

MINUTES ATTACHMENT 1 – 09/05/2023

September 5, 2023

Council Members and Staff:

My name is Jan Lee Weinberg and I reside at 36702 Ichabod St. in Sandy. I currently serve as the Vice Chair of the city's Planning Commission. Our Chair is currently out of town so I'm testifying on behalf of our commission.

I want to explain the thinking behind the motion that was made at our June meeting regarding SDCs use for the Cascade Creek development to upgrade the existing Bornstedt Park. That motion received unanimous approval.

The motion took into consideration testimony of residents from that area in attendance at our hearing in June who spoke to the increase in the community size because of the development and the need to accommodate that in various ways, including the park development that has been planned for a number of years.

The motion also has to do with the sewer moratorium in two ways:

- 1) Because this application is not impeded by the sewer connection moratorium, it can go forward now once building and other permits are issued.
- 2) Because of the moratorium, future new SDC funds or in-lieu fees for park upgrades are less likely to be available to the community for some time.

If all the funds the developer provides for this project go to other projects, there will likely be a considerable delay in accomplishing the capacity needs identified at Bornstedt as a result.

This development will likely bring just under 250 new residents into the Bornstedt Village area. Tier II projects could take up to 10 years into the future to fund. The ability to add the sport fields, a plumbed bathroom, or other amenities to Bornstedt as part of the SDCs of \$514,000 to be paid for the project could provide capacity for the additional residents. I don't know if the imminent development of this project was considered when the priorities were set.

The Parks Board suggested the option of exploring establishment of a development agreement to build certain amenities as listed in phase 2 of the Bornstedt Park master plan. Perhaps that agreement could be established and some portion of the SDCs applied accordingly. While the motion indicated a 51% amount, there could be other considerations.

As the developer states, this is an affordable multi-family housing development to provide needed housing in the price range that would provide housing availability to currently underserved members of our community. Providing the ability to accommodate group activities or younger child playground equipment would have the additional goal of accomplishing that need. There are equity considerations for affordable housing, and it is not clear yet how those guidelines will be applicable to affordable home projects.

The Planning Commission made the motion you will be discussing to get consideration of some amount of the SDCs to accommodate the neighborhood needs resulting from additional development. We appreciate your consideration of the request and the equity it would provide to residents in the Bornstedt Village community.