



# Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

06/02/2014

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Sheridan Plan Amendment  
DLCD File Number 001-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, June 19, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jim Jacks, City of Sheridan  
Gordon Howard, DLCD Urban Planning Specialist  
Angela Lazarean, DLCD Regional Representative

<paa> YA



# NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE 001-14  
File No.: (20210)  
[17888]  
Received: 5/29/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Sheridan

Local file no.: **LA 2014-01**

Date of adoption: 5/19/14

Date sent: 5/29/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 2/3/14

No

Is the adopted change different from what was described in the Notice of Proposed Change?    Yes    No

If yes, describe how the adoption differs from the proposal:

No.

Local contact (name and title): Jim Jacks, City Planner (Mid-Willamette Valley COG)

Phone: 503 540-1619

E-mail: [jjacks@mwvcog.org](mailto:jjacks@mwvcog.org)

Street address: 100 SE High St. Suite 200

City: Salem, OR

Zip: 97301-

## PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

### For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

The 2 existing park pages with 1 Goal and 4 Policies were replaced with a 6-chapter Parks Devel. Plan with 4 Goals, 16 Policies, a coordinated population forecast and a capital improvement plan. A UGB expansion is not proposed as part of adopting the Sheridan Parks Development Plan.

### For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- |             |    |        |  |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this         |
| change.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

Sheridan Comp. Plan, Community Development Chapter, Recreation Section, pp. 34-35 were deleted and replaced with the 6-chapter Sheridan Parks Development Plan.

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
---------------------------	--------------	----------------

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: None.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

Ord 2014-04 with Exhibit 'A' that is the 4/21/14 staff report which included findings and Exhibit 'B' that is the Sheridan Parks Development Plan.

## **ORDINANCE 2014-04**

### **AN ORDINANCE AMENDING THE SHERIDAN COMPREHENSIVE PLAN BY ADOPTING THE SHERIDAN PARKS DEVELOPMENT PLAN**

**WHEREAS**, on February 20, 2014, the Planning Commission conducted a work session that was open to the public and on March 20, 2014 conducted a public hearing regarding amendments to the Sheridan Comprehensive Plan (Planning File LA 2014-01) to adopt the 2014 Sheridan Parks Development Plan at which time the public was given a full opportunity to be present and heard on the matter; and

**WHEREAS**, on March 20, 2014, the Planning Commission considered the information provided by City staff, the testimony of the parties in attendance, and upon deliberation, voted to recommend to the City Council, approval of the proposed 2014 Sheridan Parks Development Plan; and

**WHEREAS**, on April 21, 2014, the City Council conducted a public hearing regarding amendments to the Sheridan Comprehensive Plan (Planning File LA 2014-01) to adopt the 2014 Sheridan Parks Development Plan at which time the public was given a full opportunity to be present and heard on the matter; and

**WHEREAS**, on April 21, 2014, the City Council met to consider the proposed action, considered the information provided by City staff, the testimony of the parties in attendance, received the recommendation of the Planning Commission, and upon deliberation, voted to adopt the April 21, 2014 staff report and directed staff to prepare an ordinance for adoption.

### **THE CITY OF SHERIDAN DOES ORDAIN AS FOLLOWS:**

**Section 1.** The City Council of the City of Sheridan does hereby adopt the staff report dated April 21, 2014, including those certain findings of fact and conclusionary findings and supporting documentation attached hereto as Exhibit "A" and by this reference made a part hereof.

**Section 2.** The City Council of the City of Sheridan does hereby adopt the 2014 Sheridan Parks Development Plan, including the Appendix, attached hereto as Exhibit "B" and by this reference made a part hereof.

**PASSED** by the City Council of the City of Sheridan, County of Yamhill and State of Oregon on the 19<sup>th</sup> day of May, 2014 by the following votes:

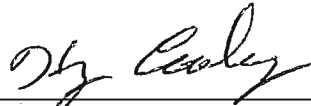
AYES: Acuff, Cain, Quinones, Ellis, Ehry, McCandless

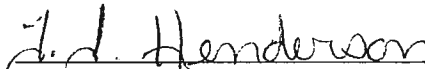
NAYS: None

ABSTAIN: None

ABSENT: None

Approved by the Mayor this 19<sup>th</sup> day of May, 2014.

  
\_\_\_\_\_  
Harry Cooley, Mayor

ATTEST:   
Trish Henderson, City Recorder

# REPORT TO THE CITY COUNCIL FROM THE CITY MANAGER

April 21, 2014

Subject: Public Hearing on the Sheridan Parks Development Plan.

Background. The City's current Parks Plan was done in 1997. The proposed Parks Development Plan updates the information in the 1997 report and project's park land needs to the year 2034.

Discussion. Attached is a staff report from Jim Jacks, City Planner, along with a copy of the proposed plan.

A requirement prior to adoption of the Plan is to seek public input through a public hearing.

The Planning Commission has reviewed the Parks Development Plan and held a public hearing about the Plan on March 10, 2014.

We normally adopt a Plan by ordinance. The staff will prepare an ordinance based upon the guidance and desires of the City Council.

Recommendation. NA.



Francis D. Sheridan  
City Manager

Attachments:

1. Staff Memorandum, Subject Sheridan Parks Development Plan, April 21, 2014 (8 pages w/o attachment).
2. Attachment 1, Proposed Sheridan Parks Development Plan, (44 pages)

## **STAFF MEMORANDUM**

**TO:** Sheridan City Council  
**THRU:** Frank Sheridan, City Manager  
**FROM:** Jim Jacks, City Planner  
**SUBJECT:** Sheridan Parks Development Plan  
**DATE:** April 21, 2014

### BACKGROUND

The City completed a Parks Report in 1997 and established a Parks System Development Charge.

The proposed Parks Development Plan updates the information in the 1997 report and projects park land needs to the year 2034. The adopted Plan will allow the city to effectively compete for park and recreation grants.

### PROVISIONS OF THE PLAN

The Plan establishes a population forecast out to 2034 using the Yamhill County Population Forecast adopted on November 8, 2012 by Yamhill County Board of Commissioners. It was coordinated with all the cities in Yamhill County. The forecast was prepared by the Oregon Population Research Center.

The Plan inventories community social, economic and housing data. It also inventories the existing city owned parks and vacant future park sites.

The Plan proposes to delete the one existing Goal and four Policies related to parks and recreation in the current Sheridan Comprehensive Plan and replace them with revised Goals and Policies. The language to be deleted on pages 34 and 35 of the 1979 Recreation section is at Attachment 1 and the language to be added is on page 2 of this memo and in the 2014 Sheridan Parks Development Plan, Chapter 3, at Attachment 2.

Staff encourages each City Councilor to review each of the chapters in Attachment 2 prior to the April 21 public hearing to gain a basic understanding of the Plan's purpose and provisions. At the hearing, staff will summarize each of the attached chapters, note their salient points and ask if there are questions.

### COMPREHENSIVE PLAN AMENDMENTS

The Sheridan Comprehensive Plan was adopted by the City Council June 19, 1979 and it was acknowledged by the Oregon Land Conservation and Development Commission on July 10, 1980. The Plan included a section on Recreation addressing findings, goals and policies related to parks and recreation. The Recreation section is at Attachment 1 (pages 34 and 35 of the 1979 Plan). All the text on pages 34 and 35 is proposed to be deleted including the introduction,

## Findings, Goals and Policies.

The deleted material is proposed to be replaced with the Sheridan Parks Development Plan at Attachment 2 and it will become the Parks and Recreation Element of the Sheridan Comprehensive Plan.

Chapter 3 of the Parks Development Plan includes the proposed Goals and Policies that will, if adopted, guide the city in its future decisions regarding parks and recreation. The proposed goals and policies follow:

### Goals and Policies

Goal 1: To provide Sheridan residents with increased and improved park and recreation facilities and opportunities.

Policies:

- A. Provide park and recreation facilities that adequately serve all residential areas of the city.
- B. Provide a full range of recreational activities to serve Sheridan residents on a year-round basis.
- C. Improve existing park and recreational facilities to meet the community's needs.
- D. Develop new recreational facilities consistent with the 2014 Parks Development Plan.
- E. Adequately maintain city parks, open space and recreational facilities.
- F. Consistent with the National Recreation and Parks Association guidelines, provide mini-parks at 0.25 to 0.50 acres per 1,000 population.
- G. Consistent with the National Recreation and Parks Association guidelines, provide neighborhood parks at 1.0 to 2.0 acres per 1,000 population.
- H. Consistent with the National Recreation and Parks Association guidelines, provide community parks at 5.0 to 8.0 acres per 1,000 population.

Goal 2: To provide a variety of parks and recreation facilities and services to benefit a broad range of age, social, economic and special group interests and abilities.

Policies:

- A. Provide adequate and accessible recreation facilities for all age groups. Design both active and passive recreational facilities that can be used by elderly and handicapped citizens.
- B. Encourage the development of bicycle and pedestrian pathways as potential recreational resources for members of the community.
- C. When appropriate, require land divisions and planned unit developments to provide for pedestrian access to parks and potential park sites.



- D. Provide historical markers on public property to enhance community appreciation of local culture and attract visitors.

Goal 3: To encourage cooperation with the Sheridan School District in providing and utilizing appropriate facilities for park and recreational needs.

Policy:

- A. Encourage community – school district cooperation in developing and utilizing outdoor recreational facilities at school sites.

Goal 4: To encourage the continued provision of park and recreational facilities throughout the community. Reasonable efforts should be made to sell excess park land, trade inadequately located park sites for park sites that are better located near existing and planned residential areas, and acquire park and open space areas to meet current and future park and recreation needs.

Policies:

- A. Parkland, open space, recreation areas and related easements may be acquired through dedication, purchase, eminent domain, or donation at any time, and when development occurs, including but not limited to partitions, subdivisions, planned unit developments, conditional use permits and site development review.
- B. The city will actively pursue opportunities for financial assistance for park development, including, but not limited to the Oregon Parks and Recreation Department Land and Water Conservation Fund Grants, Local Government Grants, Recreational Trails Grants, and other government, private sector and non-profit funding sources.
- C. The city will work toward acquiring and developing a community park near the northwest residential area of the city (Viola, Western, Richard Streets), including any area that may be added to the urban growth boundary in the northwest residential portion of the city.

## FINDINGS

The following findings conclude the proposed Parks Development Plan is consistent with Statewide Planning Goals 1, Citizen Involvement, 2, Land Use Planning, and 8, Recreation, and that the other Statewide Planning Goals do not apply. The findings also conclude the proposed Plan is consistent with the applicable criteria in the Sheridan Development Code for legislative amendments to the text of the Sheridan Comprehensive Plan

### Statewide Planning Goals

Goal 1, Citizen Involvement: The Planning Commission held a work session on the proposed amendments at their regularly scheduled meeting on February 10, 2014. Public comment was invited at the work session. Public hearings on the proposed amendments were held by the Planning Commission on March 10, 2014 and the City Council on April 21, 2014. This is consistent with the City procedures for legislative amendments to the Sheridan Comprehensive Plan. Goal 1 is met.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged Sheridan Development Code for processing legislative amendments to the Sheridan Comprehensive Plan. Goal 2 supports clear and thorough local procedures. The proposed amendments will result in the adoption of a Parks Development Plan based on inventory information and proposed improvements to existing parks and proposed new parks. Goal 2 is met.

Goal 3, Agricultural Lands: Goal 4, Forest lands: Goals 3 and 4 are not applicable. The proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 is not applicable. The proposal does not address Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality: Goal 6 is not applicable. The proposal does not address Goal 6 resources.

Goal 7, Natural Hazards: Goal 7 is not applicable. The proposal does not address Goal 7 resources.

Goal 8, Recreational Needs: Goal 8 is applicable. The proposed Sheridan Parks Development Plan provides an inventory of existing city owned park and open space properties and calls for improvements to existing city owned parks. It also proposes the adoption of goals and policies related to recreation and parks.

Goal 9, Economic Development: Goal 9 is not applicable. The proposal does not address Goal 9 issues.

Goal 10, Housing: Goal 10 is not applicable. The proposal does not address Goal 10 issues.

Goal 11, Public Facilities and Services: Goal 11 is not applicable. The proposal does not address Goal 11 issues.

Goal 12, Transportation: Goal 12 is not applicable. The proposal does not address Goal 12 issues.

Goal 13, Energy Conservation: Goal 13 is not applicable. The proposal does not address Goal 13 resources.

Goal 14, Urbanization: Goal 14 is not applicable. The proposal does not address Goal 14 issues.

The proposed amendments to the Sheridan Comprehensive Plan are either consistent with the intent of the Statewide Goals, or, the Goals are not applicable because the amendments do not affect issues addressed by the Goals.

#### Sheridan Development Code Criteria

The Sheridan Development Code, Section 16.542.040, sets forth approval criteria for legislative amendments to the Sheridan Comprehensive Plan text. The proposed Sheridan Parks

Development Plan constitute a legislative amendment to the Sheridan Comprehensive Plan text.

The criteria follow:

A. Compliance with the statewide planning goals that apply to the requested changes;

Finding: See above.

