



CITY COUNCIL MEETING

Monday, November 17, 2025 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. 2025-2027 City Council Goals Discussion

The City Manager summarized the staff report in the meeting packet, and asked the Council to provide staff with further direction on several of the Council's 2025-2027 goals. The adopted goals can be found on the City's website here:

<https://www.ci.sandy.or.us/citycouncil/page/2025-27-city-council-goals>

The Council's feedback regarding the City Manager's request for clarification and further direction is summarized below:

Goal 5.2:

- Concern that there is not sufficient public appetite for new taxes at this time
- Concern that the quality of public polling is low, and that a new ballot measure effort would essentially be 'shooting blind'
- Suggestion that people who want a new pool would not actually vote to pay for it
- Concern related to the recent failure of the school bond; criticism of that effort
- Concern about spending funds and staff time on what may ultimately be an unsuccessful effort
- Suggestion that it is still worth the time and effort to convene stakeholders and pursue input and advice from the Special District Association of Oregon; all of which may provide enough time for a more favorable electoral environment to develop
- Suggestion that if an outside group took on the leadership effort instead, perhaps the City could simply contribute funding assistance
- Suggestion that the City's new parks and recreation director should be in place before any further efforts are undertaken
- Concern that public trust in government is low, and that the City should not lead such an effort
- Suggestion to retain the allocated funding for this effort until a more advantageous time

After discussion, the consensus of the Council was to defer this goal for the time being (at least until a new parks and recreation director is hired and onboarded) and in the meantime work to identify and gather potential stakeholders.

Goal 6.3:

- Suggestion to create a 'developed property' map; recognition that the development moratorium dampens the urgency for this need
- Note of the importance of maintaining a mix of zoning types for housing
- Suggestion that zone changes should not be allowed indiscriminately; recognition that such an approach has occurred in the city in the past
- Suggestion to hold a certain window or time period for zone change proposals so they can be reviewed and considered together in context; note that this could apply to annexations as well
- Emphasis on the importance of providing certainty for neighbors rather than developments that come as a surprise
- Discussion of the history of low density properties developing with higher densities
- Discussion of future density requirements that will be coming from the State, particularly with the new OHNA regulations

After discussion, the consensus of the Council was that staff should (1) create a developed properties map, and (2) facilitate the creation of exclusive windows for zone changes and annexations, with the caveat that steps should be taken to ensure this approach does not dampen economic development.

Goal 6.4:

- Support for revising the plan
- Suggestion that any revisiting of the plan should include analysis of the findings of the TSP to ensure future traffic trends and impacts are considered
- Suggestion that undergrounding of utilities is too expensive and realigning Alt Avenue is infeasible, but pedestrian improvements should still be made; the priority should be to make Pleasant Street safer and more walkable
- Note that the previous plan is costly and does not increase the taxable value of the urban renewal district
- Note that the plan is not yet a formal document
- Discussion on the history of the City's push to underground utilities
- Note of the need to activate the Community Campus property

After discussion, the consensus of the Council was that a work session should be held at some point in the future to discuss a more streamlined version of the plan in accordance with the above suggestions.

Goal 6.5:

- Support for the idea, but emphasis on the fact that OTSD must be fully committed and willing to cooperate
- Concern that OTSD may not be able to contribute funding at this time
- Discussion of the history of relations between the City and OTSD
- Note that the projects at issue are now incorporated into the City's TSP
- Discussion related to pick up and drop off challenges at schools, and recent changes to practices which may warrant reconsideration

After discussion, the consensus of the Council was that staff should continue to liaise with OTSD and develop project options, in advance of a future work session.

Goal 6.7:

- Recognition that many City facilities do not have defensible space
- Suggestion that city-wide code changes are not appropriate
- Concern about singling out specific properties for fire risk would create unintended consequences and risk uninsurability
- Suggestion to focus on new development only and make building code changes
- Discussion related to egress routes and challenges with narrow streets
- Discussion on community partners that could be leveraged and grant funds that might be available to reduce fuels
- Suggestion to consider impacts on housing affordability
- Concern related to street trees touching houses

After discussion, the consensus of the Council was to defer pursuing development code changes on this issue for six months. In the interim staff can review changes made by other jurisdictions.

Goal 7.16.3:

- Concern about the width of roads
- Reminder of the street width changes made during the most recent TSP update
- Concern related the 362nd / Bell in particular, including the steep curbs
- Clarification that installation of medias is optional in most of the city, with the exception of the Bornstedt Village Overlay area
- Discussion of the usage of medians for stormwater management
- Concerns related to visibility and maintenance

After discussion, the consensus of the Council was that a work session is needed in the future to consider options, including possible changes to the village plan. In the interim, new medians should be discouraged.

Goal 8.2:

- Suggestions for an award nominations process
- Suggestions for a revolving process featuring named/sponsored awards
- Note that awards may reach new individuals, not typically recognized through traditional volunteer recognition efforts; note that there is a great deal of good work being done in the community
- Suggestion to leverage the Library Newsletter to communicate about the awards, and to use the Library Service Area to help determine eligibility

After discussion, the consensus of the Council was that Councilor Hanley should work with the City Manager to develop the program.

