



# CITY COUNCIL MEETING

Monday, June 03, 2024 at 7:00 PM  
Sandy City Hall and via Zoom

## MINUTES

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### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### PRESENT

Mayor Stan Pulliam  
Council President Laurie Smallwood  
Councilor Chris Mayton  
Councilor Rich Sheldon  
Councilor Kathleen Walker  
Councilor Carl Exner  
Councilor Don Hokanson

### CHANGES TO THE AGENDA

(none)

### PUBLIC COMMENT (3-minute limit)

(none)

### RESPONSE TO PREVIOUS COMMENTS

(none)

### CONSENT AGENDA

1. City Council Minutes: May 20, 2024
2. Library Advisory Board Appointment

#### **MOTION: Adopt the Consent Agenda**

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

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Walker, Councilor Exner, Councilor Hokanson

**MOTION CARRIED: 6-0**

## RESOLUTIONS

### 3. PUBLIC HEARING: Resolution 2024-11 - Revised Moratorium Raising Limit on New Wastewater Connections

#### Abstentions

(none)

#### Conflicts of Interest

(none)

#### Staff Report

The City Attorney summarized the staff report, which was included in the agenda packet.

The Council engaged in discussion on the following points:

- Concern about the proposed ERU reassignment concept; suggestion that ERUs are scarce and that other property owners also want to develop and would want the pipeline to be resolved faster
- Discussion on the anticipated number of units to be constructed at Cedar Creek Heights
- Concern about unanticipated duplexes and potentially inadequate infrastructure; suggestion to assume all developers will construct the maximum possible number of duplexes
- Information about HB 2001, including the provision to deny an application due to inadequate infrastructure

#### Public Testimony

Kendal Pelton: questioned how many ERUs are allocated; asked whether any will be left over after the allocation process; asked whether dwellings with failed septic systems will be able to connect to the wastewater system; asked about the effect of the City's zoning regulations on the types of housing that can be constructed.

In response, staff reviewed the ERU calculation assumptions, the allocation application process, possibilities for revisions to the moratorium in another six months, County allowances for septic system replacements, and further HB 2001 details

Garrett Stephenson: stated supported for the resolution; stressed the need to assure lenders that ERUs are available for projects; expressed confidence in staff's ERU estimates; acknowledged the reality of needing to implement this program despite its imperfections; provided further details on development plans.

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#### **MOTION: Close the public hearing**

Motion made by Councilor Sheldon, Seconded by Councilor Exner.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

**MOTION CARRIED: 7-0**

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Council Discussion

- Possible consequences if some developments build more duplexes than originally anticipated
- Desire for further details on staff's estimates of anticipated units
- Details of how the 'duplex pool' will be administrated by staff
- Reminder that the cap on available ERUs can increase later after further wastewater system improvements
- Optimism about the effect of this moratorium revision on future development
- Reminder that the ERU allocation program and the land use approval extension ordinance involve two different timelines and deadlines
- Staff's expectation that the number of reassigned ERUs will be low

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**MOTION: Adopt Resolution 2024-11**

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

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

**MOTION CARRIED: 7-0**

4. PUBLIC HEARING: Resolution 2024-14 - Master Fees & Charges Annual Update

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The City Manager summarized the staff report, which was included in the agenda packet. In response to questions from the Council, staff provided additional explanation of the fee in lieu of mitigation trees, the technology fee for software licensing and other costs, the degree to which planning fees cover the cost of providing services, and the fact that the Council established policy goals related to cost recovery.

Public Testimony

(none)

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**MOTION: Close the public hearing**

Motion made by Councilor Sheldon, Seconded by Councilor Mayton.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

**MOTION CARRIED: 7-0**

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Council Discussion

- Details on methods used to calculate CPI increases
- Concern that the proposed fees may not be capturing the entire cost of providing services
- Recognition that the intention of fees is not to support a certain level of staffing
- Suggestion that while building fees are closely tied to actual costs, planning fees often are not because smaller projects and requests are accommodated in the interest of providing good customer service to residents
- Note that the Building Division is operated like an enterprise, while the Planning Division receives general revenue
- Suggestion to approve the resolution, and continue to evaluate fees during the upcoming budget process to ensure costs are being recovered
- Information on the City's business license program

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**MOTION: Adopt Resolution 2024-14, with the addition that fees will be reevaluated during the next budget process**

Motion made by Councilor Hokanson, Seconded by Councilor Walker.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

**MOTION CARRIED: 7-0**

**NEW BUSINESS**

5. Cedar Park Project Update

The Parks and Recreation Director summarized the staff report, which was included in the agenda packet along with a link to a folder with photos and video of the park development.