B. Compliance with the applicable policies in the Comprehensive Plan that apply to the requested changes;

Finding: The policies of the Comprehensive Plan have been carefully reviewed and none were found to be applicable, except for one Recreation Goal and four Recreation Policies which state:

#### GOAL

1. To provide adequate facilities and recreation opportunities to the citizens of Sheridan.

#### POLICIES

1. Recreational facilities and services shall be expanded as needed.
2. To the extent possible, the acquisition of park sites in advance of actual need shall be made to assure the availability of adequate, property located sites.
3. The City shall investigate appropriate funding alternatives and other suitable techniques for the acquisition and development of park and recreation facilities.
4. Continued availability and use of school-owned recreational facilities by the general public shall be encouraged in the future.

The above goal and four policies are proposed to be deleted and replaced by the Goals and Policies on pages 2 and 3, above. Therefore, the policies in the current Plan are not applicable.

C. Uses allowed in the proposed Comprehensive Plan Map designation and zoning district will not significantly affect existing or planned uses on adjacent lands nor destabilize the land use pattern in the vicinity;

Finding: Criterion C does not apply because no changes to the Comprehensive Plan Map designations or zoning districts are proposed.

D. Public facilities and services necessary to support uses allowed in the proposed Comprehensive Plan Map designation and zoning district are available or are likely to be available in the near future; and

Finding: Criterion D does not apply because no changes to the Comprehensive Plan Map

designations or zoning districts are proposed.

E. Compliance with the Oregon Administrative Rules that apply to the requested changes.

Finding: The proposed Sheridan Parks Development Plan is consistent with Oregon Administrative Rule (OAR) 660-034, State and Local Park Planning. Oregon Administrative Rule 660-034-0040 states:

**660-034-0040 Planning for Local Parks**

(1) Local park providers may prepare local park master plans, and local governments may amend acknowledged comprehensive plans and zoning ordinances pursuant to the requirements and procedures of ORS 197.610 to 197.625 in order to implement such local park plans. Local governments are not required to adopt a local park master plan in order to approve a land use decision allowing parks or park uses on agricultural lands under provisions of ORS 215.213 or 215.283 or on forestlands under provisions of OAR 660-006-0025(4), as further addressed in sections (3) and (4) of this rule. If a local government decides to adopt a local park plan as part of the local comprehensive plan, the adoption shall include:

(a) A plan map designation, as necessary, to indicate the location and boundaries of the local park; and

(b) Appropriate zoning categories and map designations (a "local park" zone or overlay zone is recommended), including objective land use and siting review criteria, in order to authorize the existing and planned park uses described in local park master plan.

Finding: Subsection (1) does not apply because it addresses park master plans for individual parks and the proposed Sheridan Parks Development Plan addresses all the city's parks and it is not a park master plan for an individual park.

(2) Unless the context requires otherwise, this rule does not require changes to:

(a) Local park plans that were adopted as part of an acknowledged local land use plan prior to July 15, 1998; or

(b) Lawful uses in existence within local parks on July 15, 1998.

Finding: Subsection (2) does not apply because it addresses local park plans that were adopted as part of an acknowledged local land use plan prior to July 15, 1998 and it addresses lawful uses in existence within local parks on July 15, 1998, and neither of the conditions exist now for the proposed Sheridan Parks Development Plan.

(3) All uses allowed under Statewide Planning Goal 3 are allowed on agricultural land within a local park and all uses allowed under Statewide Planning Goal 4 are allowed on forest land within a local park, in accordance with applicable laws, statewide goals, and rules.

Finding: Subsection (3) does not apply because the proposed Sheridan Parks Development Plan does not include any Goal 3, agricultural, or Goal 4, forestry, lands.

(4) Although some of the uses listed in OAR 660-034-0035(2)(a) to (g) are not allowed on agricultural or forest land without an exception to Goal 3 or Goal 4, a local government is not required to take an exception to Goals 3 or 4 to allow such uses on land within a local park provided such uses, alone or in combination, meet all other statewide goals and are described and authorized in a local park master plan that:

(a) Is adopted as part of the local comprehensive plan in conformance with Section (1) of this rule and consistent with all statewide goals;

(b) Is prepared and adopted applying criteria comparable to those required for uses in state parks under OAR chapter 736, division 18; and

(c) Includes findings demonstrating compliance with ORS 215.296 for all uses and activities proposed on or adjacent to land zoned for farm or forest use.

Finding: Subsection (3) does not apply because the proposed Sheridan Parks Development Plan does not include any Goal 3, agricultural, or Goal 4, forestry, lands.

#### Conclusion

The proposed amendments to the Sheridan Comprehensive Plan are consistent with Statewide Land Use Planning Goals 1, Citizen Involvement, Goal 2, Land Use Planning, and Goal 8, Recreation, and the Recreation Administrative Rule, 660-034.

#### PLANNING COMMISSION RECOMMENDATION

On February 20, 2014 the Planning Commission conducted a work session on the proposed Sheridan Parks Development Plan. On March 20, 2014 the Commission conducted a duly noticed public hearing on the proposed Sheridan Parks Development Plan.

On March 20, 2014 the Commission unanimously passed a motion recommending the City Council adopt the proposed Sheridan Parks Development Plan.

## STAFF RECOMMENDATION

Staff recommends the City Council pass a motion adopting this staff report with its findings and direct staff to prepare an ordinance approving the proposed Sheridan Parks Development Plan for first reading on May 5, 2014.

An example motion would be: I move the City Council adopt the April 21, 2014 staff report with its findings and direct staff to prepare an ordinance approving the proposed Sheridan Parks Development Plan for first reading on May 5, 2014.

## CITY COUNCIL ACTION

- A. The City Council may either:
  - 1. Approve the application, adopting the findings contained in the staff report thereby amending the Comprehensive Plan; or
  - 2. Approve the application, adopting modified findings and/or conclusions thereby amending the Comprehensive Plan.
  - 3. Deny the application, specifying reasons why the proposal fails to comply with the applicable decision criteria.
- B. Staff will prepare the appropriate Ordinance for the Mayor's signature based on the Council's decision.

Attachment 1: Proposed Sheridan Parks Development Plan.

# REPORT TO THE CITY COUNCIL FROM THE CITY MANAGER

May 5, 2014

Subject: Recommendation to Introduce Ordinance 2014-04, An Ordinance Amending the Sheridan Comprehensive Plan by Adopting the Sheridan Parks Development Plan.

Background. The City completed a Parks Plan in 1997 and established a Parks Systems Development Charge. The City contracted with the Mid-Willamette Valley Council of Governments to update the 1997 plan and ensure it is integrated with the Comprehensive Plan.

Discussion. On March 20, the Sheridan Planning commission conducted a public hearing about the proposed Plan. The commission voted to send the Plan to the Council for their consideration.

On April 21, 2014, the Council conducted a public hearing and discussed the Plan. Attached is the staff report that was presented to the City Council. Several changes were made by the City Council and those changes have been incorporated into the current ordinance.

Recommendation. Based upon the above, recommend that the City Council introduce Ordinance 2014-04, An Ordinance Amending the Sheridan Comprehensive Plan by Adopting the Sheridan Parks Development Plan with readings by title only.



Francis D. Sheridan  
City Manager

#### Attachments:

1. Ordinance 2014-04, An Ordinance Amending the Sheridan Comprehensive Plan by Adopting the Sheridan Parks Development Plan.
  - a. Ordinance 2014-04, (2 pages).
  - b. Parks Development Plan (45 pages).
  - c. Map: Parks and Open Spaces, 2014 (1 page).
2. Staff Memorandum, subject: Sheridan Parks Development Plan, dated April 21, 2014 (8 pages).

## **STAFF MEMORANDUM**

**TO:** Sheridan City Council  
**THRU:** Frank Sheridan, City Manager  
**FROM:** Jim Jacks, City Planner  
**SUBJECT:** Sheridan Parks Development Plan  
**DATE:** May 5, 2014

### BACKGROUND

On April 21, 2014 the City Council conducted a public hearing regarding the adoption of the Sheridan 2014 Parks Development Plan. The hearing was closed and the Council deliberated. A motion was passed directing staff to prepare an ordinance for Council's consideration at the next meeting.

Council also directed staff to add language to the proposed Plan clarifying the estimated cost figures of the proposed improvements to the Morgan Street Site, the Orchard Street Site and the West Main Park Site do not include the cost of improving the public rights-of-way from which access would be provided or for off-site sewer, water and storm drain facilities to serve the parks.

### STAFF RECOMMENDATION

Staff recommends a first reading of the enclosed ordinance.

Attachment 1: Proposed Ordinance with Exhibits.



## RECREATION

Recreational sites and facilities are an important element to a community's livability and well being. Parks and open space areas can serve as a visual asset to the community as well as providing recreational opportunities for the general public. The City of Sheridan has recognized the need for providing recreational sites and facilities for its citizens.

### Findings

- o The City currently has two parks totaling about five acres. The city park contains 4.2 acres while the Edward R. Moore Park is approximately three-quarters of an acre. The city park has picnic facilities, including a shelter, kitchen and barbeque pits. It also has a baseball diamond. Future plans for the park call for the construction of tennis courts.
- o The high school and elementary school provide additional outdoor recreation opportunity when school is not in session.
- o In the past, recreation programs have been held at the school indoor facilities through a cooperative agreement between the school district and the City. These, as well as a C.E.T.A. funded community recreation program have been discontinued.
- o Presently the City has a deficit of "community" parkland according to standards contained within the Statewide Comprehensive Outdoor Recreation Plan prepared by the Parks and Recreation Division of the Oregon Department of Transportation. With a projected population of 4,437 by the year 2000, the City will require an additional 35 acres of park space to satisfy the recommended standards for community park facilities based on 10 acres per 1,000 population.
- o A three to four acre riverfront park is proposed in the West Main area. Further discussion is needed to identify recreational uses best suited to the site. Possible

uses could include a river front bicycle or pedestrian trail connecting the West Main employment center to the Downtown.

- o The Phil Sheridan rodeo grounds provide an opportunity for a variety of recreational events, the largest and most important is the annual Phil Sheridan rodeo held the third weekend in June.

### **Goals**

1. To provide adequate facilities and recreation opportunities to the citizens of Sheridan.

### **Policies**

1. Recreational facilities and services shall be expanded as needed.
2. To the extent possible, the acquisition of park sites in advance of actual need shall be made to assure the availability of adequate, properly located sites.
3. The City shall investigate appropriate funding alternatives and other suitable techniques for the acquisition and development of park and recreation facilities.
4. Continued availability and use of school-owned recreational facilities by the general public shall be encouraged in the future.

# Sheridan Parks Development Plan



May 19, 2014

Ordinance 2014-04

Prepared for the City of Sheridan by the  
Mid-Willamette Valley Council of Governments.

# SHERIDAN PARKS DEVELOPMENT PLAN

May 19, 2014

Adopted by Ordinance 2014-04

Prepared by the Mid-Willamette Valley Council of Governments  
100 High Street SE, Suite 200  
Salem, Oregon 97301-3607

**Prepared for The City of Sheridan, Oregon.**

Harry Cooley, Mayor  
Larry McCandless, Council President  
Roxie Acuff, Councilor  
Sue Cain, Councilor  
Chris Ehry, Councilor  
Mike Ellis, Councilor  
Rene Quinones, Councilor

**Sheridan Planning Commission:**

Paula Necas, Chairperson  
Ray Brudnock  
Amber Diebel  
Lorri Maynard  
Richard Schaefer

**Prepared by:**

Jim Jacks, AICP  
Mid-Willamette Valley Council of Governments  
Salem, Oregon

## TABLE OF CONTENTS

Chapter 1	Introduction	1-1
	Parks Planning Process	1-1
	Purpose of this Plan	1-2
	Tasks	1-2
	Organization of this Plan	1-2
Chapter 2	Community Profile	2-1
	Demographic Characteristics	2-1
	Housing Trends	2-4
	Economy	2-6
	Summary	2-7
Chapter 3	Goals and Policies	3-1
Chapter 4	Park Facility Inventory and Classification	4-1
	Park Facilities in the Sheridan Area	4-1
	Park Classification	4-11
	Map – Sheridan Parks and Open Spaces	4-14
Chapter 5	Proposed Park Improvements	5-1
	Proposed Improvement Projects by Park	5-2
Chapter 6	Capital Improvement Program	6-1
	Capital Improvement Projects by Park	6-1
Appendix A	Funding Information	A-1

# **CITY OF SHERIDAN PARKS DEVELOPMENT PLAN**

## **2014**

Prepared for the City of Sheridan  
by the Mid-Willamette Valley Council of Governments

# Chapter 1

## Introduction

Sheridan experienced significant growth in the 1990's and steady growth in the 2000's, except for the recent recession. The city's population grew from 3,979 in 1990 to 5,561 in 2000 (a 40.0 percent increase) and to 6,127 in 2010 (a 10.1 percent increase). In 2010 the Federal Correctional Institution accounted for 1,800 people, therefore, the adjusted 2010 population is 4,327. In 2000 34.1 percent of Sheridan's non-institutionalized population was 19 years of age or younger. In 2010 only 22.5 percent was 19 years of age or younger and in Yamhill County it was 28.5 percent.

On November 8, 2012 the Yamhill County Board of Commissioners adopted the 2012 Yamhill County Coordinated Population Forecast for Yamhill County and the 10 cities in the county. The county contracted with the Oregon Population Research Center (OPRC) to prepare the forecasts. Using the 2011 ORPC annual population estimate of 4,428 (6,228 total minus 1,800 institutionalized) as the base for Sheridan, the 2032 forecast for Sheridan was 6,688 (8,488 minus 1,800 institutionalized), representing an average annual growth rate of 1.4 percent.

