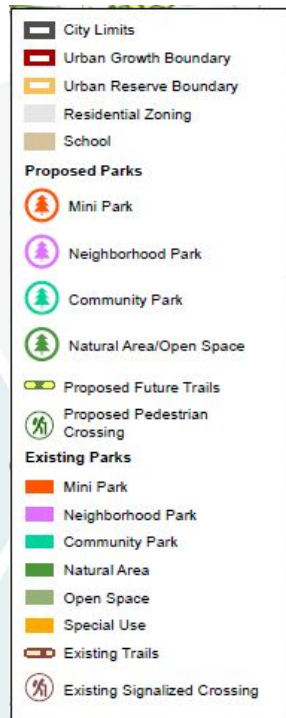
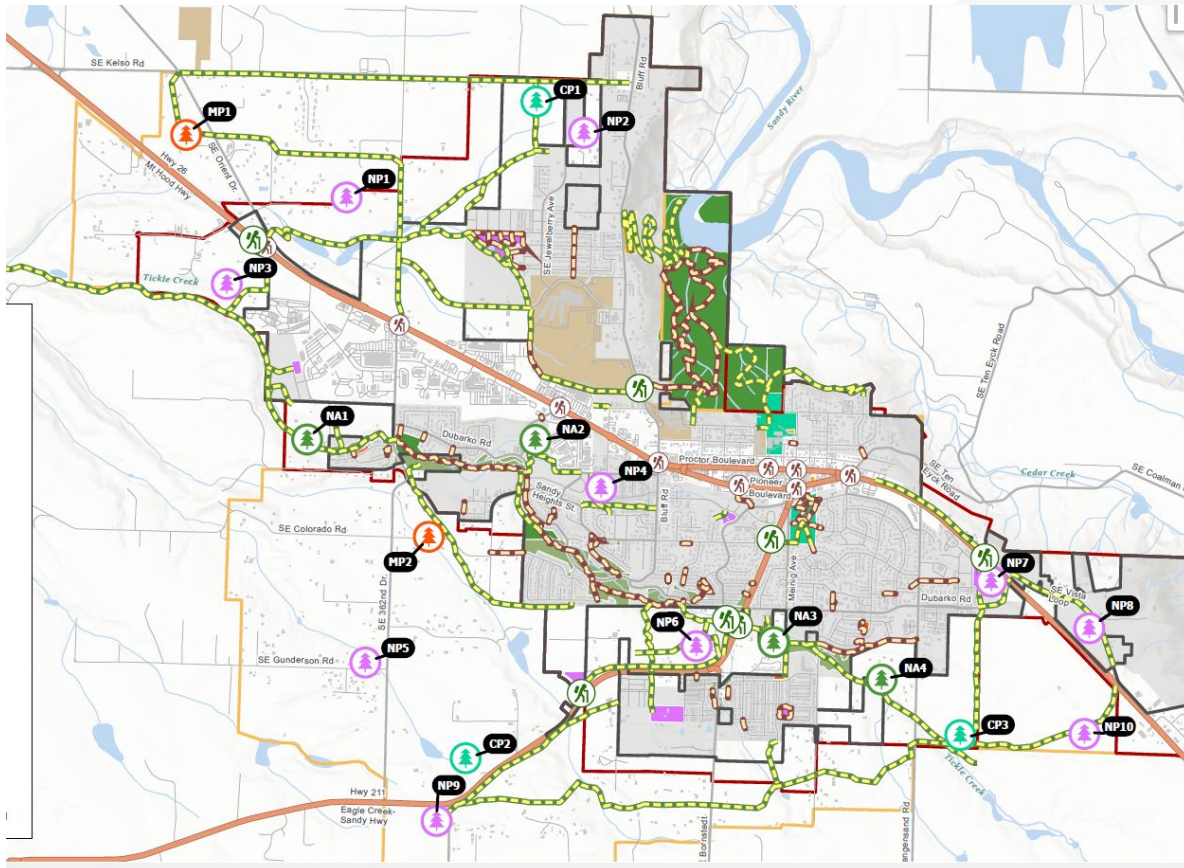
Location



Trail T43 in Master Plan



Proposed Park System



SANDY
WHERE INNOVATION MEETS ELEVATION

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

- 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

