



CITY COUNCIL MEETING

Monday, October 19, 2026 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Housing Snapshot Map: Information to Inform Council Goal 6.3

The Engineering Technician and Development Services Director presented the Housing Snapshot Map and presented slides; both of which were included in the meeting packet.

Discussion topics that ensued during the presentation included:

- Explanation of the term “net acres,” subtracting out rights-of-way, stormwater facilities, and similar areas
- Explanation of the effects of planned unit developments and pre-existing residences on the presented statistics
- Discussion regarding the relatively limited number of accessory dwelling units (ADUs) developed in Sandy, and the potential for additional ADUs on existing residential properties
- Note that 36% of Sandy's existing housing units are something other than single-family detached homes, including duplexes, row homes, apartments, condominiums, and manufactured homes
- Discussion of housing units in commercial zones; note that if they are redeveloped in the future they would usually need to become commercial uses; note that there are no specific density requirements for housing in commercial zones but other development requirements would still need to be met
- Discussion related to repair and rebuilding of residences after fire or similar damage which is protected under state law
- Discussion regarding how anticipated development with allocated ERUs is reflected in the map, and the importance of distinguishing between vacant properties and lots already committed to future residential development
- Discussion regarding the extent to which older residential developments, including those constructed before the City's current density standards were established, affect the overall density calculations. Suggestion to separately examine housing developed since approximately 1997 to better understand the densities achieved under more recent development standards
- Suggestion that Sandy has already largely achieved the housing choice goals of the state; Sandy has an appropriate mix of housing types with a variety of higher-density options
- Emphasis on the need for Sandy to retain its home rule authority and ability to conduct land use planning on a local level

- Discussion regarding opportunities to use the data to demonstrate Sandy's housing accomplishments to state policymakers, including through future Housing Production Strategy reporting
- Note that properties occupied by schools, religious institutions, and City facilities were excluded from the residential development calculations
- Praise for staff work and appreciation for having this data, which will be useful in future conversations with policy makers

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
Council President Don Hokanson
Councilor Rich Sheldon
Councilor Kristina Ramseyer
Councilor Lindy Hanley

ABSENT

Councilor Laurie Smallwood

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

2. City Council Minutes: October 5, 2026

MOTION: Adopt the Consent Agenda

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

Voting Yea: Mayor Walker, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

Voting Abstaining: Council President Hokanson

MOTION CARRIED: 4-0-1

OLD BUSINESS

3. Follow Up Discussion: Council Chambers Audio/Visual Project

The IT Director summarized the staff report in the meeting packet, including details of what a dais replacement might involve. It was noted that the impetus for the project is to address accessibility concerns and ensure that public meetings in the Council Chambers can continue to be conducted in an open and inclusive manner.

Discussion ensued on the following topics:

- Suggestion to defer consideration of larger improvements until the upcoming budget process, allowing additional consideration of project costs
- Recognition that the existing audio/visual equipment no longer adequately meets the City's needs, and that replacement is a necessary investment
- Support for recessing the existing dais monitors to improve visibility between Council members, staff, and the audience
- Discussion regarding whether the existing monitors could be retained as part of the improvements; clarification that the potential savings would be relatively limited
- Concern that replacing the dais in its current configuration could effectively commit the City to the existing room layout, making a future renovation less practical
- Clarification that audio/visual equipment could generally be reused if the Council Chambers were reconfigured in the future, although additional labor and installation costs would be incurred
- Discussion regarding the anticipated installation timeline
- Concern regarding accessibility limitations associated with the existing dais, including the steps and narrow circulation space
- Suggestion that replacement of the approximately 30-year-old dais would be appropriate; suggestion to explore whether local contractors could provide a replacement dais at a lower cost
- Concern about investing approximately \$5,000 in modifications to the existing dais if it may be replaced within the next several years
- Concern regarding the City's competing financial priorities and ongoing wastewater infrastructure challenges, and the appropriateness of committing additional funding
- Emphasis on the need for improved audio/visual capabilities for public accessibility
- Recognition that the proposed project cost was higher than some Council members had anticipated
- Concern that delaying the project could result in additional costs due to inflation
- Suggestion to proceed immediately with the audio/visual improvements while deferring consideration of a replacement dais or more extensive renovations

MOTION: Direct staff to move forward with the proposed work to upgrade audio and video systems in the Council Chambers, including the option to recess monitors within the dais

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

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

Voting Nay: Councilor Sheldon

MOTION CARRIED: 4-1

NEW BUSINESS

4. Council Discussion: Wastewater System Development Charge Rates

The City Manager summarized the staff report in the meeting packet, and the policy choices available to the Council. It was noted that while adoption of the new methodology is certainly necessary, the Council has discretion regarding how to implement any rate adjustments.