With the increase in residential development in the city, it is necessary to plan for future development of parks and recreation facilities. Such facilities contribute greatly to the quality of life in all communities. The preparation of the October 14, 1997 "City of Sheridan, Oregon, Systems Development Charge Report" served as the basis for calculating the city's first Systems Development Charge (SDC) for parks. The park SDC has been an important mechanism for funding development of new recreational facilities to meet the needs of a growing population, but because it was adopted after much of the residential growth occurred, the amount of funds collected has not been high.

The purpose of the 2014 Plan is to incorporate the 2012 Yamhill County population projection and provide a Parks Development Plan for the city for the next 20 years.

## The Parks Planning Process

Park facilities are key services that help to meet the demand for recreational experiences and enhance a community's quality of life. Providing adequate park facilities is a challenge for many growing communities.

Lack of resources, both staff and funding, limits many communities' ability to develop and maintain adequate parks systems. Identifying system priorities and matching them with available resources requires planning. Many communities develop and adopt park system master plans to guide development of their parks system.

Parks provide a variety of resources and opportunities for communities. These include passive and active recreation opportunities, preservation of open space and wildlife habitat that may include environmentally sensitive land such as wetlands or riparian areas. In addition, parks may serve as informal meeting places in a community drawing residents together and creating a sense of cohesiveness and community.



Local governments may prepare and adopt local parks master plans pursuant to Statewide Planning Goal 8: Recreational Needs, and OAR 660-034, Recreation. Park and recreation plans may be integrated with local comprehensive land use plans. Parks master plans help to give a community direction in developing future parks and making improvements to existing parks to meet residents' needs.

## **Purpose of This Plan**

The purpose of the 2014 Parks Development Plan is to identify park and recreation amenities that will meet the needs of the community. The Plan will serve as an action plan to guide future development of parks within the community.

More specifically, the purpose of this plan is to:

1. Identify current and future park and recreation needs.
2. Identify park and recreation goals and policies for the community.
3. Develop a list of proposed parks and recreation facilities improvements designed to meet current and future needs.
4. Identify general areas where new parks facilities could be developed.
5. Estimate costs for a list of proposed parks and recreation facilities improvements.
6. Identify funding strategies and sources for proposed parks and recreation facilities improvements.

## **Tasks**

Several tasks were completed to create the 2012 Plan, as updated in 2013.

1. Background research on the demographics and park resources of Sheridan.
2. An inventory of the condition and amenities of each of Sheridan's existing parks, school facilities, and County parks in the area.
3. Research on park standards and classifications to be a basis for developing standards and classifications specific to Sheridan.
4. Meeting with the Sheridan Planning Commission to develop and prioritize a list of needed improvements and amenities.
5. Identify the nature and location of improvements.
6. Research on costs for capital improvement projects.
7. Identify possible funding options for the capital improvement plan.
8. Incorporate the coordinated 2012 Yamhill County population projection.

# Organization of this Plan

This plan is organized into seven chapters, and three appendices. The chapters include the following:

- Chapter 1: The “Introduction” addresses the recent population increases, planning for parks, identifies the purposes of this Plan, lists the tasks accomplished in the preparation of the Plan, and summarizes the chapters in the 2014 Plan.
- Chapter 2: The “Community Profile” examines trends in population, housing, age composition, school enrollment, racial composition, income levels, poverty rates, and employment as they relate to parks planning.
- Chapter 3: The “Goals and Policies” sets forth the City’s parks and recreation policy framework.
- Chapter 4: The “Park Inventory” provides an inventory of existing parks in Sheridan. The inventory includes facilities owned and maintained by the Sheridan School District and Yamhill County. The inventory provides information on the amenities and classification of each facility, and includes a baseline level of service analysis for existing facilities.
- Chapter 5: The “Proposed Parks Improvements” provides a description of proposed improvements within the existing park system.
- Chapter 6: The “Capital Improvement Program” presents the improvements and actions, and a 5-year capital improvement program (CIP).

The plan also includes Appendix A: Funding Options, lists names, phone numbers, and website contacts for various funding options.

# Chapter 2

## Community Profile

Sheridan’s location and characteristics present opportunities and constraints for the community’s park system. This chapter describes socioeconomic data for Sheridan. Demographic trends provide an understanding of present and future park needs. Development trends provide information on the rate, type, and location of growth. All of these factors can be considered when siting future park facilities and in prioritizing capital improvements. The community profile information can also be used in grant proposals to fund specific parks and recreation improvements.

### Demographic Characteristics

#### Population

The city’s actual population as estimated by the Oregon Population Research Center as of July 1, 2013 was 6,180.

Table 2-1 shows population trends from 1970 to 2010 for Sheridan, Yamhill County, and Oregon. Sheridan grew at an average annual growth rate (AAGR) of 3.3 percent between 1990 and 2000 and 1.0 percent between 2000 and 2010. The 1.0 percent growth rate between 2000 and 2010 was lower than the 1.55 percent AAGR of Yamhill County and the 1.15 percent of Oregon.

**Table 2-1. Population Trends in Sheridan, Yamhill County, Oregon 1970 - 2010**

Year	Sheridan	AAGR	Yamhill County	AAGR	Oregon	AAGR
1970	1,881	--	40,213	--	2,091,385	--
1980	2,249	1.8%	55,332	3.25%	2,633,105	2.30%
1990	3,979	5.7%	65,551	1.70%	2,842,321	0.80%
2000	5,561	3.3%	84,992	2.60%	3,421,399	1.85%
2010	6,127	1.0%	99,193	1.55%	3,831,074	1.15%

Source: U.S. Census Bureau, Census 1970, 1980, 1990, 2000, 2010.

State law requires city population forecasts to be coordinated with county-level forecasts (ORS 195.025 to 195.036). In 2012 Yamhill County contracted with the Oregon Population Research Center to develop a coordinated population forecast for the County and the 10 cities in the County out to the year 2035. The County’s coordinated forecast for Sheridan was 8,488 in 2032. The 2010 Census showed 1,800 institutionalized residents at the Federal Correctional Institution (FCI). The FCI inmates are subtracted from the 2032 population forecast of 8,488 to yield a non-institutionalized population of 6,688, and that figure is extended out to 2034 for this 2014 Plan to estimate future parkland needs for Sheridan.

Table 2-2 shows the 2012 Yamhill County coordinated population forecast for the City of Sheridan in 5-year increments and the annual average growth rate (AAGR).

**Table 2-2. Population Forecast for Sheridan, Oregon 2012 - 2032**

2012	AAGR	2015	AAGR	2020	AAGR	2025	AAGR	2030	AAGR	2032	AAGR
6,296	--	6,417	0.6%	7,276	2.5%	7,573	0.8%	8,366	2.0%	8,488	0.7%

Source: Yamhill County 2012 Coordinated Population Forecast, pp. 58 and 60.

## Population Projection to 2034

The 2012 Yamhill County coordinated forecast prepared by the Oregon Population Research Center used a 0.7 percent average annual growth rate for 2030 to 2035. This Plan's extended population forecast uses a rate of 0.7 percent per year for the population gain from 2032 to 2033 and for 2033 to 2034. The extended population forecast follows.

2032: 8,488 – 1,800 institutionalized population = 6,688.

2033: 6,688 X 0.7% growth (0.007) = 47 additional residents.  
6,688 + 47 = 6,735 population in 2033.

2034: 6,735 X 0.7% growth (0.007) = 47 additional residents.  
6,735 + 47 = 6,782 population in 2034.

The extended population forecast for 2034 is 6,782 people.

Future population growth will create increased demand for all types of infrastructure, including parks. In 2034, the existing parks system will be servicing a larger population. The city will need to acquire additional land for mini parks and neighborhood parks to achieve the National Recreation and Park Association's recommended national level of service. There is an excess of park land in community parks. No addition to the urban growth boundary (UGB) is proposed in this Plan.

## Age Characteristics

Age is a factor in parks planning. Each age group has different needs and desires. Current and future age distribution of a community should influence the facilities and amenities offered in parks.

The 2000 U.S. Census showed the median age in Sheridan was 32.5 years which was younger than the median age for Yamhill County, 34.1 years, and Oregon, 36.3 years. The 2010 Census showed the median age in Sheridan was 36.1 which is 3.6 years older than in the 2000 Census. It is slightly younger than the 2010 Census median age for Yamhill County, 36.8 years, and Oregon, 38.4 years.

Table 2-3 shows the 2010 Sheridan, Yamhill County and Oregon age distribution in 5-year increments.

**Table 2-3. Age Distribution, Sheridan, Yamhill County, Oregon 2010**

	<5 Years	5-19 Years	20-44 Years	45-64 Years	65+ Years
Sheridan	5.6	16.9	44.8	23.8	8.9
Yamhill Co.	6.5	22.0	32.0	25.9	13.3
Oregon	6.2	19.2	33.4	27.4	13.8

Source: U.S. Census Bureau, 2010 Census.

Table 2-3 shows Sheridan included lower percentages in the two younger age groups and lower percentages in the two older age groups than Yamhill County and the State of Oregon. Thus, Sheridan’s population has a lower percentage of people 19 years and younger, and 45 years and older. Finally, it has a significantly higher percentage of people in the 20 to 44 years of age. Sheridan’s population is not as young, and is not as old as the county and the State.

## Race and Ethnicity

The 2010 U.S. Census Quick Facts data for race and ethnicity for Sheridan, Yamhill County and Oregon show Sheridan is more diverse than Yamhill County or Oregon. The data shows 12.2 percent of Oregon’s population was of Hispanic or Latino origin, Yamhill County was 15.3 percent and Sheridan was 16.6 percent. The 1990 to 2000 period showed Sheridan’s population became more diverse in ethnic and racial composition. That trend continued during the period 2000 to 2010. Table 2-4 summarizes the trends and shows the Hispanic population in Sheridan increased from 7.7 percent to 16.6 percent of the city’s total population from 2000 to 2010.

**Table 2-4. Race and Ethnic Composition in Sheridan, Yamhill County, Oregon, 2000 and 2010<sup>1</sup>**

Race/Ethnicity	Sheridan		Yamhill County		Oregon	
	2000	2010	2000	2010	2000	2010
White	87.7%	74.9%	89.0%	92.2%	86.6%	88.3%
Black	0.3%	5.5%	0.8%	1.0%	1.6%	2.0%
American Indian and Alaska Native	4.8%	4.8%	1.5%	2.0%	1.3%	1.8%
Asian or Pacific Islander	0.6%	2.1%	1.2%	1.6%	3.2%	4.0%
Two or More Races	2.4%	4.4%	2.4%	2.9%	3.1%	3.5%
Hispanic or Latino Origin (of any race)	7.7%	16.6%	10.6%	15.3%	8.0%	12.2%

Source: U.S. Census Bureau, Census 2000 and 2010

<sup>1</sup> Percentages may add to more than 100 percent because individuals may report more than one race.

## School Enrollment

The 2010 U.S. Census shows the median age in Sheridan (35.7 years) is slightly younger than for Yamhill County (36.8 years) or Oregon (38.4 years). According to the 2010 Census, 22.5 percent of the population in Sheridan was 19 years of age or younger compared to 28.5 percent in Yamhill County and 25.4 percent in Oregon.

The 2000 Census shows 82.3 percent of the Sheridan residents enrolled in school were children attending (grades K-12. As shown in Table 2-5, the 2010 Census showed 72.4 percent of the residents enrolled in school were children attending grades K-12.

**Table 2-5. School Enrollment in Sheridan in 2000 and 2010**

School Enrollment	Sheridan	Sheridan
	2000	2010
Nursery School, Preschool	2.9%	6.2%
Kindergarten	8.2%	2.7%
Elementary school (grades 1-8)	55.2%	43.1%
High school (grades 9-12)	18.9%	26.6%
College or graduate school	14.8%	21.5%

Source: U.S. Census Bureau, Census 2000 and 2010

# Housing Trends

## Housing Tenure

Housing characteristics provide information that can be useful for parks planning. The rate, type, and location of housing development are variables that provide information on where future parks should be located. Moreover, this data is useful for parks planning because it gives insight into the potential funding base (e.g., property taxes and systems development fees).

According to the 2000 U.S. Census, 59.4 percent of the occupied housing units in Sheridan were owner-occupied which was significantly lower than Yamhill County, 69.6 percent, and Oregon, 64.3 percent. As indicated in Table 2-6, the 2010 Census shows 56.0 percent of the occupied housing units in Sheridan were owner occupied which was significantly lower than for Yamhill County, 67.8 percent, and Oregon, 62.2 percent.

**Table 2-6. Housing Tenure and Average Household Size by Housing Tenure in Sheridan, Yamhill County, Oregon, 2010**

Housing Tenure	Sheridan	Yamhill County	Oregon
Owner-occupied	56.0%	67.8%	62.2%
Renter-occupied	44.0%	32.2%	37.8%
Average household size of owner-occupied units	2.79%	2.71	2.53
Average household size of renter-occupied units	2.75%	2.68	2.36

Source: U.S. Census Bureau, Census 2010

## Building Permits

Sheridan has experienced moderate residential growth since 2000. Census data estimated 278 new residences were constructed between 2000 and 2009 which represented about 15.7 percent of all the residential units identified in the 2010 Census.

**Table 2-7. Residential Stick Built Building Permits Issued in Sheridan, 2001- 2013**

Year	Residential Building Permits
2001	14
2002	6
2003	15
2004	43
2005	44
2006	30
2007	20
2008	12
2009	5
2010	7

2011	1
2012	1
2013	15
<b>Total</b>	213
<b>Average</b>	16.4/year

Source: City of Sheridan, 2014.

