



CITY COUNCIL MEETING

Monday, May 20, 2024 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Draft Plan Review: Envision Sandy 2050 Comprehensive Plan

Anais Mathez with 3J Consulting provided a presentation to the Council; slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Overview of the regulatory mechanisms in place to protect wetlands
- Remarks about the wastewater system improvement text
- Discussion of the prudence of adding language suggested by DLCD
- Discussion of the likelihood of encountering historic sites in Sandy
- Suggestion that some buildings in Sandy would warrant special historical recognition
- Discussion of the draft action plan to address natural hazards
 - Note that the City would not be solely responsible for completing the plan, and there are no associated deadlines
 - Suggestion to split the action plan into a separate document from the rest of the Comprehensive Plan, and to not include it in a PAPA notice
 - Suggestion to not formally adopt the action plan; concern about taking on the proposed tasks
 - Concern about whether the action plan synthesizes with existing City master plans
- Concerns about the Comprehensive Plan document in general, related to photo choices, lack of sources for statistics, language in the housing policy section, and a general sense that the document reflects a certain bias in support of the centralized housing policy being set by the state
- Thanks for the work performed on the project

REGULAR MEETING – 7:00 PM

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

2. City Council Minutes: May 6, 2024
3. 2024 Mountain Festival Requests for Street Closures, Exclusive Use of Meinig Park, and Exclusive Use of Centennial Plaza
4. Funding Request: Sandy Historical Museum

MOTION: Adopt the consent agenda

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

ORDINANCES

5. PUBLIC HEARING - Ordinance 2024-09: Land Use Approval Extension Ordinance (File No. 24-020)

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report, which was included in the agenda packet along with presentation slides. In response to a question, clarification was provided about the letters in the record and the entities they represent.

Public Testimony

Garrett Stephenson: Thanked staff and the City Attorney for the work on the proposed ordinance, which has been under development for some time. Stated that projects cannot get financing at present because of the moratorium in place. Stated that complications exist with respect to receiving building permits, ERU allocations, and financing. Stated that lenders need assurance that ERUs are available for development. Noted that a revision to the moratorium will be considered by the Council next month, but at this time things remain difficult. Stated that a one year approval extension would be insufficient; two years were lost during the moratorium and assistance is needed. Urged the Council to adopt the alternative version of the ordinance.

In response to questions from the Council, the following issues were discussed:

- The particular lots the extension would apply to Mr. Stephenson's project
- Details of the previous Bull Run Terrace approval
- The need for an extension in order to successfully complete site improvements that are required before final plat

Staff Recap

Staff provided clarifying remarks on the subject developments, explained extension timelines and deadlines, provided clarification on when certain developments would need extensions, and noted other developments that are no longer subject to the deadlines at issue.

Council Discussion

- Additional history and context of the Bull Run Terrace project, including expected design review and the process for soliciting public input
- Explanation of the proposed ERU allocation program
- Discussion of whether one year or two year extensions are appropriate
- Discussion on the incentive for developers to move forward with their projects quickly

MOTION: Close the public hearing

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

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

MOTION CARRIED: 7-0

MOTION: Approve the first reading of the alternative version of Ordinance 2024-09 (as included in the agenda packet)

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

MOTION: Approve the second reading of the alternative version of Ordinance 2024-09 (as included in the agenda packet)

Motion made by Councilor Mayton, Seconded by Councilor Hokanson

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

MOTION CARRIED: 7-0

RESOLUTIONS

6. PUBLIC HEARING - Resolution 2024-12: Adopting Findings to Support an Exemption from Formal Invitation to Bid Process

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Public Works Director summarized the staff report, which was included in the agenda packet. It was noted that concerns exist about a saturated construction market, and that the City needs to move quickly and stay nimble with respect to urgent projects. It was also noted that the proposal would still maintain competition, and that it is consistent with the process authorized by the Council in December 2023 for engineering contracts.

Public Testimony

(none)

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

Council Discussion

In response to Council questions, staff provided additional detail on the proposed process. It would be a qualification-based initial evaluation, and once firms are selected, individual projects would be put out for bids from the selected firms.

MOTION: Adopt Resolution 2024-12

Motion made by Council President Smallwood, 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

7. Funding Request: Sandy Area Chamber of Commerce

The Economic Development Manager summarized the staff report, which was included in the agenda packet. The Chamber Director, Khrys Jones, was also present.

