



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

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

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.

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