From 2001 to 2013 the City issued 213 building permits for new “stick-built” residences as shown in Table 2-7. The city issued additional permits for manufactured homes on individual lots, for manufactured homes on manufactured home park spaces, duplexes, and multi-family structures, but those permits are not shown here.

The Park System Development Charge (SDC) was adopted in 1997 per Resolution 1997-S on October 30, 1997. It applied to residential uses, but not to commercial or industrial uses. The Park SDC program has collected funds from new dwelling units approved through the building permit process beginning November 1, 1997. The collected funds are placed in the Park SDC fund, a dedicated fund to buy parkland, construct new parks and purchase park and recreation equipment and facilities.

## Economy

The economy of Yamhill County is shifting from a dependence on the forest products industry and agriculture to an economy with continued agricultural importance, but also with expanding technology, service, and tourism sectors. The expanding local wine industry brings together the agricultural and tourism sectors. With its small-town character, and location on State Highway 18, and within commuting distance to Salem, McMinnville and Newberg, Sheridan residents have job opportunities in the city as well as in neighboring cities and at the Spirit Mountain Casino. The city provides quality of life attributes that are important for families. The city’s park system can serve an important role in maintaining and improving the quality of life that Sheridan residents enjoy.

## Income and Poverty

As shown in Table 2-8 in 2000 and 2010 the median household income for Sheridan residents was lower than the median household income for Yamhill County and Oregon. By 2010 the income increased for the city, county and State, but Sheridan’s increase of 15.1 percent was lower than the county increase of 22.3 percent and the State increase of 22.2 percent.

**Table 2-8. Median Household Income in Sheridan, Yamhill County, Oregon, 2000 and 2010**

Location	2000	2010
Sheridan	\$36,673	\$42,228
Yamhill County	\$44,111	\$53,950
Oregon	\$40,916	\$50,036

Source: U.S. Census Bureau, Census 2000 and 2010.

Table 2-9 shows the percentage of persons below the poverty level in Sheridan was greater in 2000 and in 2010 compared to Yamhill County and Oregon. The poverty rate increased between 2000 and 2010 for Sheridan, Yamhill County and Oregon.

**Table 2-9. Percentage of Persons Below Poverty Line in Sheridan, Yamhill County, and Oregon, 2000 and 2010**

<b>Location</b>	<b>2000</b>	<b>2010</b>
Sheridan	14.4%	16.9%
Yamhill County	9.2%	13.9%
Oregon	11.6%	15.5%

Source: U.S. Census Bureau, Census 2000 and 2010.

## Summary

1. Sheridan is a growing community. As such, population demands on parks and recreation facilities need to be addressed.
2. Sheridan's younger population needs to be considered.
3. As Sheridan residential land develops the Park SDC will be collected and provide funds to acquire new park land, develop parks and fund the purchase of equipment and facilities.
4. Although the median income has been increasing, Sheridan's poverty rate remains relatively high and the economies of the nation, State and county are not as strong as before the recent recession. Poverty and income need to be considered in the parks planning process, as they can affect the public's willingness to pay for new facilities.
5. Demographic trends should be periodically reviewed to ensure parks planning keeps pace with community needs.



# Chapter 3

## Goals and Policies

### SHERIDAN COMPREHENSIVE PLAN COMMUNITY RESOURCES – RECREATION

For a healthy, well-balanced urban environment it is necessary to provide adequate space and facilities for the recreational needs of the citizens. Sheridan residents enjoy the available space, however, there is a need for additional parkland and facilities. The city provides parks and a picnic shelter that is can be reserved for group events. It is the intent of the city to maintain a level of recreational areas and facilities to meet the community's needs.

### Findings

1. The 2014 total for parks and open space is 75.28 acres which provides 17.38 acres of parkland per 1,000 population ( $4,327\text{pop.}/1,000 = 4.33$  divided into 75.28 ac. = 17.38 acres per 1,000 population). The 75.28 total acres includes the approximately 19.33 acres of riverside open space along the South Yamhill River for watershed protection (W. Main Riverside – West Property and the W. Main Riverside – East Property). It includes another approximately 0.65 acres of riverfront property in downtown with one-half (0.65 ac) possibly used as downtown parking and one-half (0.65 ac) used as a park (Morgan Street Area).

2. To maintain the 17.38 acres per 1,000 population ratio out to 2034 when the projected population is 6,782, a total of 118.98 acres is needed, or 43.05 additional acres ( $6,782\text{pop.}/1,000 = 6.78 \times 17.28$  acres per 1,000 population = 117.16 acres – 75.28 existing acres = 41.88 additional acres needed). Policies F, G and H, below, do not maintain the 2010 ratio, but instead adopt the National Recreation and Park Association's recommended standards which result in the city not needing to acquire additional parkland.

3. To achieve the ratios called for in Policies F, G and H, below, when the projected population is 6,782 in 2034, an additional 3.04 to 11.55 acres need to be acquired for mini and neighborhood parks (0.58 to 2.27 acres of mini-parks, plus 2.46 to 9.28 acres of neighborhood parks). No additional land is needed for community parks because there is an approximately 15 acre surplus (69.85 existing acres versus a need of 33.90 to 54.34 acres).

4. For mini-parks at 0.25 to 0.50 acres per 1,000 population, a total of 1.70 ( $6,782/1,000 = 6.78 \times 0.25$  acres = 1.70 acres) to 3.39 acres ( $6,782/1,000 = 6.78 \times 0.50$  acres = 3.39 acres) are needed. The 2014 existing mini-park total is 1.12 acres (Chester Moore Park: 0.13 acres, Hebert Memorial Plaza: 0.07 acres, Veterans' Memorial Park: 0.27 acres, and Morgan Park: 0.65 acres). Thus, 0.58 (1.70 needed acres – 1.12 existing acres = 0.58 additional acres) to 2.27 (3.39 needed acres – 1.12 existing acres = 2.27 additional acres) additional acres of mini-parks are needed.

5. For neighborhood parks at 1.0 to 2.0 acres per 1,000 population, a total of 6.78 ( $6,782 / 1,000 = 6.78 \times 1.0 = 6.78$  acres) to 13.56 acres ( $6.78 \times 2.0/1,000 = 13.56$  acres) are needed. The 2014 existing neighborhood park total is 4.32 acres. Although City Park's 4.32 acres is larger than the NRPA range of 1 – 2 acres, City Park functions as a neighborhood park and, therefore, is classified in Chapter 4 as a Neighborhood Park. Thus, 2.46 (6.78 needed acres – 4.32 existing acres = 2.46

additional acres) to 9.28 (13.56 needed acres – 4.32 existing acres = 9.28 additional acres) additional acres of neighborhood parks are needed.

6. For community parks at 5.0 to 8.0 acres per 1,000 population, a total of 33.90 (6.78 x 5.0/1,000 = 33.90 acres) to 54.24 acres (6.78 x 8.0/1,000 = 54.24 acres) are needed. The 2014 existing community park total is 69.85 acres. South City Park is 23.0 acres; Orchard Street Park is 10.00 acres; W. Main Street Park is 17.52 acres; W. Main Riverside – West Property is 5.66 acres; and W. Main Riverside – East Property is 13.67 acres. Thus, no additional acres of community parks are needed because there is an existing surplus (33.90 needed acres – 69.85 existing acres = an existing surplus of 35.95 acres, and 54.24 needed acres – 69.85 = an existing surplus of 15.61 acres).

7. The total need for parks is:

Mini: 0.58 – 2.27 acres.

Neighborhood: 2.46 – 9.28 acres.

Community: 0.00 – 0.00 acres (there is a surplus of 15.61 - 35.95 acres).

8. The 2014 Sheridan Parks Development Plan indicates a need for mini parkland and neighborhood parkland, but those needs are ameliorated by a significant excess of community parkland. The city's primary issue is the distribution of parkland throughout the city.

9. The city needs an additional neighborhood park in the area of the intersections of Blair and Viola or Blair and Western to serve the northwest portion of the city's residential area. The 10-acre Orchard Street property and the 17.52-acre W. Main property are in the western industrial area of the city and are separated from the city's residential areas by properties designated for industrial uses on the Sheridan Comprehensive Plan Map and zoned Industrial on the Sheridan Zone Map. They could be developed as parks, however, a better distribution of parklands would be provided if one or both of those sites are sold/traded for a site near the northwest residential area.

## Goals and Policies

Goal 1: To provide Sheridan residents with increased and improved park and recreation facilities and opportunities.

Policies:

A. Provide park and recreation facilities that adequately serve all residential areas of the city.

B. Provide a full range of recreational activities to serve Sheridan residents on a year-round basis.

C. Improve existing park and recreational facilities to meet the community's needs.

D. Develop new recreational facilities consistent with the 2014 Parks Development Plan.

E. Adequately maintain city parks, open space and recreational facilities.

F. Consistent with the National Recreation and Parks Association guidelines, provide mini-parks at 0.25 to 0.50 acres per 1,000 population.

- G. Consistent with the National Recreation and Parks Association guidelines, provide neighborhood parks at 1.0 to 2.0 acres per 1,000 population.
- H. Consistent with the National Recreation and Parks Association guidelines, provide community parks at 5.0 to 8.0 acres per 1,000 population.

Goal 2: To provide a variety of parks and recreation facilities and services to benefit a broad range of age, social, economic and special group interests and abilities.

Policies:

- A. Provide adequate and accessible recreation facilities for all age groups. Design both active and passive recreational facilities that can be used by elderly and handicapped citizens.
- B. Encourage the development of bicycle and pedestrian pathways as potential recreational resources for members of the community.
- C. When appropriate, require land divisions and planned unit developments to provide for pedestrian access to parks and potential park sites.
- D. Provide historical markers on public property to enhance community appreciation of local culture and attract visitors.

Goal 3: To encourage cooperation with the Sheridan School District in providing and utilizing appropriate facilities for park and recreational needs.

Policy:

- A. Encourage community – school district cooperation in developing and utilizing outdoor recreational facilities at school sites.

Goal 4: To encourage the continued provision of park and recreational facilities throughout the community. Reasonable efforts should be made to sell excess park land, trade inadequately located park sites for park sites that are better located near existing and planned residential areas, and acquire park and open space areas to meet current and future park and recreation needs.

Policies:

- A. Parkland, open space, recreation areas and related easements may be acquired through dedication, purchase, eminent domain, or donation at any time, and when development occurs, including but not limited to partitions, subdivisions, planned unit developments, conditional use permits and site development review.
- B. The city will actively pursue opportunities for financial assistance for park development, including, but not limited to the Oregon Parks and Recreation Department Land and Water Conservation Fund Grants, Local Government Grants, Recreational Trails Grants, and other government, private sector and non-profit funding sources.
- C. The city will work toward acquiring and developing a community park near the northwest residential area of the city (Viola, Western, Richard Streets), including any area that may be added to the urban growth boundary in the northwest residential portion of the city.

# Chapter 4

## Park Facility Inventory and Classification

An important task when planning a city's future park system is to conduct an inventory and condition assessment of existing facilities and amenities. This chapter provides information on the parks and facilities owned and operated by the City of Sheridan, Yamhill County and the Sheridan School District. A condition assessment, including a list of key deficiencies, is provided for the city-owned facilities.

A map of the city's park sites is at the end of this chapter at page 4-14.

### Park Facilities in the Sheridan Area

#### City Parks

The City of Sheridan owns and maintains approximately 16.09 acres of developed parkland and 59.84 acres of open space for a total of 75.93 acres. The parkland is classified as mini-parks, neighborhood parks, and community parks. It includes three developed sites: Sheridan City Park, South City Park (fishing pond) and Hebert Memorial Plaza. The undeveloped sites include river front properties, Chester Moore Park in downtown on the south bank of the South Yamhill River, an upland site at the north end of Orchard Street and another upland site west of Rock Creek Road just outside and west of the urban growth boundary.

City parks offer a range of opportunities and provide amenities for a variety of user groups. The city's parks and open spaces are important to the character of the city and contribute to the overall sense of place for residents.

Figure 1 shows the location of existing city parks and many of the undeveloped sites in Sheridan. The following descriptions start with Sheridan City Park in the northeast portion of the city, then South City Park in the southeast portion, Hebert Memorial Plaza in downtown, and then the undeveloped sites.

#### City Park

City Park is the only fully developed park in the city. It is a 4.32 acre (188,496 square foot) neighborhood park in the northeast area of the city between Yamhill and Sherman Streets. It is rectangular in shape and is composed of 3.16 acres to the west of the vacated Box Street, the 0.36 acre (15,840 sq. ft.) vacated Box Street right-of-way, and 0.80 acres (34,848 sq. ft.) to the east of the vacated Box Street right-of-way between Yamhill and Sherman Streets. The vacated right-of-way is the infield of the little league baseball field. The west end of the park abuts two single family detached dwellings and the east end abuts three single family detached dwellings.

Overall, the site is moderately treed with deciduous and conifer trees. The majority of the conifers are in the west and southwest portions of the park and the deciduous trees are in the center portion of the

park extending to the little league field. The southern portion of the park's west property line includes a row of tightly planted, mature conifers on the east side property line of the house at the southwest corner of the park (509 Yamhill Street NE) (the northeast corner of Yamhill and Oak Streets). This line of trees acts as a semi-buffer between the park and the side yard of the dwelling. The northern portion of the park's west property line includes an approximately 30 inch high (2.5 feet) chain link fence erected by the property owner to the west (245 Oak Street NE) (the southeast corner of Sherman and Oak Streets).



