



STAFF REPORT

Planning Commission

Meeting Type: Planning Commission
Meeting Date: November 27, 2023
From: Kelly O'Neill Jr., Development Services Director
Subject: Director's Report for November 2023

Comprehensive Plan Update: The City Council and Planning Commission held a joint work session on October 16 to discuss the Economic Opportunities Analysis (EOA) and economic development goals associated with the comprehensive plan. City staff then coordinated with both the Council and Commission to obtain additional feedback through email. In addition to the EOA, we are holding a joint work session on the Housing Needs Analysis (HNA) on December 4. Once we establish a factual base for economic development and housing through the EOA and HNA, we will be moving forward with creation of goals and policies for Block 3 of the Comprehensive Plan which is related to Housing, Economic Development, Governance, and Growth Management.

Urban Renewal grant programs: We are shifting some work responsibilities around at City Hall and decided to move urban renewal grant projects back to the Development Services Department. The grant programs will be overseen by the Director. If you get inquiries, please forward them to koneill@ci.sandy.or.us.

Development Services Code Enforcement Update: As of October 1st, 341 code enforcement cases were active. Of those, 109 were confirmed as Civil Infraction cases for the Community Service Officer in the Police Department and 199 were confirmed as City Infraction cases for the Code Enforcement Specialist in Development Services. The remaining 33 cases were duplicates or not within the scope of code enforcement.

During the month of October, 159 City Infraction cases were resolved. Of the 159 resolved cases:

- **61%** were Noxious Vegetation and Junk Accumulation (Title 8.16)
- **25%** were Street Trees (Title 12)
- **6%** were Sign Code (Title 15)
- **5%** were Sidewalk Maintenance (Title 15)
- **2%** were Dark Sky Ordinance (Title 15)
- **1%** were Business License (Title 5)

(86% of resolved cases achieved compliance after a single notification of non-compliance while 14% achieved compliance after a second notification including a warning of citation)

Sandy Fred Meyer: Fred Meyer Stores, Inc. submitted plans for an interior remodel. The renovations will most likely start in March, and planned work is set to last a minimum of 120 days. The store will stay open during the renovation, and renovations are planned to take place entirely inside the building. However, to economize space inside, the applicant has requested to create two temporary storage areas outside their building in the parking lot. The project went through a Type I permit to review how

the parking area was going to be affected. All trailer and storage container locations will have fencing and shall not impede any clear vision areas along parking area routes. The applicant has provided a vehicle circulation map which indicates the existing fuel truck maneuvering routes shall remain unimpeded along with the coordinated access to the on-site vehicle electric charging stations.

37220 Dubarko Road, House Addition: Staff issued a decision on October 31 to allow the house addition but is requiring the removal of a shed and synthetic turf from City property, and an evaluation from an engineer on the retaining wall. The property owner will also be required to plant street trees and make a few other small property modifications.

Tupper Park improvements: The City of Sandy's Parks and Recreation Department removed seven (7) birch trees and two (2) fir trees in Tupper Park on September 6, 2023, as they were dead or in severe decline and presented a hazard to the public. Removal of a hazard tree requires replanting at a minimum 2 to 1 ratio. Thus, the Parks and Recreation Department will replace the nine (9) hazard trees with eighteen (18) mitigation trees.

Tickle Creek Restoration Project: The intent of the Tickle Creek Restoration Project is to improve riparian health and protect water quality along a section of the Tickle Creek Stream Corridor between 362nd Ave to a location near Hwy 211. This section of Tickle Creek is about two miles upstream from Sandy's Wastewater Treatment Plant. The 1.8-mile Tickle Creek Trail travels along parts of this corridor and was built in 2010 (see exhibit map of management area). The project has three goals: reduce non-native plants in the riparian corridor; increase native plants, particularly shade providing conifers, hardwoods, and shrubs; and mitigate erosion and soil compaction from off-trail disturbance. Mitigation of off-trail activity will consist of strategic placement of plants and woody debris to prevent or deter access to impacted areas and to facilitate natural soil recovery. Work is expected to occur between October 2023 and October 2026.

