

**Sandy Planning Commission
Regular Meeting
Monday, August 24, 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 – Excused
Commissioner Zawaski – Present
Commissioner O’Leary – Present
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, Senior Planner Patrick Depa

3. APPROVAL OF MINUTES – June 22, 2026

Chair Malone asked for any edits to the draft minutes for June 22, 2026. With no edits requested, the minutes were declared approved at 6:30 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 September Planning Commission meeting. The next meeting will likely be on October 26, 2026, which will likely include a legislative hearing. O’Neill mentioned that an employee in the Development Services Department was severely injured in a car accident but returned home today. He explained that he will be writing the minutes for the meeting.

O’Neill also provided an update on Mikes Drive-In deciding not to move forward with their property purchase, the former location of KFC, and the former location of Paola’s Pizza.

6. COUNCIL LIAISON REPORT

City Councilor Kristina Ramseyer updated the Commission on the Drop-In event at Basecamp Action Sports Park. She also provided a brief overview of the successful bargaining agreement with the Police Department.

7. NEW BUSINESS:

7.1. Bornstedt Views subdivision zoning map amendment (File No. 26-029 ZC)

Chair Malone opened the quasi-judicial hearing on File No. 26-029 ZC at 6:44 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:

Senior Planner Depa provided a presentation on the zone change request. He explained the history of the property being included in the Urban Growth Boundary (UGB), the timeframe of the annexation and the subdivision approval, and the DSL review in regard to the wetlands and stream. Depa also explained the process to include the FSH Overlay on the track and two lots in the Bornstedt Views subdivision. He also explained the public comment that was received on August 24, 2026.

Applicant:

Tracy Brown
17075 Fir Drive
Sandy, OR 97055

Mr. Brown provided a brief presentation and advised the Commission that going forward the City could consider a different administrative process for FSH Overlay map amendments to save money for applicants.

Public Comments:

None

Staff Report Recap:

Depa reiterated that staff recommend that the Planning Commission recommend approval of the zone change to the City Council. O'Neill explained the history on this particular application and that staff has spent a considerable amount of time on the request since the annexation.

Applicant Rebuttal:

None

Motion: Motion to close the public hearing at 7:11 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Crosby

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Wegener asked about development on Lots 10 and 11 and when the FSH Overlay analysis will occur. O'Neill explained that during building permit review staff will review the plans and determine if a geotechnical report is warranted. Commissioner Crosby clarified that Lots 10 and 11 can be built on. Depa confirmed that Lots 10 and 11 are buildable, but additional FSH Overlay review might need to occur concurrently with building permit review. O'Neill stated that in accordance with the Sandy Municipal Code a geotechnical report is required if the construction is proposed on slopes of 25 percent or greater.

Motion: Move that the findings, as presented in the staff report dated August 24, 2026, shall be adopted and the Planning Commission hereby recommends approving File No. 26-029 ZC to the City Council to amend the Zoning Map to add the Flood and Slope Hazard (FSH) Overlay to the subject properties.

Moved By: Commissioner Wegener

Seconded By: Vice Chair Crosby

Yes votes: All Ayes
No votes: None
Abstentions: None

7.2. 19124 Jacoby Road two parcel partition (File No. 26-028 MP/VAR/FSH)

Chair Malone opened the quasi-judicial hearing on File No. 26-028 MP/VAR/FSH at 7:17 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:

Senior Planner Depa provided a presentation on the partition request, including background of previous land use applications and pre-application meetings. Depa explained the reasons for the partition request and explained the shadow plat for future development on the remainder of the property. O'Neill also explained the termination of the easement for the driveway and the eventual additional right-of-way dedication for future streets in the area of the shadow plat. Depa went on to explain the conditions in the staff report, the partition criteria, and the recommendation.

Applicant:

Tracy Brown
17075 Fir Drive
Sandy, OR 97055

Mr. Brown provided a brief presentation, including that the property was approved for a subdivision in the past. He went on to explain the proposal including information on access, dedications, and easements. Mr. Brown said this is an interim step for the applicant before he can fully develop the property sometime in the future.

Public Comments:

None

Staff Report Recap:

Depa reiterated that staff are supportive of the partition proposal.

Applicant Rebuttal:

None

Motion: Motion to close the public hearing at 7:45 p.m.

Moved By: Vice Chair Crosby

Seconded By: Commissioner Wegener

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Crosby stated that he is supportive of the partition proposal. Commissioner Wegener asked if completing the partition now changes the future parks fee in-lieu figures or density allowances. Depa explained that the applicant will pay a parks fee in-lieu for the one new lot created prior to recording the plat for the partition and the density provisions will not be negatively impacted in the future as shown on the shadow plat.

Motion: Move that the findings are in support of the approval criteria or have been met or explained to a sufficient amount and therefore recommend approval of the major partition and two proposed variances presented in File No. 26-028 MP/VAR/FSH, subject to the recommended conditions presented in the final order.

Moved By: Commissioner Crosby

Seconded By: Vice Chair Wegener

Yes votes: All Ayes

No votes: None

Abstentions: None

8. ADJOURNMENT

Chair Malone adjourned the meeting at 7:51 p.m.

Attest:

Chair Linda Malone

Kelly O'Neill Jr.,
Development Services Director

Date signed: _____