On-street parking is available on Yamhill and Sherman Streets, and paved head-in parking is on the south central portion of the park along Yamhill Street which appears to be partially on the park land and partially on the Yamhill Street right-of-way. To the east of this paved parking area is a grassy area where no parking is allowed, but potentially it could be additional paved parking. On the north side of the park are two regular and one handicapped concrete surfaced head-in parking spaces on park land. They are very near the picnic building and shelter and bathrooms.

City Park includes the Wayne Potter Memorial Skateboard Park, a covered basketball area, a picnic shelter, horseshoe pits, little league baseball field, two swing sets, small child play equipment, bathrooms, two dog waste sack dispensers and trash cans.

The Wayne Potter Memorial Skateboard Park is on the south side of the park near Yamhill Street and is about 50 feet by 75 feet (3,750 sq. ft.). It was constructed by the Oregon Army National Guard and the City of Sheridan Public Works Department in 1997. The skate park should be renovated and enlarged.

The covered basketball area is on the south side of the park near Yamhill Street and is about 50 feet by 92 feet (4,600 sq. ft.). The floor is paved and includes six basketball hoops.

The horseshoe pit area is on the west side of the park. The three horseshoe pits are enclosed by a 6 foot high chain link fence with an open gate on the north side.

There are two swing sets. One is in the southeast area of the park with 3 seats, although 1 seat is missing. The second is in the east central area of the park with 4 seats, although 3 seats are missing.

Two small child play structures are in the northeast and north central areas of the park. Additionally, there is a teeter-totter and a spring tilting "animal" to ride. The two small child play structures should be renovated to be ADA compliant, enlarged and provided with permanent benches and/or picnic tables around the structures.

The little league baseball field occupies the east end of the park and is completely enclosed with chain link fencing. It includes a chain link backstop, two permanent team benches and two bleachers. Behind the right field chain link fence (approximately 3 feet high) is a single family detached dwelling at 797 Yamhill Street NE. Behind the right-center field chain link fence (approximately 3 feet high) is a single family detached dwelling at 222 Balm Street NE. Behind the center field chain link fence (approximately 3 feet high) is a grassy area between the fence and the back property line of a single family dwelling with a 6 foot high wood fence erected by the property owner at 246 Balm Street NE (southwest corner of Balm and Sherman Streets). Behind the left field chain link fence (approximately 3 feet high) is an open grassy area extending to Sherman Street NE. It is not dedicated to a particular recreational use.

An 11 foot by 24 foot picnic building with a 35 foot wide by 55 foot long covered area with 10 picnic tables is in the north central area of the park. The picnic shelter includes two barbeque stands. A small dumpster is adjacent to the shelter.

A non-ADA compliant 12 foot by 19.5 foot concrete block bathroom is near the picnic building in the north central area of the park. An ADA accessible "Best Pots" porta-potty is nearby along the north boundary of the park. This temporary ADA accessible porta-potty should be replaced with a permanent ADA accessible bathroom.

A 20 foot by 30 foot storage building is also near the picnic shelter.

A driveway drop on Sherman Street allows park maintenance vehicles to access to the park.

Along a portion of the south park boundary are alternating large rocks and 2 foot by 3 foot concrete blocks.

A concrete sidewalk runs along the north boundary of the park along Sherman Street. There is no sidewalk along the south boundary of the park along Yamhill Street.

The park is Tax Lot 1400 on Assessor's Map 5, 6, 35AA and Tax Lot 4600 on Assessor's Map 5, 6, 35AB.

Features:

- A wide range of active recreation facilities, e.g., baseball, skatepark, basketball.
- Picnic shelter with tables, bathrooms, and trash containers.
- Young child play structures.
- Easy access to the park via sidewalks and streets from neighborhood.
- Only fully developed city park in the city.

Key Deficiencies:

- Abuts single family dwellings to the west and east.
- Limited on-site parking, although parking along Yamhill and Sherman Streets is available.
- No drinking fountains.
- Permanent benches and/or picnic tables near the small child play equipment are needed for parents to sit down.
- The skate park was constructed in 1997 and is exhibiting deferred maintenance. It needs to be renovated and expanded.
- Missing seats on the two swing sets need to be replaced.
- Renovate the existing permanent bathrooms to be ADA accessible, or demolish the building and rebuild with an ADA accessible bathroom.
- Renovate the kitchen and covered picnic area to be ADA accessible.
- Provide a concrete paved sidewalk along the Yamhill Street right-of-way from Oak Street on the west to Balm Street on the east.

### **South City Park (Fishing Pond)**

South City Park is 23 acres (11.7 acres developed) with a fishing pond and a 24 foot by 24 foot covered fishing area for disabled fishers with a 75 foot long sidewalk from the 2 concrete handicapped parking spaces in the parking lot. Two porta-potties ( one is handicapped accessible) are on the site as is a drinking faucet and faucet to wash off shoes. Two dog waste bag dispensers and garbage cans are on the site.

The park is south of Highway 18 on the east side of Ballston Road (Bridge Street). The gravel entrance and driveway includes a chain link automatic sliding gate with wire cable fencing on each side. The Federal Correctional Institution (FCI) abuts the park to the south up the hill. There is no vegetative screening of the prison from the park. The city lagoons are to the east. Green Crest Memorial Park (cemetery) abuts to the west.

The bermed pond is the site of the city's annual fishing derby. It is stocked by the Oregon Department of Fish and Wildlife.

City water and sewer are available to the site in Ballston Road, but only a water line extends into the property.

The park occupies a portion of Tax Lot 600 on Assessor's Map 5, 6, 35.





Features:

- Fishing pond.
- Covered concrete pad for disabled fishers.
- Large area around the pond suitable for future pedestrian/bike path.
- Large gravel parking area can accommodate many vehicles.

Key Deficiencies:

- An ADA compliant permanent bathroom is needed. The current ADA accessible rented porta-potty is inadequate.
- There is limited access to the pond due to soft edges. Two ADA compliant docks are needed to allow greater accessibility for wheelchairs, young children and the elderly to fish.
- The site's large size, 23 acres, is sufficient to accommodate pedestrian and bicycle trails, but no such trails exist. A pedestrian and bicycle trail system is needed to allow greater accessibility for wheelchairs, young children and the elderly to the upland areas of the park.
- A small child play structure is needed with benches and/or picnic tables nearby.
- The driveway and parking area is gravel, rather than paved.
- A vegetative screen on the southern portion of the site, not near the prison fence, is needed to screen the prison from the park.



## **Chester Moore Park**

Chester Moore Park is a 0.13 acre (5,800 square foot) undeveloped park along the south bank of the South Yamhill River immediately east of the Green Bridge (Bridge Street over the South Yamhill River). The property extends into the river. The park is in the 100-year floodplain and in the floodway. In 1976 or 1978 the property was leased to the city for no cost for 99 years. Access is on the south side of the park through the Select Market parking lot. No easement exists over the parking lot to allow users to move from the public sidewalk along S. Bridge Street to the park. A chain link fence is along the south side of the park at the top of the bank where the Select Market parking lot is located. A concrete stairway extends from a gate in the chain link fence along the south edge of the park (north edge of the parking lot) down to the upper floodplain terrace in the park.

The park is Tax Lot 12000 on Assessor's Map 5, 6, 34AA.

### Features:

- Riverfront park with a riverine terrace and some mature trees.
- Provides riparian habitat.
- Concrete stairway down to the upper floodplain terrace.

### Key Deficiencies:

- Size and location in the floodplain and floodway are not conducive to permanent park facilities. It is not uncommon for the park to be under water during high water levels in the winter.
- No easement over the Select Market private property to access the park.
- No parking on or near the park on public property.

## **Hebert Memorial Plaza**

Hebert Memorial Plaza is a 0.07 acre (3,254 square foot) park in the first block south of the South Yamhill River on the west side of S. Bridge Street. It is a brick and wood plank floor supported by wooden posts that was constructed by volunteers. It includes 2 old-fashioned light poles with hanging flowers, 3 octagonal wood picnic tables, 4 benches, a deciduous tree coming up through a hole in the plank floor, a planter box and an approximately 15 foot tall open frame kiosk with a clock. The deck is at the level of the sidewalk on S. Bridge Street. The wooden deck and support posts may need replacement. The building to the north includes a wall mural on its south wall which provides visual interest to those in the park. The south edge is a solid wood fence/wall that encloses the plaza.

The park is Tax Lots 12200 and 12300 on Assessor's Map 5, 6, 35BA.

### Features:

- The deck provides a convenient and accessible urban pocket park on one of the city's two main commercial streets in the downtown area.
- It is a human scale oasis in the downtown area.
- Accessed via the sidewalk on S. Bridge Street.
- Parallel parking on S. Bridge Street.

### Key Deficiencies:

- The wood deck and wood posts need replacement. Such replacement could be considered as part of a determination whether the park as it exists should be replaced.

- No bathroom facilities.
- No parking on-site.



## Veterans Memorial Park

Veterans Memorial Park is a 0.27-acre (11,794 sq. ft.) undeveloped site at the south end of Florence Street on the south side of W. Main Street. It is south of W. Main Street, west of Florence Street and north of the South Yamhill River. It is owned by the City of Sheridan. Only about 30 percent of the site (3,518 square feet) is useable as the remainder of the site is a steep downslope to the river. It was acquired on August 26, 2013 when the city traded a small city owned non-useable skinny lot on Sherman Street to the Paay Revocable Trust for the W. Main Street site. This park is a recent effort by the city, the community and the Oregon Veterans Motorcycle Association to provide a quiet contemplative site as a memorial for all veterans.

The memorial structure will be on the upland portion of the site outside the National Flood Insurance Program's Floodway boundary. A site plan has been created and fund raising has been initiated. Pedestrian access will be via the 8 foot wide pedestrian/bicycle path on the south side of W. Main Street. Parallel parking is available along the south side of W. Main Street.



The site is buffered to the east by the 60 foot wide unimproved Florence Street right-of-way which runs down to the river. East of the right-of-way is a single family dwelling.

The park is Tax Lot 7800 on Assessor's Map 5, 6, 34AA.

Features:

- River frontage with riparian vegetation.
- Access via an 8 foot wide sidewalk W. Main Street.

Key Deficiencies:

- About 70% of the site is in the floodway, thus the memorial structure will be on the approximately 30% of the site between the floodway boundary and the north property line along W. Main Street.

## **Morgan Street Site**

The Morgan Street Site is a 1.30 acre (56,628 square foot) area composed of 3 city owned properties. It has about 200 feet of frontage on the South Yamhill River. The site is on the east side of Morgan Street (one block west of S. Bridge Street) and runs northerly to the South Yamhill River. The site includes an older house and garage on the west side with access off of Morgan Street.



The site could become a park, or it could be a paved parking lot to support downtown businesses, or it could be sold and developed in accordance with the city's Commercial Zone for the property. Because the entire area is in the 100-year floodplain and the northern portion is in the Floodway, for this Plan it is assumed the city will retain ownership and the southern one-half (0.65 ac.) will be developed for downtown parking and the northern one-half (0.65 ac) with its approximately 200 feet of river frontage will be open space with the possibility of picnic tables and barbeque stands on top of the upper bank (not on the lower terrace in the floodway).

The site is Tax Lots 13200, 13300 and 13400 on Assessor's Map 5, 6, 35BA.

Features:

- Frontage on the South Yamhill River providing pedestrian access to the river.
- Accessed via Morgan Street SW.

Key Deficiencies:

- The cost to develop in the Floodway on the northern portion prevents developing park facilities in the Floodway.
- Morgan Street is not improved to city standards and should be improved as development occurs.
- No stairway or ramp connection to the west (back) end of Hebert Memorial Plaza to the site due to a difference in elevation of the ground on the Morgan Street Site and the deck on the Plaza.

## **Orchard Street Park**

Orchard Street Park is a 10-acre undeveloped and un-named site donated to the city by the Hampton Lumber Company in 2001. The donation included a condition that the property be used for recreation.

The intent of the donation was that the site be used for recreation and the city and local youth sports groups have considered it as a site for little league baseball/softball fields and soccer fields. The site's flat topography is conducive to such a use, but about 25% to 30% of the site is affected by wetlands. In the early 2000's RHEA Environmental Consulting of Aloha, Oregon prepared a report regarding the site and its wetland area. A fill/removal permit application was submitted and approved (Corps of Engineers application #2000-00838). The city was working with the Tri-City Little League, but funding became an issue and no facility was built.

The property can still be developed with youth sports facilities, but the wetland review and approval process would need to be re-started.

The site is in the western portion of the city about 1,400 feet north of W. Main Street. Orchard Street extends northerly from W. Main Street to the site, but it is not improved and about 1,200 feet north of W. Main Street the right-of-way ends for 170 feet due to the city vacating the ROW in 1996 per Ordinance 1996-03. The 170 foot long vacated area is where a grass airfield runway runs east-west. It is not expected the city would be able to reacquire the 170 feet of vacated right-of-way.

Future access to the site is from Richard Street (40 foot wide right-of-way) and other unnamed 40 foot wide public rights-of-way extending from Richard Street westerly to the site. The city's standard right-of-way width for local streets is 50 feet. Richard Street is about 1,300 feet east of the site and is improved with a gravel surface. The other public rights-of-way from Richard Street to the site are

unimproved and were dedicated to the city as part of the city vacating the 170 foot segment of Orchard Street.

