



CITY COUNCIL MEETING

Tuesday, February 18, 2025 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Mass Timber Code-UP Amendments to the Sandy Development Code

Note: all members of the Planning Commission except for Commissioners Lee and Poulin were present for this discussion. The City Manager and Development Services Director provided an introduction to the work session, along with background and context on the grant received by the City in 2023 and the discretion retained by the Council as to whether to ultimately adopt the proposed amendments. A staff report and the slides presented by Brandon Crawford with MIG were included in the meeting packet.

The following points were raised during the ensuing Council discussion:

- Discussion on the definition of mass timber, and whether it is an accurate term to use in the context of middle housing production (as opposed to larger multifamily buildings)
- Suggestion that mass timber may not be commercially viable for middle housing production, at least at the current time
- Note that a research and development facility is being pursued in the region that may lead to increased commercial viability of mass timber
- Questions as to why other pre-fabricated materials were not also included in this effort
- Clarification that residential trailers built before 1976 do not have to be allowed
- Discussion on design standards for manufactured homes
- With regard to accessory dwelling units (ADUs):
 - Discussion as to whether the maximum square footage should be raised
 - Discussion on maximum square footage as a percentage of the square footage of the main dwelling
 - Discussion on the benefits of ADUs for families
 - Discussion on system development charges for ADUs
 - Suggestion that ERUs should not be prioritized for ADUs, given the overall needs of the City
 - Concerns about parking for ADUs, and the inability of the City to require parking
 - Note that ADUs are allowed in all residential zones
- Discussion on the relative effectiveness of mass timber middle housing as a strategy for addressing housing affordability
- Discussion of the current development moratorium and the inability of the City to produce more housing at this time; counterpoint that the City will not be under a moratorium forever and that the code can be modified in advance to prepare for more development in the future

- With regard to cottage clusters:
 - Clarification on the meaning of the term
 - Concern that they would not be cost effective and are not the most efficient use of land
 - Concern about upkeep of common areas and landscaping
 - Concern that the code proposals in this area are not sufficiently developed
 - Note that much of the cottage cluster language is derived from the State model code, but that the City would have flexibility to tailor it for Sandy

It was noted that the implementation of middle housing proposals would be complicated and controversial for the Council, and the amount of time necessary to develop such policies would be considerable. The Council provided direction to staff that such measures should be considered and addressed in the future, if only at a conceptual level, during the process of developing the Housing Production Strategy.

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
Council President Don Hokanson
Councilor Chris Mayton
Councilor Laurie Smallwood
Councilor Kristina Ramseyer
Councilor Lindy Hanley

ABSENT

Councilor Rich Sheldon

Note: Mayor Walker was present in person for the work session but asked Council President Hokanson to preside. The Mayor left the Council Chambers after the work session and rejoined the meeting via Zoom during the Presentation section of the meeting. Council President Hokanson continued to preside throughout the meeting.

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

The City Manager noted that Mr. Ernesti has not yet provided additional information on the forestry event and his request for a financial contribution from the City. He also stated that staff

continue to provide helpful assistance to the individuals seeking to develop the property on Sunset St.

CONSENT AGENDA

2. City Council Goal Setting Minutes: February 1, 2025
3. City Council Minutes: February 3, 2025

MOTION: Adopt the consent agenda

Motion made by Councilor Smallwood, Seconded by Councilor Mayton.

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

MOTION CARRIED: 5-0

PRESENTATIONS

4. Mt. Hood Community College Presentation

Diane Noriega and Lisa Skari delivered a presentation on the college's plans to move forward with a \$136 million bond on the May 2025 ballot. They provided a summary of what the bond would fund with the proposed millage rate. Ms. Noriega also outlined the positive impact of the college on the community including statistics on graduates in particular fields, and asked for support for the measure in the upcoming election.

OLD BUSINESS

5. Ordinance 2025-03: SMC Chapter 5.04 Code Modifications (2nd Reading)

(Note: the public hearing was closed during the February 3, 2025 council meeting)

The Development Services Director summarized the staff report in the meeting packet, including the text amendments that were made by the Council during the February 3, 2025 meeting.

MOTION: Approve the second reading of Ordinance 2025-03 as amended

Motion made by Councilor Ramseyer, Seconded by Councilor Hanley.

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

MOTION CARRIED: 6-0

6. Ordinance 2025-04: SMC Chapter 8.22 Code Modifications (2nd Reading)

(Note: the public hearing was closed during the February 3, 2025 council meeting)

The Development Services Director summarized the staff report in the meeting packet, including the text amendments that were made by the Council during the February 3, 2025 meeting.