Council discussion ensued on the following subjects:

- Whether the construction team has uncovered any debris resulting from the use of the site as a dump in decades past
- Concern about the steep slope on the site, and suggestions to implement retaining walls that could be used for tiered seating to observe action sports events
- Details on the project budget and remaining contingency funds
- Praise for staff's efforts on the project

6. PUBLIC HEARING: Cedar Park Entry Sign Variance Request

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report, which was included in the agenda packet.

Applicant Presentation

The Parks and Recreation Director provided introductory remarks. Kurt Lango with Lango Hansen presented the sign concept; renderings were included in the agenda packet.

Public Testimony

Kendal Pelton: expressed concern about safety for children who may become stuck in the sign; noted the importance of maintaining the site slope for sledding

Applicant Rebuttal

Openings in the sign will be more than four inches and the entrapment concern is minimal.

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**MOTION: Close the public hearing**

Motion made by Councilor Walker, Seconded by Councilor Sheldon.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

**MOTION CARRIED: 7-0**

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### Council Discussion

- Concern about children attempting to jump over the sign
- Question as to whether Base Camp signage will also be installed
- Suggestion that usage of the sign as a skateboarding surface would be difficult
- Details on the type of steel to be used
- Suggestion to include lighting for the sign
- Suggestion to ensure sign style continuity throughout the park
- Suggestion that the proposed sign is appropriate given the large scale of the park
- Concern about people sledding in the direction of the skatepark
- Note that other recent sign variances have been approved
- Discussion of similar signs in other cities
- Concern about children climbing on the sign and potentially falling

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### **MOTION: Approve the requested variance for the Cedar Park sign**

Motion made by Councilor Sheldon, Seconded by Councilor Walker.

Voting Yea: Mayor Pulliam, Council President Smallwood, Councilor Mayton, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

### **MOTION CARRIED: 7-0**

### **REPORT FROM THE CITY MANAGER**

- Update on the code enforcement issues near the dog park; staff is proactively working to achieve compliance
  - Staff is also pursuing the vegetation issue at Dubarko and Van Fleet, as well as concerns in the industrial area
- Reminder on the community reception for the police chief finalists on Friday; overview of the process
- Note that interviews will be scheduled to begin the SandyNet master plan process

### **COMMITTEE / COUNCIL REPORTS**

#### Councilor Hokanson

- Thanks to SandyNet staff for smoothly executing recent improvements to the City's internet infrastructure

#### Councilor Exner

- Praise for recent code enforcement efforts

- Concern about dead trees on Fir Drive
- Discussion of school-related congestion and parking challenges
  - Staff response: drone footage is being used to study the problems and identify solutions; lane width and emergency access is being verified; options for posting parking restrictions and educating parents are being pursued; options are being explored to utilize the firework launching area and/or the fire access road

#### Councilor Walker

- Note that the Library Advisory Board is working to gain County approval for rent support for the Hoodland Library
- Encouragement for residents to take advantage of Library resources
- Praise for code enforcement staff and the MySandy app; emphasis on the need to address chronic code violations

#### Councilor Sheldon

- Discussion on wayfinding signs; suggestion to install signage directing people to Cedar Park from the highway
- Discussion regarding advertisement of park assets generally
- Discussion on sign installation at the City's new parking lot

#### Council President Smallwood

- Recap of the recent chainsaw carving event

#### Councilor Mayton

(none)

#### Mayor Pulliam

- Recap of the recent chainsaw carving event; praise for their passport program

### **STAFF UPDATES**

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

### **ADJOURN**

**EXECUTIVE SESSION** - the City Council met in executive session pursuant to ORS 192.660(2)(e)