The site is about 2,000 feet west “as the crow flies” from the northwest residential neighborhood in the area of the Blair/Viola intersection, and it is separated from the neighborhood by land designated on the Sheridan Comprehensive Plan Map for future industrial uses. It may be beneficial if the site could be traded or exchanged for another site closer to the existing northwest neighborhood in the area of the Blair/Viola intersection or in the area of the future Blair/Western intersection.

City sewer and water are not available to the site. They are in W. Main Street to the south. Blair Street is designated in the Sheridan Transportation Systems Plan to be extended from its current terminus at Viola Street to the west to Western Street, Richard Street and finally to Rock Creek Road. The extension may run along the site’s southern property line. When it is extended it will have water and sewer lines in the right-of-way and they could service the park site.

The park is Tax Lot 1491 on Assessor’s Map 5, 6, 27.

Features:

- Vacant property awaiting development as a park.
- Large size suitable for multiple little league baseball/softball and/or soccer facilities.

Key Deficiencies:

- About 25% to 30% of the site is affected by wetlands.
- Unimproved public rights-of-way provide only access to the site.
- It may be possible for the site to be the subject of a trade for another site suitable for park land, but such a transaction would require resolution of the condition requiring it be used for recreation.
- The site is isolated. It is not near any current residential development.

## **West Main Street Site**

The W. Main Street Site is a 17.52 acre undeveloped and un-named site donated to the city in 2012 with no conditions as to future use. The site is outside the city limits and urban growth boundary on the north side of W. Main Street and about 2,000 feet west of Rock Creek Road. Rock Creek runs through the extreme eastern portion of the site. The abutting property to the east is the McFarland Cascade facility (formerly Pacific Wood Preserving of Oregon).

The site’s flat topography is conducive to a recreational use, but about 30% of the south and eastern portion of the site is in the 100-year floodplain.

The site’s flat topography and the lack of restrictions on the site’s use by the donator, combined with Yamhill County zoning the property Industrial, make the site a potential development site for industrial uses. This Plan assumes the city would apply to Yamhill County to change the Yamhill County Comprehensive Plan Map designation from Industrial to Public, and change the zone from Industrial to Public Facility, and develop the site for youth sports, such as soccer fields with picnic facilities on the east side on the bank of Rock Creek. An alternative disposition of the site would be to sell it.

The site is Tax Lot 900 on Assessor’s Map 5, 6, 33.

Features:

- Frontage on W. Main Street (Highway 18-B) providing good visibility to the site.
- Access to the site would be via W. Main Street (Highway 18-B).
- Large size.
- A portion of Rock Creek on the extreme eastern portion affords a natural feature for picnic uses.
- Could be a recreation site or an industrial use.

Key Deficiencies:

- About 30% of the site is in the 100-year floodplain.
- The site is isolated at the west end of the city and is outside the city limits and urban growth boundary. It is not near any current or planned residential development.
- The Yamhill County Zone on the property is Industrial which does not allow public parks and recreation facilities.
- There is no city sewer or water service to the site. The nearest services are in Rock Creek Road and Main Street east of Rock Creek Road.

### **West Main Riverside Site – West Property**

The W. Main Riverside Site (West Property) is a 5.66 acre undeveloped and un-named site purchased by the city for open space and watershed protection purposes. The property is in the floodway and floodplain and is intended for open space uses or passive recreation. The site is in the western portion of the city on the south side of W. Main Street and about 2,500 feet west of Rock Creek Road. The property is on the north and south sides of the South Yamhill River.

The site is Tax Lot 1300 on Assessor's Map 5, 6, 33.

Features:

- Frontage on W. Main Street (Highway 18-B).
- Access to the site would be via W. Main Street (Highway 18-B).
- Large size that is long and narrow running along the South Yamhill River providing about 1,300 feet of river frontage on the north bank.
- The South Yamhill River runs through it.

Key Deficiencies:

- Given the floodway, the site is not conducive to park and recreation buildings, although a bike/pedestrian path and parking is possible.
- The reason for purchasing the property was watershed protection, thus active park and recreation structures such as swing sets, buildings such as picnic shelters, and team sports facilities are not suitable on this site.

### **West Main Riverside Site – East Property**

The W. Main Street Site (East Property) is a 13.67 acre undeveloped and un-named site donated to the city in 2012 with no conditions as to future use. The property is in the floodway and floodplain and is intended for open space uses or passive recreation. The site is in the western portion of the city on the south side of W. Main Street and about 500 feet west of Rock Creek Road. The property is on the north and south sides of the South Yamhill River.

The site is Tax Lot 700 on Assessor's Map 5, 6, 33.

Features:

- Frontage on W. Main Street (Highway 18-B) at the NW corner of the property.
- Access to the site would be via W. Main Street (Highway 18-B).
- Large size providing about 1,300 feet of river frontage.
- The South Yamhill River runs through it.

Key Deficiencies:

- Given the floodway, the site is not conducive to park and recreation buildings, although a bike/pedestrian path and parking is possible.
- The reason for purchasing the property was watershed protection, thus active park and recreation structures such as swing sets, buildings such as picnic shelters, and team sports facilities are not suitable on this site.

## Summary of Park Acreages

Table 4-1 lists each site, its acreage, square feet, whether it is developed and its classification.

**Table 4-1. Park Acreages, 2014**

Park Name	Acres	Square Ft.	Developed	Classification	Comments
City Park	4.32	188,496	Yes	Neighborhood	The city's main park
South City Park	23.0	1,001,880	Yes, 11.7 ac developed	Community	Bermed fishing pond with open space around
Chester Moore Park	0.13	5,800	No	Mini-park	Floodway
Hebert Memorial Plaza	0.07	3,254	Yes – Brick and wood deck	Mini-park	Urban oasis
Veterans Memorial Pk.	0.27	11,794	No	Mini-park	Fund raising underway as of 1/1/14
Morgan St. Site. One-half of area for park & one-half for downtown parking	1.30 (0.65) (0.65)	56,132 (28,314) (28,314)	No, except for house & garage on west side along Morgan	NA	Possible riverside park or economic development
Orchard St. Park	10.00	435,600	No	Community	Baseball
W. Main Street Site	17.52	7,631,712	No	NA	Possible recreation use or econ devel
W. Main Riverside -- West Property	5.66	246,549	No	Open space	Watershed protection
W. Main Riverside -- East Property	13.67	595,465	No	Open space	Watershed protection
TOTAL	75.28				
TOTAL DEVELOPED	16.09				
TOTAL UNDEVEL'D	59.19				

Source: City of Sheridan

## School District Facilities

Sheridan School District facilities offer the potential for a partnership between the district and the city to share recreation amenities. Sharing school facilities is an efficient and cost-effective way to expand recreational opportunities for residents, as they may serve many of the same functions as neighborhood parks.

The Sheridan High School is approximately 28 acres in the 400, 500 and 600 Blocks of S. Bridge Street. It includes 2 tennis courts, a track, football field, baseball field, softball field and gymnasium.

The Chapman Elementary School is about 14.15 acres in the 300 and 400 Blocks of Cornwall Street SW. It has two chain link baseball/softball backstops, an outdoor covered play area, small child play structures and a large grass open space area that serves the city's children during non-school hours. Partnering with the School District may offer the City of Sheridan the opportunity to expand recreational, social and educational opportunities in an efficient and cost effective manner.

## Yamhill County Facilities

The nearest Yamhill County park is Stuart Grenfell Park at the corner of Highway 18 and Harmony Road, about 3 miles west of Sheridan. The Yamhill County Parks and Recreation brochure describes the park as having maple, cottonwood and ash trees providing a lovely setting for a picnic with easy access to Mill Creek. The activities and facilities include fishing, barbeque grills, picnic tables and restrooms. It is not known how often Sheridan residents use this park.

Deer Creek Park is northeast of the city off of Highway 18 on Gopher Valley Road. It is about 8 miles from Sheridan. The Yamhill County Parks and Recreation brochure describes the park as a nature lover's delight with the largest wet prairie ecosystem in the lower Willamette Valley. The tall grass prairie attracts regional attention each spring when camas and other native wildflowers burst into bloom. The park is at the confluence of Cronin Creek and Deer Creek. It is one of the County's finest parks. A grove of old Oregon Ash shades picnickers. The activities and facilities include an environmental study area, barbeque grills, picnic tables, restrooms and viewing area. It is not known how often Sheridan residents use this park.

## Park Classifications

Park classifications serve as guidelines to evaluate the current park system and future needs. The classifications were developed by the National Recreation and Parks Association (NRPA). In using these guidelines, function was considered a more important factor than size.

Table 4-1 shows park facilities in the Sheridan area by classification, area, and ownership.

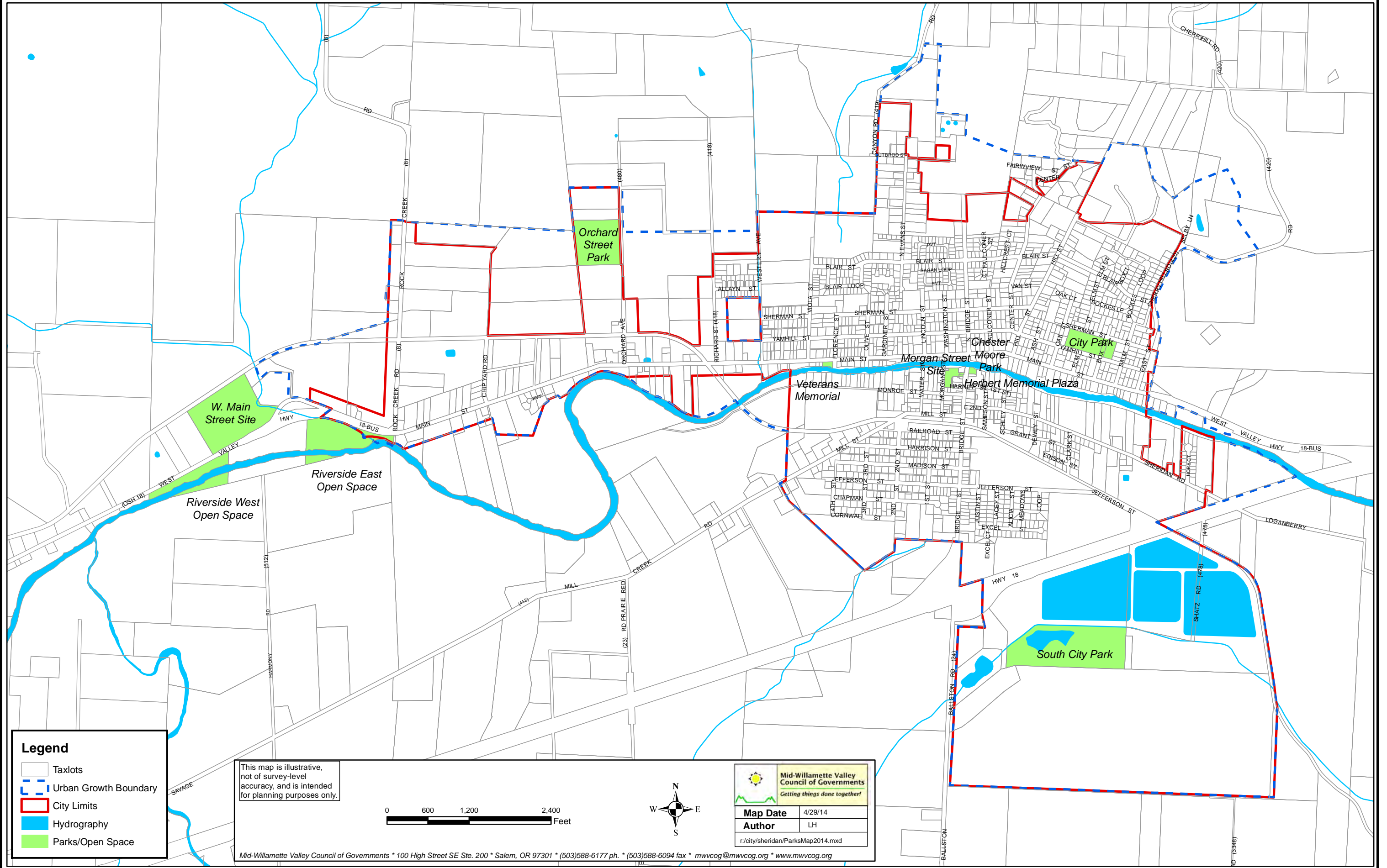


**Table 4-1. Sheridan Park Classification System**

Type of Facility	Definition	Benefits & Function	Size Criteria	Service Area	Design Criteria	Existing Parks of This Type	
						Name	Acreage
Mini-Parks	Mini-parks offer open space within neighborhoods, providing passive or limited active recreational opportunities. Mini-parks may simply be open lots within neighborhoods or may be more developed with a limited number of amenities. These should be accessible by sidewalks, trails, or low-traffic residential streets.	Mini-parks provide a balance between open space and residential development. They offer opportunities for passive recreation and/or limited active recreation for neighboring residents. Mini-parks add activity and character to neighborhoods and may be an appropriate space for neighborhood gatherings.	0 - .75 acres	¼ mile or less	Mini-parks may offer low-intensity facilities such as benches, picnic tables, multi-purpose paved trails, landscaping, and public art. If the mini-park also offers active recreation, it may include children’s play areas, community gardens, and a limited number of sports courts.	Moore Park.	0.13
						Hebert Memorial Plaza.	0.07
						Veterans Memorial.	0.27
						Morgan Site.	0.65
Neighborhood Parks	Developed neighborhood parks offer accessible recreation and social opportunities to nearby residents. These should be accessible by sidewalks, trails, or low-traffic residential streets. Neighborhood parks accommodate the needs of a wide variety of age and user groups.	Neighborhood parks provide access to basic recreation activities for nearby residents of all ages; contributes to neighborhood identity and a sense of place.	.75 – 5 acres	¼ - ½ mile	Neighborhood parks should also include passive recreation opportunities, such as children’s play areas, sports courts and fields, picnic facilities, public art, open turf areas, swimming pools, sitting areas, landscaping, community gardens, restrooms, and pathways. Security lighting and off-street parking may be provided if necessary.	City Park.	4.32
Community Parks	Community Parks provide a variety of active and passive recreational opportunities for all age groups. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group activities as well as facilities for individual	Community parks provide a variety of accessible recreation opportunities for all age groups. They also provide educational opportunities, serve recreational needs of families, preserve open spaces and landscapes, and provide opportunities for community social activities	5 - 50 acres	½ - 5 miles	In addition to amenities offered at neighborhood parks, community parks may also offer sports facilities for large groups, amphitheaters, group picnic areas, botanical gardens, event space, interpretive facilities, and community centers. Higher quality children's play areas may be provided to create a family play	South City Park (pond)	23.00
						Orchard St	10.00
						W. Main.	17.52