MOTION: Approve the second reading of Ordinance 2025-04 as amended

Motion made by Councilor Ramseyer, Seconded by Mayor Walker.

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

MOTION CARRIED: 6-0

NEW BUSINESS

7. Task Order Approval: Engineering Evaluation of Sandy's Wastewater Flows on Gresham's Treatment Plant

The Assistant Public Works Director summarized the staff report in the meeting packet. The City Manager and Deputy City Manager also participated in the dialogue. The following points were raised during the ensuing Council discussion:

- Discussion on the projected completion date for the task order
- Discussion on the importance of both task orders, along with successful negotiation of an intergovernmental agreement with Gresham, to confirming the viability of the Gresham wastewater discharge alternative and completing the wastewater facility master plan amendment process

MOTION: Authorize the City Manager to execute Task Order 4 with Stantec for engineering services to confirm the capacity of the Gresham Wastewater Treatment Plant (WWTP) to accept existing and projected future flow from the City of Sandy, as included in the meeting packet

Motion made by Councilor Mayton, Seconded by Councilor Smallwood.

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

MOTION CARRIED: 6-0

8. Task Order Approval: Engineering Routing Study for Wastewater Conveyance to Gresham

The Assistant Public Works Director summarized the staff report in the meeting packet. The City Manager and Deputy City Manager also participated in the dialogue. The following points were raised during the ensuing Council discussion:

- The location at which Sandy's pipeline would connect to Gresham's collection system directly affects the amount of the associated connection charge
- Discussion on the projected completion date for the task order

- Overview of possible strategies to ensure resiliency of the pipeline and to preserve the ability to perform maintenance and/or repair any damage

MOTION: Authorize the City Manager to execute Task Order 3 with Stantec for engineering services to complete the conceptual design of a new pump station and a pipeline alignment study for the Sandy to Gresham Pump Station and Force Main project, as included in the meeting packet

Motion made by Councilor Mayton, Seconded by Councilor Ramseyer.

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

MOTION CARRIED: 6-0

9. IGA Approval: Community Services Officer Agreement with Clackamas County

The City Manager summarized the staff report in the meeting packet. The following points were raised during the ensuing Council discussion:

- Opioid settlement funds are being used to pay for the City's match; anticipated settlement revenue needs to be estimated for future years
- Overview of the hiring process and anticipated hiring timeline
- Discussion on future funding options after the three-year IGA elapses
- Data collection should be prioritized to allow the City to understand the impact of this position and the scope of the challenges involved
- Discussion on the desired attributes for the position in terms of experience, education, and skills; an intersection between social work and law enforcement
- Training for the position will be of high importance, and in addition to on the job training, conferences and other opportunities for continuing education should be leveraged
- Clear roles and responsibilities for the position need to be established

MOTION: Authorize the City Manager to sign the IGA between City of Sandy and Clackamas County for homelessness response and outreach

Motion made by Councilor Ramseyer, Seconded by Councilor Hanley.

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

MOTION CARRIED: 6-0

REPORT FROM THE CITY MANAGER

- Thanks to staff for their work during the recent winter weather
- Overview of Deer Pointe Park survey; the Council wishes to know the survey response rate
- Clarification of the Community Center's weather closure policies, which are locally focused and distinct from those of the school district

- Overview of the Community Initiated Project funding for wastewater being pursued by staff
- Input shared by the City Attorney on EPA enforcement directives and cross-pressures being experienced by EPA staff under the new administration

COMMITTEE / COUNCIL REPORTS

Councilor Hanley

- Recap of recent Library Advisory Board meeting, and the survey responses received for the strategic planning project

Councilor Ramseyer

- Remarks on the tourism potential for the Jonsrud Viewpoint camera project

Councilor Smallwood

- The City needs to move forward quickly to address economic development staffing needs

Councilor Mayton

- Applied for the Mt Hood Economic Alliance board opening
- Recap of the recent wastewater oversight committee meeting

Council President Hokanson

(none)

Mayor Walker

- Request for councilors to give input on the process for proclamations
- Overview of recent and upcoming meetings with Senator Merkley, Representative Dexter, Mt Hood Community College management and PGE management
- The Jonsrud Viewpoint camera also has the potential to incorporate HAM radio and air quality capabilities
- PGE should be a sponsor for Winterfest
- Economic Development Advisory Board feedback is desired regarding policy priorities
- Communication plans and strategies are needed for the City's wastewater projects

STAFF UPDATES

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

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