

**Sandy Planning Commission
Regular Meeting
Monday, June 22, 2026**

Chair Malone called the meeting to order at 6:30 p.m.

1. MEETING FORMAT NOTICE: Instructions for electronic meeting

2. ROLL CALL

Commissioner Lee – Present
Commissioner Zawaski – Present
Commissioner O’Leary – Absent
Commissioner Wegener – Present
Vice Chair Crosby – Present
Chair Malone – Present

Council Liaison Ramseyer – Present

Staff present: Development Services Director Kelly O’Neill Jr., City Attorney Josh Soper, Development Services Specialist II Rebecca Markham

3. APPROVAL OF MINUTES – May 11, 2026

Chair Malone asked for any edits to the draft minutes. With no edits requested, the minutes were declared approved at 6:31 p.m.

4. REQUESTS FROM THE FLOOR – CITIZEN COMMUNICATION ON NON-AGENDA ITEMS:

None

5. DIRECTOR’S REPORT

Development Services Director Kelly O’Neill Jr. told the Commission that there’s no July Planning Commission meeting. The next meeting will be on August 24, 2026, which will likely include two hearings. He said that one will be a unique partition on Jacoby Road and the other will address the FSH overlay in the Bornstedt Views subdivision which was a condition of that subdivision back in 2021.

O’Neill updated the Commissioners on the City Council’s approval of the “wastewater facility amendment” which was adopted on June 8 with the preferred method of “groundwater discharge”. O’Neill also said that City Council adopted “moratorium 5.0” which staff is currently working on creating forms for the anticipated distribution programs.

6. LEGISLATIVE UPDATE FROM THE CITY ATTORNEY

City Attorney Josh Soper updated the Commission on two legislative bills. The two bills are Senate Bill (SB) 974 and House Bill (HB) 4037 which both become effective on July 1, 2026. Soper went through a PowerPoint presentation on both bills and how they will affect residential land use decisions.

Soper provided an overview of both bills which included what it applies to, the land it affects, and the required procedures, which includes “noticing” landowners, and how the City must process any application related to the two bills.

Chair Malone asked Soper who he believes is behind all these new bills and Soper explained that there seems to be widespread perception at the legislative level that cities are creating obstacles for affordable housing.

Soper concluded with the next steps for the City which will include staff working with the City Council and City Administration to determine the desired approach for implementation. This could include development code changes, but it will first be brought before the Planning Commission for their review and recommendations before being brought before the City Council for adoption.

7. COUNCIL LIAISON REPORT

City Councilor Kristina Ramseyer updated the Commission on the adoption of the wastewater facility plan that was recently adopted and which they are happy to see move forward. She also mentioned that utility rates were raised again, but explained that the City Council did expand the "utility customer assistance program" that allows for additional eligibility.

Ramseyer also said that the "Longest Day" event was held on Thursday June 18 at Deer Pointe Park and brought out a lot of people who expressed that they loved the new park.

Ramseyer said that City Council adopted Resolution 2026-19 which expressed condolences to the victims of the May 31st tragedy and expressed gratitude to the first responders. It also included a commitment to community healing and resilience.

Ramseyer also stated that Mt. Festival will be held in the next few weeks and reminded the Commission that Meinig Park will be closing the day after the festival ends until Winterfest for park renovations. These updates include additional ADA accessibility and one more restroom. O'Neill also noted that upgrading the lower parking lot behind Joe's Donuts as well as the Joe's Donuts parking lot will be included with this project.

Lastly, Ramseyer noted that the Transit Department will be promoting a "park trolley" in order to take residents to other open parks in the community during the renovation since it's a big impact to users of Meinig Park.