	and family activities. Community parks also preserve open spaces and unique landscapes.	and events. These can serve as a community focal point.			destination.		
School Parks	School Parks may be established through a relationship with the school district which allows neighboring residents to use school grounds during non-school hours. These can serve many of the same functions as Neighborhood Parks.	School Parks offer an opportunity to expand recreational, social, and educational opportunities in an efficient and cost effective manner.	Varies	Determined by location of school district property	School Parks offer varying amenities such as children's play areas, open turf, sport courts and fields, running tracks, benches, picnic tables, landscaping, and multi-purpose trails.	Chapman School  Sheridan High School	14.00  28,00
Beach or River Parks	Beach and/or River Parks offer residents of the whole community access to these natural resource areas. These parks may or may not be located in close proximity to residential areas. These parks should be accessible by sidewalks, trails, and streets.	Beach and/or River Parks offer unique opportunities to connect residents to the natural features of the area. These contribute to community character and create a sense of place.	Varies	Determined by location of natural areas	Beach and/or River Parks should offer passive recreation opportunities such as sitting areas, picnic tables, wildlife viewing, trails, and landscaping if appropriate. These parks should also offer access to the beach and/or river's edge to provide opportunities for activities such as fishing, swimming, and boating.	None	NA
Trails and Connectors	A public access route for commuting and trail-oriented recreational activities, includes sidewalks, bikeways, multi-use trails and paths. These emphasize safe travel for pedestrians to and from parks and around the community.	Provides opportunities for connections between park facilities and neighborhoods, trail-oriented activities, and reduces auto-dependency.	Width of trail and right-of-way depends on intended use and location	Determined by location of trails and park facilities	A variety of pathway types are needed to accommodate activities such as walking, running, biking, dog walking, rollerblading, skateboarding, and horseback riding. Trails may be located within parks or be designed as part of the citywide transportation system. Each type of trail should be designed to safely accommodate users, and meet recognized design standards.	None	N/A

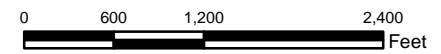
# City of Sheridan Parks and Open Space Map, 2014




**Legend**

- Taxlots
- Urban Growth Boundary
- City Limits
- Hydrography
- Parks/Open Space

This map is illustrative, not of survey-level accuracy, and is intended for planning purposes only.




**Mid-Willamette Valley Council of Governments**  
*Getting things done together!*

<b>Map Date</b>	4/29/14
<b>Author</b>	LH
r/city/sheridan/ParksMap2014.mxd	

# Chapter 5

## Proposed Park Improvements

This chapter describes proposed improvements to the existing city park system. The improvements were identified by city staff and by the Sheridan Planning Commission. The improvements are oriented toward improving existing developed parks and constructing little league baseball and softball fields and soccer fields. There is a need to provide parks on the north and south sides of the South Yamhill River, provide a park in the northwest residential area, and provide amenities that appeal to a variety of user groups to create a greater sense of community within Sheridan.

The 2014 Parks Development Plan prioritizes the projects and anticipates the City Council, as part of the annual fiscal year budgeting process, will review the list and direct staff to construct the projects funded by the Parks System Development Charge fund or to pursue grant opportunities to fund the projects. It is anticipated staff will evaluate the projects as to cost, need, benefit-for-the-buck, time to install and other factors. The recommended projects may be focused on one park or projects for several parks may be funded.

The following are general findings and statements of support for the Sheridan Parks Development Plan.

1. A significant amount of the new residential development since 1990 was in the north and northwest portion of the city, but the northwest residential area has no park. The concept of individual subdivisions dedicating one or two lots to the city for a park should not be used to meet the city's needs. The per-acre cost of maintenance is high for small parks, and few activities can occur in small parks. The 10 acre Orchard Street Park site is about 2,000 feet west "as the crow flies" of the northwest residential neighborhood and it could be the site of little league baseball/softball fields and soccer fields, but such fields would be more appropriately located abutting or near the northwest residential neighborhood in the area of the intersection of Blair and Viola Streets or Blair and Western Streets. The Orchard Street site is encumbered with wetlands and is accessed via unimproved rights-of-way. It would be beneficial if the site could be traded or exchanged for another site closer to the northwest residential neighborhood.
2. The South City Park is a large area, but it does not include many facilities. The city should take advantage of the large site and provide facilities for the neighborhoods on the south side of the South Yamhill River.
3. There are many types of facilities at City Park, but maintenance is needed. The swing sets should be repaired and benches for parents should be provided at the two small child play equipment areas. The skate park should be rehabilitated. Other maintenance and renovated facilities are needed.
4. The only city-owned little league baseball/softball facility is not sufficient and more baseball/softball and soccer fields are needed. The city should work with local youth sports groups to construct a facility for little league baseball/softball fields and soccer fields.

The proposed improvements are listed below for each park. The lists are not in a priority order. The proposed improvements provide the framework for the 2014 Capital Improvement Program described in Chapter 6.

# Proposed Improvement Projects by Park

## City Park

1. Two additional permanent benches and/or picnic tables at each of the two small child play structure locations for parents and grandparents to sit down while they watch the children play. Currently, there are no benches or picnic tables around the structures. The benches and/or picnic tables are not costly and would provide an immediate benefit to the community.
2. Update to meet ADA accessible standards, and expand the two current small child play structures. Ensure safety standards are met.
3. Repair the two swing sets to replace the missing seats.
4. Rehabilitate and renovate the existing skate park.
5. Remodel the existing permanent non-ADA accessible bathroom or construct a new permanent ADA accessible restroom facility.
6. Renovate the existing kitchen and covered picnic area to be ADA accessible and energy efficient.
7. Install one drinking fountain in the area between the skate park and the covered basketball structure and one in the area of the little league field.

## South City Park (Fishing Pond)

1. Add one ADA accessible small child playground structure with two permanent benches and/or picnic tables around it.
2. Add an ADA accessible pedestrian/bicycle trail around the pond.
3. Add permanent ADA accessible restroom facilities.
4. Add two ADA accessible docks to allow handicapped fishers, children and the elderly to overcome the soft bank around the pond.
5. Add vegetative screening on the south portion of the site to screen the prison from the park. The screening should be trees that are not close to the prison fence and that are limbed-up as they grow to allow prison authorities a visual field of view under the trees. The details are to be determined as part of a park master plan for the site.
6. Master park plan for the site.

## Chester Moore Park

Chester Moore Park is a riverfront pocket park with no on-site parking and no easement over the privately owned Select Market property to access the park. No improvements are set forth at this time.

Initiate contact with the Select Market property owner to discuss obtaining an easement over the property to access Chester Moore Park.

## **Hebert Memorial Plaza**

This pocket park is constructed of brick and wood decking supported by wood posts and is in need of renovation.

1. Repair or replace posts and planks as needed.
2. Repair lights as needed.

## **Veterans Memorial Park**

The fund raising effort started January 1, 2014. The memorial structure will be selected by a local group working with the Oregon Veterans Motorcycle Association. No improvements are listed in this Plan.

## **Morgan Street Site**

This site with about 200 feet of river frontage is owned by the City of Sheridan. It is not clear at this time what the site should be used for, but it is assumed the northern riverfront portion will be open space with the possibility of picnic tables along the top of the bank and the southern portion will be developed for paved parking to support the downtown businesses.

1. Four picnic tables.
2. Four barbeque stands.
3. Improve the public right-of-way leading to the river front area. The cost for this off-site item is not included in the capital improvement plan in Chapter 6.

## **Orchard Street Park**

This 10 acre property is owned by the City of Sheridan. It could provide a significant park facility.

1. Master park plan for the site if the site is to be retained by the city for park purposes.
2. Little league baseball/softball fields.
3. Soccer fields.
4. Frisbee golf around the perimeter of the site.
5. Small child play structures.
6. Kitchen and covered picnic area.
7. Permanent ADA accessible restroom facilities.

8. Off-site improvements to construct a street in the public rights-of-way leading to the site and construct sewer, water and storm drainage facilities to serve the site. The cost for these off-site items is not included in the capital improvement plan in Chapter 6.

### **West Main Street Park**

This 17.52 acre site is owned by the City of Sheridan. It was donated to the city with no conditions as to future use. It is not clear at this time what the site should be used for. Possible uses are a park or it could be sold for industrial development. This Plan assumes it will be used for youth sports fields such as soccer and/or little league baseball/softball.

1. Master park plan for the site if the site is to be retained by the city for park purposes.
2. Three soccer fields with adequate parking.
3. Four picnic tables along the east side on the bank of Rock Creek.
4. Four barbeque stands along the east side on the bank of Rock Creek.
5. Off-site improvements to Highway 18B for turning lanes to access the site, and for sewer and water lines to serve the site. The cost for these off-site items is not included in the capital improvement plan in Chapter 6.

### **West Main Riverside Sites – West Property and East Property**

These two sites have river frontage. The city accepted the west site as a donation with no conditions as to future uses, but the city's intent was to protect the South Yamhill River watershed. The city purchased the east property with the intent to protect the South Yamhill River watershed. It is intended that these sites remain in a natural condition with few, or no improvements. At this time it is anticipated that any improvements would be a small parking lot or a pedestrian/bicycle path at each site.

1. Ten-space paved vehicle parking lot.
2. Pedestrian/bicycle path.

# Chapter 6

## Capital Improvement Program

An important component of a parks master plan is the capital improvement program (CIP). The CIP gives the estimated costs of projects that should be implemented to work towards the goals and policies developed through the planning process. This chapter provides a framework for implementing improvements and additions to the park system for a specified time frame, five years. A capital improvement program details the cost of specific park improvements and prioritizes projects. The intent is to provide the city with a capital-budgeting tool that identifies costs, potential funding sources, and priorities.

The CIP reflects community priorities and resources. City staff and the Sheridan Planning Commission developed the list of potential projects and improvements to existing parks. The CIP rates projects as high, medium, or low priority. High priority projects should be addressed in years 1 and 2, medium projects addressed in years 2 to 4, and low priority projects addressed in years 4 and 5.

### Capital Improvement Projects by Park

Table 6-1 displays the proposed capital improvement projects for each city-owned park. The projects are intended to meet community needs. Each project is ranked as high, medium, or low priority, and a cost estimate is given with the source of the estimate.

The capital improvement program includes estimated costs for the improvements presented in Chapter 5. Many of the estimated costs were determined by using the costs set forth in recently adopted parks development plans in other cities. Some estimates are based on recent purchases by Sheridan.

Total costs for each park in Tables 6-1 and 6-2 represent an estimated range of costs for the capital improvement projects for the next five years. Because there is a great deal of variation in prices, and prices were unavailable for some projects, it is recommended the city consult with suppliers and contractors to obtain current construction estimates before beginning these projects. Total costs for system-wide projects and new parks and amenities were estimated on a “ball park” basis because some details, quantities, sizes, and location of amenities have not yet been determined. Price ranges are listed for these projects to give the city a general estimate when deciding what capital improvement projects to undertake. A Master Plan for each park has not yet been prepared and adopted by the City Council. When a Master Plan is prepared for each park, it will include updated costs.

The cost estimates do not include off-site improvements such as public streets, public sewer lines, public water lines and public storm drain facilities that would be needed to serve each site.

### Priority Facilities

The priorities listed in Table 6-2 result in several items with a “high” priority (years 1 and 2). The costs for the “high” priority items are significant and cannot be supported in just one fiscal year or even two. Therefore, overall, funds should be expended on items that will provide immediate recreational opportunities to the city's residents.



The high priority items in order are:

1. City Park: Repair small swing set and large swing set.
2. City Park: Expand the two small child play structures and meet safety and ADA requirements.
3. City Park: Add 2 benches or 1 picnic table at each of the two small child play structures.
4. City Park: Remodel existing restroom to be ADA compliant.
5. Prepare a Park Master Plan for the South City Park showing items set forth below and other items identified during the Master Plan process.
6. Prepare a Park Master Plan for the Orchard Street Park showing items set forth below and other items identified during the Master Plan process. A new Park Master Plan is needed due to the additional elements included below. This task would include renewing the wetlands mitigation permit.