Three options were identified in the staff report:

1. Adopt the methodology and make no changes at this time to the rate that is currently in effect
2. Adopt the methodology and make no changes to the rate that is currently in effect for projects that have already obtained land use approval; but adopt the maximum defensible SDC rate for any new projects
3. Adopt the methodology and make no changes to the rate that is currently in effect for projects that have already obtained land use approval; but adopt a series of gradual increases up to the maximum defensible SDC rate for any new projects

Discussion ensued on the following topics:

- Explanation of the current \$13,163 SDC rate and the new proposed maximum defensible amount of \$18,639
- Clarification that adopting the updated SDC methodology would not automatically change the rate currently in effect
- Recognition that the City previously implemented a large wastewater SDC increase because of large capital project needs; concern about imposing another substantial increase on developments already in process
- Discussion regarding a phased implementation schedule for new developments, gradually increasing rates toward the maximum defensible amount; note that phased increases could encourage developers to advance projects before higher rates take effect; suggestion to consider substantial infrastructure installation as a threshold to use in the process
- Clarification on when SDC payments are collected during the development process

The Council indicated its consensus preference for option #3 in the staff report: adopting the methodology and making no changes to the rate that is currently in effect for projects that have already obtained land use approval, and adopting a series of gradual increases up to the maximum defensible SDC rate for any new projects. It was noted that staff should provide multiple options for an on-ramp for new projects, all of which should be limited to less than five

years. The Council also directed staff to communicate with the development community to inform them of the Council's policy intentions on this issue.

5. Park Property Purchase

The City Manager summarized the staff report in the meeting packet, stressing the opportunity to acquire the property to preserve natural open space immediately adjacent to Fantasy Forest.

Discussion ensued on the following topics:

- Recognition that the acquisition would prevent residential development that could alter the character of the surrounding park
- Discussion regarding the appraised property value and reimbursement of previously paid fees for the development that will no longer move forward
- Opportunities to secure grant funding to offset up to 50% of eligible acquisition costs
- Note that the property could support future accessibility improvements for Meinig Park
- Clarification regarding the anticipated purchase timeline
- Note that previously allocated wastewater capacity could become available for other developments

MOTION: Authorize the City Manager to enter into a purchase and sale agreement with Miles Rusth to purchase the property described in the Term Sheet provided to City Council in the meeting packet. Further, the City Manager is authorized to acquire the property under substantially similar terms and conditions as those set out in the Term Sheet, and to take all necessary actions to acquire the property.

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

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

MOTION CARRIED: 5-0

REPORT FROM THE CITY MANAGER

- The Council approved of the revised draft of the letter to the Board of County Commissioners regarding flavored tobacco. Council President Hokanson indicated he would have preferred the original draft of the letter.
- Note that ODOT ADA ramp work is nearly complete; everything will be usable before the Trick or Treat Trail event
- Note that an update from staff on City Council Goal progress will be forthcoming soon
- Update on the City's annual audit process
- Update on the Finance Director recruitment, which will be going out for another round of applications
- Recap of the League of Oregon Cities annual conference

COMMITTEE / COUNCIL REPORTS

Council President Hokanson

- Shared a sample graphic summarizing the Housing Snapshot Map findings and Sandy's progress toward state housing goals; suggested that staff create a similar graphic

Councilor Hanley

- Reminder of the upcoming Library casino night and the Chamber's Trick or Treat Trail

Councilor Ramseyer

- Recap of the recent water providers consortium meeting
- Summary of her recent meeting with the Sandy Historical Museum director; discussion of plans for upcoming educational camps
- Overview of museum exhibits, including on Bull Run water, and efforts to increase accessibility
- Overview of ongoing archiving efforts
- Note of the upcoming Mountain Festival exhibit ribbon cutting
- Suggestion to invite museum representatives to provide a future Council presentation

Councilor Sheldon

- Appreciation for the museum's ongoing work and improvements

Mayor Walker

- Appreciation for staff's work preparing the Housing Snapshot Map
- Recap of meeting with Skyview Acres representatives concerning wholesale water rates; discussion of opportunities to establish greater consistency and fairness among wholesale and outside-city water rates
- Recap of the League of Oregon Cities annual conference, including discussion of public nuisance regulations, public meetings requirements and OGEK regulations, and data centers
- Note of the upcoming Clackamas County parks meeting
- Invitation to the upcoming ribbon cutting for the Little Crater Lake trail improvements

STAFF UPDATES

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

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