



# CITY COUNCIL MEETING

Monday, September 16, 2024 at 6:00 PM  
Sandy City Hall and via Zoom

## MINUTES

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### WORK SESSION

#### 1. Housing Production Strategy (HPS) Introduction

The City Manager introduced the discussion; Kelly Reid with DCLD, and Beth Goodman and Nicole Underwood with ECONorthwest, were present to deliver the presentation. Slides were included in the agenda packet.

Council discussion ensued on the following issues:

- Clarification on the meaning of 'contextualized housing need' with regard to the City's Housing Capacity Analysis as well as any additional data gathered through the HPS process (quantitative as well as qualitative)
- Concern about state regulations being ill-suited to the City's wastewater issues and inability to produce housing; suggestion that centralized housing policy from the state is problematic
  - Suggestions to pursue housing strategies that are possible while the development moratorium remains in effect
  - Note that the Development Services Director submitted rulemaking comments urging the state to take situations like Sandy's into account
  - Suggestion that the Acceleration Program could potentially connect Sandy with helpful resources
- Recognition that housing production in Sandy is also limited by drinking water system needs
- Discussion on the number of homeless individuals in Sandy; recognition that there are a variety of ways in which people can experience homelessness
- Questions as to why employers were not consulted during the stakeholder interview process
- Suggestion that housing needs should be addressed for those at all income levels (market rate housing as well)
- Clarification on the planning horizon of the HPS
- Concern about the impact of high utility bills on housing affordability
- Questions on how the stakeholder feedback gathered through this process compares to other cities
- Discussion on the need for services to be available for some low income housing types; suggestion that providing such services is not the City's role
- Examples of actions the City could take such as providing public land, and easing design requirements to facilitate low income housing production

- Suggestion to better advertise low income utility assistance programs
- Desire for more clarity on expedited permitting programs
- Discussion as to whether Council support exists for providing urban renewal funds to support affordable housing
- Questions as to whether it is appropriate to commit future councils to measures like a construction excise tax
- Discussion on how accountability for accomplishing the strategies in the HPS will work, especially given the City's development moratorium situation; suggestion that the City should focus on strategies that are indeed possible at this time
- Concern that the state is still in the process of rulemaking, though the City is being required to make housing policy commitments while those rules remain uncertain
- Suggestion to make it clear in the HPS document that the City is extremely limited in the amount of new housing that can be supported at this time; that the production bar should be low
- Suggestion that the City can pursue a number of strategies at this time that include simply gathering data (such as with short term rentals) and preparing to implement policy actions in the future
- Note that the City's HPS is subject to review and approval by DLCD; suggestion that DLCD may be able to provide grant funding to assist with the planning process
- Concern that the City cannot meaningfully support housing production without substantial funding assistance from the state to help solve utility system problems
- Suggestion that it is in fact regulatory requirements beyond the City's control that are the true drivers of cost for housing; those drivers should be addressed instead
- Recap of the number of needed housing units identified in the City's HCA
- Discussion of the HPS planning processes being pursued in wealthier communities; note that the state will be purposefully addressing affordability disparities in such communities
- Frustration that Sandy may not be getting credit for past measures taken to ensure provide housing choice for consumers; emphasis on the need to maintain a balance of housing densities
- Direction to staff to send any feedback from Planning Commissioners to the Council

## **REGULAR MEETING**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

### **PRESENT**

Council President Laurie Smallwood  
 Councilor Chris Mayton  
 Councilor Rich Sheldon  
 Councilor Kathleen Walker  
 Councilor Don Hokanson

### **ABSENT**

Mayor Stan Pulliam

## CHANGES TO THE AGENDA

(none)

## PUBLIC COMMENT (3-minute limit)

Kevin Moss: expressed concerns regarding the bollards in the roadway on Proctor Blvd, which are a traffic hazard issue. Also expressed concern about the proposed volunteer time off policy, stating that staff should be focused on their official duties.

## RESPONSE TO PREVIOUS COMMENTS

(none)

## CONSENT AGENDA

2. City Council Minutes: September 3, 2024
3. Contract Amendment 3: Veolia Water North America – West, LLC
4. Amended Approval for the Public Improvement Contract for the Construction of Cedar Park (Goodfellows Bros. LLC.)

