

**Sandy Planning Commission
Regular Meeting
Monday, May 11, 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 – Present
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., Senior Planner Patrick Depa, Public Works Director AJ Thorne, City Attorney Josh Soper, Development Services Specialist II Rebecca Markham

3. APPROVAL OF MINUTES – March 30, 2026

Chair Malone asked for any edits to the draft minutes. With no edits requested, the minutes were declared approved at 6:31 p.m.

4. REQUESTS FROM THE FLOOR – CITIZEN COMMUNICATION ON NON-AGENDA ITEMS:

None

5. COUNCIL LIAISON REPORT

City Councilor Kristina Ramseyer updated the Commission on the Library’s mobile library which is now up and running and has been very successful.

Ramseyer also noted that on May 18, the City Council will hold a public open house in the City Council Chambers to discuss the options and challenges with the wastewater situation. She also noted that the City Council is going after every grant and funding opportunity to help with the wastewater project.

6. NEW BUSINESS:

6.1. Wastewater Facility Plan Amendment and Draft Moratorium 5.0

Brief Overview from Director

Development Services Director Kelly O’Neill Jr. provided a brief overview of the two agenda items which the Planning Commission requested more information on at the March 30 meeting. He explained how this discussion will provide the Commission an opportunity to ask questions and obtain additional information prior to both items moving forward.

On the second agenda item, “Moratorium 5.0,” O’Neill stated that the City notified the Department of Land Conservation and Development (DLCD) on April 1 in accordance with State

Statute. He also explained that Moratorium 5.0 will also include a “lottery allocation program” for the residential ERUs that the City anticipates receiving from the EPA and DEQ later this year. He stated that Moratorium 5.0 will be considered by the City Council at a public hearing on May 18, 2026.

O’Neill introduced Public Works Director AJ Thorne to discuss the Wastewater Facility Plan Amendment.

Wastewater Facility Plan Amendment

Public Works Director AJ Thorne explained that the City analyzed a sewer pipeline to Gresham’s treatment facility, but during the planning process staff realized that costs kept expanding and that potential solution became unaffordable. He also explained that at the end of last year while the City was searching for a more viable and sensible solution, a new house bill was adopted allowing jurisdictions in Oregon to adopt wastewater effluent reuse solution. Thorne stated that California and Washington are already approving “direct injection to groundwater” and believes this could be a good option for Sandy.

Overall, Thorne presented all three “*treatment and discharge alternatives*” that are being discussed by staff and the City Council. He expanded on each option and provided the cost estimates and how many years it would take for each option to fully construct. The three options are:

- 1) Wastewater Treatment Plant (WWTP) expansion and discharge to the Sandy River; or,
- 2) Sewer pipeline to Gresham treatment facility; or,
- 3) WWTP expansion *and* groundwater discharge. It was noted that this option relates to HB 2169 which could pave the way for “direct injection” which so far is the most affordable and viable option.

Thorne’s remaining presentation focused on the “direct injection to groundwater / groundwater discharge” option and expanding the Jarl Road WWTP. He discussed both the advantages and risks and what the phased WWTP expansion would look like. He also showed the Commission a site plan and went through the necessary site upgrades and additions.

Lastly, he expanded on “effluent polishing options” (granular activated carbon vs. reverse osmosis), “proposed effluent discharge concepts”, as well as the “groundwater discharge concept.”

Thorne answered the Commissioners questions and clarified some of his points. City Councilor Ramseyer encouraged the Commissioners to reach out to Thorne to schedule a field trip to the existing treatment plant.

Draft Moratorium 5.0

City Attorney Josh Soper started his presentation by explaining that Draft Moratorium 5.0 is the fifth major iteration of the moratoria. He stated that the primary change in this version of the moratoria is the addition of the “development allocation program” (DAP). Soper stated that he anticipates the City getting approval from the EPA and DEQ to unlock an additional 190 ERU’s of sewer capacity for additional development in the near future. He also stated that Oregon State law requires any city in a development moratorium to provide a program that addresses economic development and housing needs as much as possible. He explained that the City has conducted an analysis to determine overall housing and economic development needs. This analysis was used to determine how many of the 190 ERUs should be allocated to economic

development and housing. In summary, 128 ERUs are proposed to be set aside for economic development and seven (7) ERUs for accessory dwelling units (ADUs), which will both be first come first served. The remaining 42 ERUs will be held for residential uses other than ADUs and will be awarded through a “lottery” program.

O’Neill also explained portions of the resolution. O’Neill also mentioned that any ERUs tied to projects that failed to move forward, will also be added to the 190 ERU’s and distributed the same way through the DAP.

Soper explained that if there’s more ERUs that become available later, a new lottery would be conducted because different people might be interested at that time. Soper also said that the lottery is the first program of its type in Oregon.

Commissioner Wegener asked if the ERU recipients will be under the “normal land use timelines”. Soper stated that those general timelines will still apply but there’s also going to be some additional specified milestones that ensure the ERU recipient is moving forward with their project. Commissioner Wegener also asked when the original ERUs that were allocated will expire and come back to the City for redistribution. Soper clarified that as part of this process, the City aligned all the previously allocated ERUs to expire at the end of 2027, providing applicants with additional time to acquire allocated ERUs.

Chair Malone stated that Draft Moratorium 5.0 was very comprehensive and easy to understand and congratulated everyone who worked on the complex document.

Vice Chair Crosby asked if anyone knew when the City would be back to normal and out of the moratorium. O’Neill stated it could be between 4 and 7 years based on the presentation from Thorne, but there’s just too many unknowns to say an exact timeline.

O’Neill said the next Planning Commission meeting will be on June 22, 2026, with at least one public hearing regarding a code amendment.

Commissioner Lee shared that she had a hard time hearing a lot of the meeting conversation because of the sound joining remotely. She mentioned that she had to put on close captioning and asked if the City plans to fix the sound in the meeting room. O’Neill explained that fixing the sound in the City Council Chambers is a City Council priority and goal. He also noted that the City IT Department and City Administration are working on it.

Lastly, Commissioner Wegener asked staff if an applicant applying for the lottery for a mixed-use project would apply for “commercial” or “residential”. O’Neill stated they would need to apply through both DAPs.

7. ADJOURNMENT

Chair Malone adjourned the meeting at 7:55 p.m.

Chair Linda Malone

Attest:

Kelly O'Neill Jr.,
Development Services Director

Date signed: _____

DRAFT