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
Council President Don Hokanson
Councilor Chris Mayton (virtually)
Councilor Laurie Smallwood
Councilor Rich Sheldon
Councilor Kristina Ramseyer
Councilor Lindy Hanley

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

2. City Council Minutes: November 3, 2025

MOTION: Adopt the consent agenda

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

NEW BUSINESS

3. PUBLIC HEARING: Resolution 2025-39 - Extension of Existing Moratorium on Development

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The City Attorney summarized the staff report in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the resolution, and noted that changes to the moratorium can always be made before the expiration of this next six-month period

MOTION: Close the public hearing

Motion made by Councilor Smallwood, Seconded by Council President Hokanson.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

Council Discussion

(none)

MOTION: Adopt Resolution 2025-39

Motion made by Council President Hokanson, Seconded by Councilor Ramseyer.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

4. PUBLIC HEARING: Ordinance 2025-30 - Sandy Housing Production Strategy (HPS)

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report in the meeting packet, and provided remarks addressing the excise tax concerns raised by testimony submitted by the Home Building Association of Greater Portland. Tim Wood with FCS was present to deliver a slide presentation; the slides were also included in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the ordinance

MOTION: Close the public hearing

Motion made by Councilor Ramseyer, Seconded by Councilor Hanley.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

Council Discussion

- Clarification from the City Attorney about DLCD's review process, and the steps that would be required should the agency require further changes to the plan
- Discussion related to whether significant modification or repeal of the development moratorium would be possible even with regulatory accommodations
- Discussion related to the estimated impact of strategies related to manufactured homes and mobile parks
- Note that staff feels the changes made to the plan at DLCD's request satisfy the concerns raised in testimony submitted by Housing Land Advocates and the Fair Housing Council of Oregon, and that further analysis is not feasible

MOTION: Approve the first reading of Ordinance 2025-30

Motion made by Council President Hokanson, Seconded by Councilor Smallwood.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

MOTION: Approve the second reading of Ordinance 2025-30

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

5. PUBLIC HEARING: Ordinance 2025-31 – Adopting the Economic Development Strategic Plan as an Addendum to the Envision Sandy 2050 Comprehensive Plan

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report in the meeting packet, and presented slides that were also included in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the ordinance

MOTION: Close the public hearing

Motion made by Councilor Sheldon, Seconded by Council President Hokanson.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

Council Discussion

- Note that the Engage Sandy urban renewal investment program recently approved will serve as a tool to help implement this strategic plan

MOTION: Approve the first reading of Ordinance 2025-31

Motion made by Councilor Smallwood, Seconded by Council President Hokanson.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

MOTION: Approve the second reading of Ordinance 2025-31

Motion made by Councilor Sheldon, Seconded by Councilor Hanley.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

6. PUBLIC HEARING: Ordinance 2025-32 - House Bill 4064 Administrative Code Modifications

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report in the meeting packet, and presented slides that were also included in the meeting packet.

Public Testimony

(none)

Recap / Recommendation

Staff recommended adoption of the ordinance after any amendments the Council may wish to include.

MOTION: Close the public hearing

Motion made by Councilor Ramseyer, Seconded by Councilor Sheldon.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

Council Discussion

- It was suggested by the Mayor that within SMC 17.90.10, "17.90.40" should be added after the words "except for." The Council agreed with this suggestion
- It was suggested by the Mayor that within SMC 17.90.150, the number of required design elements should be the same for manufactured homes and prefabricated dwellings as for standard single family homes. The Council discussed the following related to the suggestion:
 - Whether this requirement will affect the affordability of homes
 - The realistic impact of such a change, and the likelihood such a situation would actually occur
 - Discussion of garages versus carports for manufactured homes and prefabricated dwellings

After discussion, the Council agreed to replace the suggested language with the following within SMC 17.90.150(E)(3): "Manufactured dwellings and prefabricated dwellings shall provide design elements in accordance with Table 17.90.150-A."

- The Council also agreed that any reference to "manufactured home" should be replaced with "manufactured dwelling" for the sake of consistency
- It was noted that the proposed code language relies on state statute to define the word 'manufactured'

MOTION: Approve the first reading of Ordinance 2025-32 as amended

Motion made by Council President Hokanson, Seconded by Councilor Sheldon.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

MOTION: Approve the second reading of Ordinance 2025-32 as amended

Motion made by Councilor Ramseyer, Seconded by Councilor Smallwood.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Smallwood, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 7-0

REPORT FROM THE CITY MANAGER

- Appreciation for staff work on master plans
- Update on the Community Service Officer recruitment
- Update on the Municipal Judge RFP process
- Note that the Sandy High School football team is going to the playoffs
- Reminder of the tree lighting event on Friday

COMMITTEE / COUNCIL REPORTS

Councilor President Hokanson

- Request to staff for information on Winterfest donations and statistics
- Recap of recent wastewater subcommittee meeting

Councilor Hanley

- Note that library statistics are provided in the department's monthly report

Councilor Ramseyer

- Excitement for the upcoming tree lighting event
- Appreciation for the work of the Development Services Director and his willingness to provide information

Councilor Sheldon

- Recap of the recent C-4 meeting

Councilor Smallwood

(none)

Councilor Mayton

- Recap of the recent Parks and Trails Advisory Board meeting
 - Discussion of cooperation and access to school facilities
 - Discussion of recreation and special events, including at Base Camp, the fog park, and Winterfest
 - Note the senior services is in need of more external funding support
 - Update on construction work and maintenance plans at Deer Pointe Park, Meinig Park, and Tickle Creek Trail
 - Update related to facilities maintenance staffing

Mayor Walker

- Recap of the recent ribbon cutting at the Historical Museum
- Recap of the recent veterans pinning ceremony
- Reminder of upcoming tree lighting and Winterfest events
- Recap of the recent wastewater subcommittee meeting; note that the facilities plan amendment needs to be understandable to the public
- Discussion related to recent social media posts about making pedestrian safety improvements in the downtown, at the intersection of Ten Eyck and Hwy 26, and around schools
- Thanks to the Council for their volunteer efforts

STAFF UPDATES

Monthly Reports: <https://reports.cityofsandy.com/>

ADJOURN