



CITY COUNCIL MEETING

Monday, April 01, 2024 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Comprehensive Plan – Block 3 Draft Goals and Policies

Note: Planning Commissioners Wegener, Crosby, Ramseyer, Weinberg, Poulin, and Myhrum were present for the work session.

The City Manager and Development Services Director summarized the staff report, which was included in the agenda packet along with presentation slides. Anais Mathez with 3J consulting was present to deliver the presentation.

The following discussion and feedback was given related to the proposed Comprehensive Plan goals and policies:

Urbanization

- Consideration of whether the Urban Reserve area should be addressed in this section
- Policy 1.6: suggestion that the threshold should be '20 acres and over'; note that implementation would need to occur through municipal code amendment so the precise wording in this document is less critical
- Policy 2.4: clarification on the intent behind the term 'projects'
- Suggestion that coordination with the Clackamas County Sheriff's Office has merit, but may not be necessary as a formal Comprehensive Plan policy

Economic Development

- Policy 1.1: suggestion to remove Metro from the list of agencies
- Policy 1.5: suggestion to soften the language
- Discussion of whether to explicitly include targeted business types such as brewpubs, hotels, restaurants, etc; suggestion to reference locally-owned businesses
- Policy 2.4: suggestion to add lodging to the list
- Infrastructure Subsection: suggestion to add specific language on keeping master plans and system development charges up to date; note that such issues are addressed elsewhere in the plan; suggestion to add language on keeping fees at appropriate levels

Housing

- Policy 1.6: suggestion to add language on ensuring developers pay their fair share; suggestion to specify the need to coordinate funding as well as planning for infrastructure; suggestion to add language about ensuring infrastructure maintenance in addition to construction
- Policy 1.7: suggestion to add language about costs of total life cycle maintenance, not just construction
- Policy 2.2: discussion on whether the two village areas listed are viable; discussion on the rule transit plays in determining where villages are located
- Policy 3.1: discussion on appropriate language regarding developers' share of costs; discussion of proportionality and fairness; emphasis on the need to ensure the language simply reflects what is required by the state

Land Use Planning

- Policy 1.2 & 1.7: suggestion to include language on regularly updating zoning allocations to reflect the City's needs and priorities
- Suggestion to rezone developed areas to reflect their actual usage to ensure the accuracy of citywide land use inventory statistics

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Stan Pulliam
Council President Laurie Smallwood
Councilor Chris Mayton
Councilor Rich Sheldon
Councilor Kathleen Walker
Councilor Carl Exner
Councilor Don Hokanson

CHANGES TO THE AGENDA

(none)

PROCLAMATIONS

2. Arbor Month 2024

PUBLIC COMMENT (3-minute limit)

(none)

RESPONSE TO PREVIOUS COMMENTS

(none)

CONSENT AGENDA

3. City Council Minutes: March 18, 2024
4. Resolution 2024-07: Tax-Exempt Bond Reimbursement Declaration for Sewer Projects
5. Resolution 2024-10: Tax-Exempt Bond Reimbursement Declaration for Water Projects

MOTION: Adopt the Consent Agenda

Motion made by Councilor Hokanson, Seconded by Councilor Sheldon.

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

MOTION CARRIED: 7-0

NEW BUSINESS

6. Ordinance 2024-02: Adoption of the Economic Opportunity Analysis (EOA)

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report, which was included in the agenda packet. Beth Goodman with ECONorthwest presented slides which were also included in the agenda packet. The Council engaged in discussion related to the following issues:

- The value threshold of property improvements over which lots are considered to be developed
- The listing of wages per job, rather than per family
- Clarification of the composition of the office and commercial services category
- Recent trends related to hybrid work and employment densities
- Forecasts for industrial growth in the EOA in contrast to the ambitions for industrial growth in the Economic Development Strategic Plan
- Discussion of particular industrial parcels in Sandy; possibilities for rezoning areas from commercial to industrial

Public Testimony

(none)

MOTION: Close the public hearing

Motion made by Council President Smallwood, Seconded by Councilor Exner.

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

MOTION CARRIED: 7-0

MOTION: Approve the first reading of Ordinance 2024-02

Motion made by Councilor Walker, Seconded by Councilor Exner.

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

MOTION CARRIED: 7-0

MOTION: Approve the second reading of Ordinance 2024-02

Motion made by Councilor Sheldon, Seconded by Council President Smallwood.

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

MOTION CARRIED: 7-0

7. Ordinance 2024-03: Adoption of the Housing Capacity Analysis (HCA)

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director summarized the staff report, which was included in the agenda packet. Beth Goodman with ECONorthwest presented slides which were also included in the agenda packet.

Initial comments were made on the following topics:

- Observations on unfunded mandates from the state government
- Loss of local control over land use planning

- Thoughts related to the role of ECONorthwest in the development of state policy on housing production
- ECONorthwest's background, motivations, and outlook regarding housing policy at the state level

The Council then engaged in discussion related to the following issues:

- Clarification on the process for calculating acreage of buildable land in different zones
- Concern that residential development in commercial zones may not be sufficiently accounted for
- Observations on housing market failure
- Differences between 'housing demand' and 'housing need'
- Discussion on village designations
- Clarification on buildable lands opened by the new 362nd / Bell road extension
- Census data gathering methods, particularly related to data on rentals versus home ownership
- Discussion on lot sizes with respect to rentals versus home ownership
- Details on how cost burden is calculated by the census
- Note that retirees may have low incomes while having significant home equity; recognition that cost burden figures do not account for accumulated wealth or accumulated debt, but that the data is the best available
- Clarification that housing forecast figures are for both rentals and purchases
- Discussion on Sandy's housing vacancy rate
- Prediction that future state regulations will require a lower percentage of single family detached housing in cities
- Discussion on density maximums in light of HB 2001 changes and duplex allowances

Public Testimony

(none)

MOTION: Close the public hearing

Motion made by Councilor Hokanson, Seconded by Councilor Exner.

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

MOTION CARRIED: 7-0

MOTION: Approve the first reading of Ordinance 2024-03

Motion made by Councilor Exner, Seconded by Councilor Hokanson.

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

MOTION CARRIED: 7-0

MOTION: Approve the second reading of Ordinance 2024-03

Motion made by Council President Smallwood, Seconded by Councilor Mayton.

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

MOTION CARRIED: 7-0

REPORT FROM THE CITY MANAGER

- Acknowledgement of Interim Chief Yamashita
- Recap of SandyNet master plan bids; working on contract development now
- New computers are being ordered for the Council Chambers
- Reminder on Cedar Creek ribbon cutting on April 6th

COMMITTEE / COUNCIL REPORTS

Councilor Hokanson

(none)

Councilor Exner

- Concerns about the intersection of Proctor and Meinig
- Praise for Code Enforcement staff

Councilor Walker

(none)

Councilor Sheldon

(none)

Council President Smallwood

(none)

Councilor Mayton

- Inquiry as to why economic development staff did not participate in the EOA presentation

Mayor Pulliam

- Acknowledgement of the sunrise service at Jonsrud Viewpoint

STAFF UPDATES

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

ADJOURN

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

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