A summary of the recommended improvements from Chapter 5 for each park follows.

## **City Park**

- 1a. Two benches, or one picnic table, at the west small child play structure.
- 1b. Two benches, or one picnic table, at the east small child play structure.
- 1c. Two benches, or one picnic table, at the small swing set.
- 1d. Two benches, or one picnic table, at the large swing set.
2. Expand the two small child play structures and update them to be ADA accessible and to meet national safety standards.
- 3a. Repair the small swing set to make all the seats operational.
- 3b. Repair the large swing set to make all the seats operational.
4. Expand the skate park and renovate the existing portion of the skate park.
5. Remodel the existing permanent non-ADA accessible bathroom, or construct a new permanent ADA accessible restroom facility.
6. Renovate the existing kitchen and covered picnic area to be ADA accessible and energy efficient.
7. Install one drinking fountain in the area between the skate park and the covered basketball structure, and one in the area of the little league field.

## **South City Park (fishing pond)**

1. Park Master Plan showing Items 2 – 6 and other items identified during the Park Master Plan process.
2. One medium size small child play structure.
3. Two benches, or one picnic table, at the medium size small child play structure.
4. ADA accessible pedestrian/bicycle path around the fishing pond.
5. Permanent, vandal-resistant ADA accessible restroom building.
6. Two ADA accessible docks to allow handicapped fishers, children and the elderly to overcome the soft bank around the pond.

## **Chester Moore Park**

1. Initiate contact with Select Market property owner to discuss obtaining an easement over the property to access Chester Moore Park.

## **Hebert Memorial Plaza**

1. Repair or replace posts and planks as needed.
2. Repair old style lights as needed.

## **Veterans' Memorial Park**

1. Fund raising began January 1, 2014 and it is expected the funding goal will be achieved. If, however, some funding is required from the city, the City Council may determine that contributing funds is appropriate.

## **Morgan Street Site**

1. Four picnic tables.
2. Four barbeque stands.
3. Off-site improvements to Morgan Street and any needed off-site improvements for public water, sewer and storm drainage to serve the site are not included in the CIP.

## **Orchard Street Park**

1. Park Master Plan showing Items 2 – 8 and other items identified during the Park Master Plan process.
2. Two little league baseball/softball fields including typical support items such as backstops, fencing, drinking fountains, bleachers, concession stand, trash receptacles, bicycle racks and on-site parking and drive aisles.
3. One young child small soccer field.
4. Frisbee golf course around the perimeter of the site.
5. Small child play structure.
6. Kitchen and covered picnic area.
7. Two permanent ADA accessible bathroom facilities.
8. Off-site improvements to Richard Street and other public rights-of-way, and any needed off-site improvements for public water, sewer and storm drainage to serve the site are not included.

## **West Main Street Park**

1. Park Master Plan showing Items 2 – 6 and other items identified during the Park Master Plan process.
2. Three soccer fields including typical support items such as goals and netting, fencing, drinking fountains, bleachers, concession stand, trash receptacles, bicycle racks, and on-site parking and drive aisles.
3. Four picnic tables along the east side of the park near the bank of Rock Creek.
4. Four barbeque stands along the east side of the park near the bank of Rock Creek.
5. Two permanent ADA accessible bathroom facilities.
6. Possible off-site improvements to Highway 18B and any needed off-site improvements for public water, sewer and storm drainage to serve the site are not included.
7. The costs for a Comprehensive Plan Map, Zone Change and Site Development Review application to Yamhill County are not included.

## **West Main Riverside Site – West Property**

1. Ten space vehicle parking lot.

2. Pedestrian/bicycle path.

## West Main Riverside Site – East Property

1. Ten space vehicle parking lot.
2. Pedestrian/bicycle path

## Summary of Costs

Table 6-1 summarizes the low and high cost estimates for the recommended improvements for each park.

**Table 6-1. Five-Year Cost Estimates for Capital Improvement Projects for Parks and Recreation Facilities in Sheridan\***

<b>Park</b>	<b>Low</b>	<b>High</b>
City Park	\$38,000	\$68,000
South City Park	\$132,000	\$162,000
Chester Moore Park	0	0
Hebert Memorial Plaza	\$12,000	\$18,000
Veterans' Memorial Park	0	0
Morgan Street Park	\$1,600	\$2,400
Orchard Street Park	\$295,200	\$458,400
W. Main Street Park	\$161,600	\$232,400
W. Main Riverside - West	\$17,000	\$27,000
W. Main Riverside - East	\$17,000	\$27,000
<b>TOTAL ALL PARKS:</b>	<b>\$674,400</b>	<b>\$995,200</b>

\*The costs for off-site improvements such as public streets, water, sewer and storm drainage facilities to serve the sites are not included.

Table 6-2 shows the low and high cost estimates for each of the recommended improvements for each park (see following page).

**Table 6-2. Capital Improvement Projects. Costs, Priorities, and Funding Options by Park (High Priority = pursue in 1-2 years, Medium Priority = pursue in 2-4 years, Low Priority = pursue in 3-5 years)**

<b>Park</b>	<b>Capital Improvement Projects</b>	<b>Priority</b>	<b>Cost Estimate</b>	<b>Source of Cost Estimate</b>	<b>Funding Options</b>
<b>City Park</b>	2 benches or 1 picnic table at each of the 2 play structures & 2 swing sets	High	\$1,500- \$2,000	Other city recent purchase.	Parks budget, Donations, General fund budget, Grants
	Expand 2 small child play structures	High	\$10,000-\$20,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Repair small & large swing sets	High	\$500-\$1,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Expand skate park & renovate existing portion	Medium	\$10,000-\$15,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Remodel existing restroom to be ADA compliant	High	\$5,000-\$6,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Remodel existing kitchen to be ADA compliant and energy efficient	Medium	\$5,000-\$6,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Install 2 drinking fountains	Medium	\$6,000-\$8,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
<b>Total Cost:</b>			<b>\$38,000-\$68,000</b>		
<b>South City Park</b>	One medium size small child play structure & 2 benches/1 picnic table	Medium	\$5,000-\$7,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	ADA accessible pedestrian/bike path around pond	Low	\$7,000-\$10,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	2 permanent vandal-resistant ADA accessible restrooms	Medium	\$85,000-\$95,000	Other city recent purchase	Parks budget, Donations, General fund budget, Grants
	2 ADA accessible docks	Medium	\$20,000-\$30,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Park Master Plan showing items above and other items identified during the process	High	\$15,000-\$20,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
<b>Total Cost:</b>			<b>\$132,000-\$162,000</b>		
<b>Chester Moore Park</b>	Discuss easement with Select Market	Low	\$ 000-\$ 000	Staff estimate	NA
<b>Total Cost:</b>			<b>\$ 000-\$ 000</b>		
<b>Hebert Memorial Plaza</b>	Repair or replace posts and planks	Medium	\$10,000-\$15,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Repair old style lights	Medium	\$2,000-\$3,000	Staff estimate	Parks budget, Donations, General fund budget, Grants

<b>Park</b>	<b>Capital Improvement Projects</b>	<b>Priority</b>	<b>Cost Estimate</b>	<b>Source of Cost Estimate</b>	<b>Funding Options</b>
Total Cost:			<b>\$12,000-\$18,000</b>		
<b>Veterans' Memorial Park</b>	Possible contribution by city	Medium	\$ 000 - \$ 000	Staff estimate	Parks Budget, Donations, General fund budget, Grants
Total Cost:			<b>\$ 000 - \$ 000</b>		
<b>Morgan Street Site</b>	4 picnic tables	Low	\$800 - \$1,200	Staff estimate	Parks budget, Donations, General fund budget, Grants
	4 barbeque stands	Low	\$800 - \$1,200	Staff estimate	Parks budget, Donations, General fund budget, Grants
Total Cost:			<b>\$1,600 - \$2,400</b>		
<b>Orchard Street Park</b>	2 little league baseball/softball fields with typical support facilities	Low	\$50,000-\$100,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Gravel parking and gravel road to facility	Low	\$100,000-\$150,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	1 young child small soccer field	Low	\$10,000 - \$15,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Frisbee golf course around perimeter of site -- 18 hole	Low	\$2,000 - \$4,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Kitchen & covered picnic area	Low	\$30,000-\$60,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	2 permanent vandal-resistant ADA accessible pit toilets	Low	\$85,000-\$95,000	Other city recent purchase	Parks budget, Donations, General fund budget, Grants
	Park Master Plan showing items above & other items identified during the process & wetlands mitigation	High	\$15,000-\$30,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
Total Cost:			<b>\$295,200 - \$458,800</b>		
<b>West Main Street Park</b>	3 soccer fields with typical support facilities	Low	\$50,000- \$100,000	Staff estimate	Parks budget, Donations, General fund budget
	Gravel parking and gravel driveway	Low	\$10,000-\$15,000	Staff estimate	Parks budget, Donations, General fund budget
	4 picnic tables	Low	\$800-\$1,200	Staff estimate	Parks budget, Donations, General fund budget
	4 barbeque stands	Low	\$800-\$1,200	Staff estimate	Parks budget, Donations, General fund budget
	2 permanent vandal-resistant ADA accessible pit toilets	Low	\$85,000 - \$95,000	Other city recent purchase	Parks budget, Donations, General fund budget
	Park Master Plan showing items	Low	\$15,000-\$20,000	Staff estimate	Parks budget, Donations, General

<b>Park</b>	<b>Capital Improvement Projects</b>	<b>Priority</b>	<b>Cost Estimate</b>	<b>Source of Cost Estimate</b>	<b>Funding Options</b>
	above and other items identified during the process				fund budget
Total Cost:			<b>\$161,600 - \$232,400</b>		
<b>West Main Riverside Site -- West Property</b>	10 space gravel parking lot	Low	\$10,000 - \$15,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Pedestrian/bicycle path	Low	\$7,000 - \$12,000	Staff estimate	Parks Budget, Donations, General fund budget, Grants
Total Cost:			<b>\$17,000 - \$27,000</b>		
<b>West Main Riverside Site -- East Property</b>	10 space gravel parking lot	Low	\$10,000-\$15,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
	Pedestrian/bicycle path	Low	\$7,000-\$12,000	Staff estimate	Parks budget, Donations, General fund budget, Grants
Total Cost:			<b>\$17,000-\$27,000</b>		
<b>TOTAL FOR ALL PARKS:</b>			<b>\$674,400-\$995,200</b>		

## Sheridan 2014 Parks Development Plan – Appendix A

### PARKS AND RECREATION GRANTS

GRANT NAME	AGENCY INVOLVED	APPLICATION SCHEDULE	TYPES OF PROJECTS FUNDED	AWARD CRITERIA	AWARD AMOUNT
Land and Water Conservation Fund Grants	Oregon Parks and Recreation Department	Annual grant cycle. March 28 is deadline for 2014 grant applications.	Acquisition, development, and major rehabilitation of park and recreation areas and facilities. No plan updates.	-compliance based on past performance and accessibility; -readiness to proceed; -partnerships; -Statewide Comp Outdoor Rec Plan; -local needs and benefits; -site suitability; -fiscal considerations; -public involvement	-up to \$250,000? -up to 50% funding assistance
Local Government Grants	Oregon Parks and Recreation Department	Annual grant cycle. April 4 is deadline for 2014 non-planning grants. May 16 is deadline for 2014 planning grants.	Public outdoor park and recreation areas and facilities. Land acquisition, development, and major rehabilitation projects. Plan creation and updates are eligible.		*Small Funds = 10 percent of available funds (max \$50,000 request) *Large Funds = maximum \$500,000 request. -40% match for cities with pop 5,000 to 25,000
Preserving Oregon Grants	Oregon Parks and Recreation Department: Heritage Programs	-Biennial basis (toward end of year)	Historic preservation and heritage-related projects	-Priority given to properties owned by public entities or non-profit organizations. -Priority is also given to structural work that preserves the building's functionality and historic appearance.	-50/50 match
Certified Local Government (CLG) Grants	Oregon Parks and Recreation Department: Heritage Programs	One grant cycle per biennium. Deadline for 2013-2015 biennium was December 16, 2013.	Wide range of historic preservation activities, including National Register nominations, historic property surveys, preservation education projects, preservation code development, building restoration, and preservation planning.	Available to cities and counties that have been "certified" as historic preservation partners with both the state and the federal governments.	-50/50 match \$3000 to \$12,000.



Historic Cemetery Grants	Oregon Commission on Historic Cemeteries	-Biennial basis (toward end of year)	For protection, rehabilitation, planning and education related to historic cemeteries.		-50/50 match
Heritage Grants	Oregon Heritage Commission	-Biennial basis (toward end of year)	Wide range of heritage-related projects by local, regional, or statewide groups.		-50/50 match
Museum Grants	Oregon Heritage Commission	-Biennial basis (toward end of year)		Grants to public and non-profit heritage museums statewide.	-50/50 match
Recreation Trails Grants	Oregon Parks and Recreation Department	-Sept - grant info available; -Nov. - Letter of Intent to apply -Jan - Application deadline; yearly awards	-Maintenance and restoration of existing trails; development and rehabilitation of trailhead facilities; construction of new recreation trails; and acquisition of easements and fee simple titles to property.		-minimum 20% match -depends on federal funds