



SANDY URBAN RENEWAL BOARD MEETING

Tuesday, September 03, 2024 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

ROLL CALL

PRESENT

Chair Stan Pulliam
Board Member Chris Mayton
Board Member Laurie Smallwood
Board Member Rich Sheldon
Board Member Kathleen Walker
Board Member Don Hokanson

ABSENT

Board Member Khrys Jones

APPROVAL OF MINUTES

1. Approval of Minutes

MOTION: Approve the August 5, 2024 minutes

Motion made by Board Member Sheldon, Seconded by Board Member Hokanson.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Hokanson

MOTION CARRIED: 6-0

NEW BUSINESS

2. Grandma's House Childcare Tenant Improvement (Project #24-001 TI)

The Development Services Director summarized the staff report and delivered a slide presentation, both of which were included in the meeting packet.

Board discussion ensued on the following issues:

- State requirements for playgrounds at childcare facilities, and the extent to which the business may have previously received a waiver
- The business' plans to make additional improvements to the front yard of the property

- Clarification on the length of the property lease
- Clarification on the number of children the business can accommodate
- Discussion on the need to install additional fencing to separate younger from older children
- Discussion of a recent state inspection that prompted the effort to improve the playground
- Summary of the business' previous locations and the reasons for previous relocations
- Discussion of the business' growth over time
- Discussion as to why the business model alone cannot support the cost of playground improvement
- Concern that the grant would not create additional childcare capacity; suggestion that playground improvement should be the responsibility of the business
- Concern about continuing to spend urban renewal funds without strategic direction
- Suggestion that it is important to support existing childcare businesses
- Suggestion that the business would have been awarded a grant for the playground had they applied when their first relocated to the present property
- Comparisons between this circumstance and the covered structures program
- Emphasis on the urgency of developing an urban renewal strategic plan, and on the need for staff to ensure that it happens soon

MOTION: Approve the tenant improvement grant for Grandma's House Childcare

Motion made by Board Member Walker, Seconded by Board Member Smallwood.

Voting Yea: Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Hokanson

Voting Nay: Chair Pulliam

MOTION CARRIED: 5-1

3. Mt. Hood Cigar Company Façade Grant (Project #23-003 FAC)

The Development Services Director summarized the staff report and delivered a slide presentation, both of which were included in the meeting packet.

Board discussion ensued on the following issues:

- The origin of the door images provided in the application
- Previous instances in which roll-up doors were allowed under the City's design regulations
- Concern about smoking near an entryway, with respect to state law
- Note that the City previously approved the building's deck with the understanding that it would be used for smoking
- Concern that the property owner may have different long-term plans for the building
- Discussion as to whether the west façade of the building is visible from a right-of-way
- Suggestion that the proposed grant project is inconsistent with the goals of the grant program

MOTION: Deny the façade grant for Mt. Hood Cigar Company

Motion made by Board Member Hokanson, Seconded by Board Member Mayton.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Hokanson

MOTION CARRIED: 6-0

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