



City of Sandy  
39250 Pioneer Blvd.,  
Sandy, OR 97055

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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