### **MOTION: Adopt the consent agenda**

Motion made by Councilor Sheldon, Seconded by Councilor Mayton.

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

### **MOTION CARRIED: 5-0**

## NEW BUSINESS

5. Volunteer Time Off Policy

The City Manager summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following issues:

- Whether coaching of youth sports teams can be added as an eligible volunteer activity
  - Questions as to whether such leagues are qualifying non-profit organizations
  - Discussion on the eligibility of regional sports organizations that serve Sandy as well as other areas
- The importance of ensuring that volunteer time benefits the local community
- Whether any organization in Clackamas County should be eligible
- The number of hours per day should be allowed for paid volunteering
- The importance of the proposed policy for staff retention
- Possible concerns with staff serving on non-profit boards
- The primary importance of ensuring that paid volunteering occurs for organizations that serve Sandy residents

**MOTION: Authorize the City Manager to implement the volunteer time off policy as outlined in the attached document, with the amendment that the policy will explicitly include as eligible: 'organizations that serve residents of Sandy.'**

Motion made by Councilor Walker, Seconded by Councilor Sheldon.

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

**MOTION CARRIED: 5-0**

6. League of Oregon Cities 2025 Legislative Priorities

The Deputy City Manager summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following issues:

- Whether it is possible to simply cast all five of the City's votes for infrastructure funding
- The importance of recreational immunity for Cedar Park
- The expected prominence of transportation funding for the next legislative session
- Nellie deVries' observations on the upcoming legislative session, and the Legislature's rationale for prioritizing transportation at this time
- The importance of assistance with infrastructure funding if more housing is desired by the state
- Questions as to whether the Governor will champion infrastructure funding again
- Discussion of the priority order of the five items; suggestion that lodging tax flexibility is the least important of the five listed priorities

The consensus of the Council was that staff should attempt to cast all of the City's votes for the Infrastructure Funding priority; if that is not possible, staff should move forward with the five priorities identified in the staff report.

**REPORT FROM THE CITY MANAGER**

- Update on current applicants for Council Seat #5; suggestion from the Council to advertise the vacancy on Facebook as well
- Staff is gathering quotes for flashing crosswalk lights to install along Hwy 26 downtown; suggestion from the Council to explore additional safety measures such as disallowing parking immediately adjacent to crossings
- Update on the C-4 joint values and outcomes statement draft; consensus from the Council to add Sandy's endorsement in the interest of being cooperative

**COMMITTEE / COUNCIL REPORTS**

Councilor Hokanson

- Concerns about skateboards on sidewalks and possible danger to pedestrians
- Discussion about whether motorized scooters are allowed on sidewalks

- Update on the Mayor's request for him and Councilor Mayton to facilitate a review process for the City Manager; the intent is to proceed with a 360 review approach to gather feedback from Council, staff, and community/peers. The Council agreed with the approach.

#### Councilor Walker

- The Library Advisory Board continues to review strategic plan performance
- Further discussion is needed with the Council about the Library District
- City should review which downtown crosswalks are marked and which receive enhanced safety measures such as flashing lights
- Concern about traffic access to the Dutch Bros site; questions as to why U-turns are not allowed at the adjacent intersection
- The Council should receive updates on school parking/traffic issues
- Further discussion is needed about rock hauling on Bluff Rd.

#### Councilor Sheldon

- Thanks for the Council's support on the volunteer time off policy
- Concerns about the Housing Production Strategy policy from the state, and in particular the top-down approach. Sandy should not be subject to the same requirements because of the wastewater capacity problems and the consent decree
- Questions about whether short term rentals have a significant impact on the housing market
- Reminder of the upcoming tour of the Alder Creek water plant

#### Councilor Mayton

(none)

#### Council President Smallwood

- Recap of recent tour of Cedar Park; suggestion that measures are needed at the site to ease law enforcement such as fencing and a parking lot gate

### **STAFF UPDATES**

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

### **ADJOURN**

**EXECUTIVE SESSION:** The Council met in executive session pursuant to ORS 192.660(2)(f) & (h)