8. NEW BUSINESS:

8.1. Chapter 17.74 Temporary Uses and Structures (File No. 26-016 DCA)

Chair Malone opened the legislative hearing on File No. 26-016 DCA at 7:03 p.m. Malone called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

Development Services Director O'Neill explained how this "piggybacks" off Council goal 6.10, which is to continue to improve and refine code language. O'Neill gave an example from 2023 when a business had a kitchen fire and needed a temporary food cart on site longer than the code allowed. Administration asked staff to start making modifications to the code chapter which staff then brought before the Planning Commission in 2023, 2024, and 2025, and recently there was a work session with City Council in March of 2026. O'Neill stated that through those recent meetings they revised the code chapter that is before them now.

O'Neill went over some key changes and explained how they "carved out" a section specifically for the Mt. Hood Farmers Market or substantially similar event as approved by the City Manager

that could be permitted longer than 90 days as requested by the City Council at the work session in March.

He also explained that during the March work session, the City Council also asked to define that the federal government, State of Oregon, and the City of Sandy can declare an emergency instead of naming specific titles or people.

Motion: Motion to close the public hearing at 7:12 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Lee

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

The Commission and staff discussed the definition of “temporary structures and uses” and defined what determines each application.

Commissioner Wegener asked about “temporary vehicles” such as food carts and where those would come into play. O’Neill stated that temporary food carts are allowed for up to three days at events as defined in the food cart section of Chapter 17.74 and not in the temporary structures section. Wegener also asked about temporary bathrooms and O’Neill said that temporary bathrooms are regulated by OSHA and he’d hate to have our regulations conflict with theirs.

The Commission asked specifically about Music Fair and Feast and the stage and how that’s permitted each year. O’Neill stated that both the Mt. Festival in Meinig Park and the Music Fair and Feast in Centennial Plaza obtain City Council approval and do not go through a temporary land use application. Wegener stated that he’d like to see more similar festivals in the city and wants to make sure there’s a path forward for them. O’Neill believes the safer route would be that anyone wanting to have a similar festival go before the City Council for approval and not go through the land use process.

Soper stated that the City could create an exemption in the code for City sponsored events which could be broad by saying any events sponsored by the City whether on public or private property. Wegener stated that he liked that option.

Motion: Move to recommend approval of Ordinance 2026-10 with the modifications to Chapter 17.74 and add a provision for City sponsored events to get approval from the City Council.

Moved By: Commissioner Wegener

Seconded By: Vice Chair Crosby

Yes votes: All Ayes

No votes: None

Abstentions: None

8.2. Senate Bill 1561 – Non-Conforming Development (File No. 26-019 DCA)

Chair Malone opened the legislative hearing on File No. 26-019 DCA at 7:27 p.m. Malone called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

Development Services Director O’Neill explained that this legislation was written following the

2020 fires around the State of Oregon and will allow for easier construction of damaged or destroyed dwellings following a natural disaster. O'Neill also noted that the City Attorney's office did most of the code writing for this code to ensure it was in compliance with Senate Bill 1561 and then staff added some code references that were specific to Sandy.

City Attorney Soper explained that the language they are reviewing is almost verbatim from what's in the legislation and what the City must also allow.

Staff recommend the Commission give a recommendation of approval to the City Council.

Motion: Motion to close the public hearing at 7:31 p.m.

Moved By: Commissioner Lee

Seconded By: Vice Chair Crosby

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Wegener stated that he's happy to see this legislation and would also like to see some internal policies on emergency building permitting as well. O'Neill stated that the Development Services Department already does a good job of prioritizing permits for urgent situations, but in his experience the insurance companies are the hold up on moving construction forward. He also noted that if there were a large number of permits that came through due to a natural disaster, he would have to consider hiring more staff to assist in processing permits.

Motion: Move to recommend approval of Ordinance 2026-17 to the City Council.

Moved By: Commissioner Wegener

Seconded By: Vice Chair Crosby

Yes votes: All Ayes

No votes: None

Abstentions: None

9. ADJOURNMENT

Chair Malone adjourned the meeting at 7:38 p.m.

Attest:

Chair Linda Malone

Kelly O'Neill Jr.,
Development Services Director

Date signed: _____