Council discussion ensued on the following topics:

- Inquiry about the status of the Business Recovery Center, and whether aspects of it will be maintained
- Concern that \$28,000 is not enough to support the staffing needs of the Chamber
- Discussion of the Chamber's current staffing, and how the funds would be allocated to staffing hours
- Discussion on state tourism funding, and the relatively small amount allocated to the Sandy area
- Concern that creating a new level of hierarchy in the tourism funding structure will be ineffective
- Suggestion that advocacy for this area is needed, and this proposal would advance that cause
- Suggestion to invest in the Chamber and partner with them to advance progress
- Emphasis on the importance of ensuring that funds for tourism benefit Sandy itself
- Clarification from Chamber staff on plans to proactively highlight tourism assets in Sandy itself, which tourists can visit on their way to other attractions
- Suggestion that Chamber staff should attend a future meeting and further explain how the proposal would benefit Sandy itself, including possible performance metrics
- Note that more transient room tax revenue is being collected than was budgeted
- Discussion on the proposed budget for the Travel26 concept

- Suggestion that it is unclear what exactly the Council wishes to fund with respect to tourism
- Suggestion that tourism funding from the City needs to be Sandy-specific

MOTION (original version): Approve the funding request from the Sandy Area Chamber of Commerce, with the addition that the Economic Development Advisory Board will take an active role in oversight and accountability for the use of the funds

Motion made by Councilor Hokanson, Seconded by Councilor Walker.

MOTION AMENDMENT: Amend the original motion to state that the funding request from the Sandy Area Chamber of Commerce is approved, with the condition that at the conclusion of the current biennium, the Chamber will provide a report to the Economic Development Advisory Board detailing the program's results with respect to Sandy in particular.

Amendment offered by Councilor Sheldon, Seconded by Councilor Hokanson

Voting Yea: Mayor Pulliam, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

Voting Nay: Council President Smallwood, Councilor Mayton

AMENDMENT APPROVED: 5-2

AMENDED MOTION: Approve the funding request from the Sandy Area Chamber of Commerce, with the condition that at the conclusion of the current biennium, the Chamber will provide a report to the Economic Development Advisory Board detailing the program's results with respect to Sandy in particular

Voting Yea: Mayor Pulliam, Councilor Sheldon, Councilor Walker, Councilor Exner, Councilor Hokanson

Voting Nay: Council President Smallwood, Councilor Mayton

MOTION CARRIED: 5-2

8. Transportation System Development Charge Discussion

The City Manager summarized the Transportation System Development Charge (TSDC) staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Frustration that proposed system development charge updates across all City utilities were not presented to the Council at the same time

- Recognition that updating the TSDC rate and methodology would require a new 90-day notice
- Concern about the idea of waiting too long to replenish the Street Fund
- Emphasis on the importance of ensuring that the cost of reinvestment into the City's infrastructure is not solely borne by current residents
- Note that the proposed 'Scenario B' rate represents an average TSDC rate, according to the comparison rates provided
- Suggestion that TSDCs ensure that development pays its fair share, in light of past investments in the system
- Frustration regarding the idea of considering SDCs individually, rather than all at once
- Note that future increases to Water and Wastewater SDCs will push Sandy's total cost of permitting above average

MOTION: Direct staff to make preparations to hold a public hearing on proposed revisions to the City's Transportation System Development Charges, to include a rate consistent with 'Scenario B' (high and medium priority projects).

Motion made by Councilor Walker, Seconded by Councilor Hokanson.

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

Voting Nay: Councilor Exner

MOTION CARRIED: 6-1

REPORT FROM THE CITY MANAGER

- A hearing on proposed Transportation System Development Charge revisions can be scheduled for the first Council meeting in September
- Discussion on an upcoming work session on homelessness issues to be attended by Clackamas County staff. The meeting will include discussion of the County's program providing temporary shelter for homeless individuals in the Sandy Best Western
 - Suggestion to convene the Homelessness Task Force in advance
 - Suggestion that County Staff should be asked where individuals housed in the Best Western are from
 - Suggestion that County staff should explain what services are being provided by the Health, Housing, and Human Services Department; and whether Sandy is receiving a proportional share of those services compared to more urban areas

COMMITTEE / COUNCIL REPORTS

Councilor Hokanson

(none)

Councilor Exner

- Concerns regarding ODOT bollards lying on the ground

- Concern regarding maintenance of grass along the new Vista Loop sidewalk
- Note that the Clackamas River Basin Council has a new director

Councilor Walker

- Recap of the recent Yappy Hour event
- Recap of recent Library District Advisory Committee meeting
- Praise for recent Library Advisory Board applicant
- Suggestion to use Council contingency funds to install swings at Tupper Park
- Concerns regarding site slope at Cedar Park

Councilor Sheldon

- Concerns regarding vegetation in rights-of-way, which may block drivers' vision
- Suggestion to offer regular proactive programming at the new Base Camp park to ensure it remains a positive community asset

Council President Smallwood

- Recap of the recent Yappy Hour event

Councilor Mayton

(none)

Mayor Pulliam

- Praise for the efforts being made to develop Cedar Park
- Recognition of new businesses in town

STAFF UPDATES

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

ADJOURN