

**Sandy Planning Commission  
Regular Meeting  
Monday, August 26, 2024**

Chair Wegener called the meeting to order at 6:30 p.m.

**1. MEETING FORMAT NOTICE: Instructions for electronic meeting**

**2. ROLL CALL**

Commissioner Crosby – Present  
Commissioner Poulin – Present  
Commissioner Ramseyer – Excused  
Commissioner Vincent – Present  
Commissioner Myhrum – Absent  
Vice Chair Lee – Present  
Chair Wegener – Present

Others present: Development Services Director Kelly O'Neill Jr., Executive Assistant Rebecca Markham, Senior Planner Patrick Depa

**3. APPROVAL OF MINUTES – June 10, 2024**

Chair Wegener asked for any edits to the draft minutes. With no requested edits, Wegener declared the minutes approved.

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

None

**5. DIRECTOR'S REPORT**

Development Services Director Kelly O'Neill Jr. gave a brief update on the new iPlan Table recently purchased by the Building Division which will help the department in reviewing "electronic plans". O'Neill said the City of Sandy will provide an option for electronic plan review for all building permits starting on January 1, 2025. He also explained how the State Legislature passed a House Bill a few years back requiring cities to provide this option.

O'Neill provided an update on the derelict boarding house at 38756 Pioneer Blvd. which has been purchased and will soon be demolished in order to construct a new three-story commercial building.

O'Neill also updated the Commissioners on the recent and most active code enforcement cases.

Lastly, O'Neill told the Commissioners that there won't be a meeting in September due to the lack of Type III and Type IV land use applications due to the sanitary sewer moratorium. He plans to meet with Chair Wegener to discuss a work plan for upcoming meetings.

**6. NEW BUSINESS:**

**6.1. Rayburn Detached Shop Variance (File No. 24-038 VAR)**

Chair Wegener opened the public hearing on File No. 24-038 VAR at 6:39 p.m. Wegener called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the

Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

**Staff Report:**

Senior Planner Patrick Depa went through a PowerPoint presentation that included the vicinity map, information and pictures of the steep slope and flood slope hazard overlay, zoning, current conditions, architectural plans, floor plans, and staff's recommendation for approval. Depa also explained that the applicant's requested variances allow expansion of a non-conforming structure that exceeds the maximum square footage.

Depa stated that the accessory structure would also act as a sound barrier to the noise from Highway 26 which is extremely loud. He also explained how the property is unique and far different from a lot in a typical subdivision.

**Applicant:**

Tori Bishop  
40155 Hwy 26  
Sandy, OR 97055

Ms. Bishop explained to the Commission that they inherited a lot of issues when they purchased the property two and a half years ago. Bishop said their goal is to construct something of value and a building that could be used for alternative purposes if the lot ever changed to a commercial zone. She also stated that they've worked hard to understand the goals of the community and have put a lot of thought into this proposal. Bishop wants to work closely with staff in the Development Services Department to ensure they make the best use of the property now and for the future.

**Public Testimony in support:**

None

**Public Testimony against:**

None

**Public Testimony neutral:**

None

**Staff Recap:**

O'Neill asked the Commission to first take a "straw poll" if it sounds like the Commission is leaning towards denial. He explained it would allow the applicant to ask for a continuance and bring additional evidence before the Commission at a future meeting.

**Applicant Rebuttal:**

None

**Motion:** Motion to close the public hearing at 7:05 p.m.

Moved By: Commissioner Crosby

Seconded By: Commissioner Lee

Yes votes: All Ayes

No votes: None

Abstentions: None

**Discussion:**

Commissioner's Crosby, Poulin, Lee, and Chair Wegener all agreed with Depa's recommendation of approval and didn't have any questions for the applicant.

**Motion:** Move that the Findings are in support of the approval criteria or have been met or explained to a sufficient amount and therefore recommend approval for the two proposed variances presented in File No. 24-038 VAR.

Moved By: Commissioner Crosby  
Seconded By: Commissioner Poulin  
Yes votes: All Ayes  
No votes: None  
Abstentions: None

**6.2. Envision Sandy Comprehensive Plan Amendment (File No. 24-040 CPA)**

Chair Wegener opened the public hearing on File No. 24-040 CPA at 7:07 p.m. Wegener called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

**Staff Report:**

O'Neill went through the background, draft ordinance, conclusions, and asked the Commission for their input and a recommendation to City Council who will hold an adoption hearing on October 7, 2024. O'Neill said it's a very easy document to read and is very proud of the new Comprehensive Plan. He also mentioned it's been reviewed by both the City Attorney and City Administration and also stated "it's a night and day difference" from the last Comprehensive Plan.

O'Neill turned it over to Anais Mathez from 3J Consulting who presented the Commission with a PowerPoint presentation. Mathez spoke to the Commission about their success in targeting the Spanish speaking community for input and the overall outreach and events since the kickoff started in 2021. She went over the key themes, vision statement, the big ideas from the outreach, key vulnerabilities, and how impactful the Community Advisory Committee (CAC) was in making the project a success.

Mathez also briefly discussed the easy readability of the new Comprehensive Plan, key updates since the work session in June, and other miscellaneous considerations.

**Public Testimony:**

None

**Motion:** Motion to close the public hearing at 7:25 p.m.

Moved By: Commissioner Lee  
Seconded By: Commissioner Crosby  
Yes votes: All Ayes  
No votes: None  
Abstentions: None

**Discussion:**

The Commissioners discussed the following main points:

- Throughout the document – Commas and periods should be placed inside quotation marks.

- Page 5 – The second paragraph has a huge white space after the word ‘ultimately.’
- Page 22 – Describe the building that Ludwig Hoffman constructed in the 1919 note.
- Page 25 – Modify the 2008 note to be 2009 and state 15 years instead of ‘last few decades.’
- Page 28 – In ‘Commuting Flows’ change the word ‘lived’ to ‘live.’ Make the tense the same with the sentence afterwards.
- Page 31 – Remove the word ‘a’ in the first sentence of the second paragraph.
- Page 50 – Remove the extra space after the word ‘parcels’ in the first bullet point.
- Page 51 – Capitalize the event name ‘SOLVE.’
- Page 52 – Change AntFarm Youth Services to describe AntFarm as a nonprofit organization that provides work skills for youth.
- Page 56 – Change to City departments in the ‘Open Data and Civic Technology’ paragraph.
- Page 65 – Modify the last sentence of the first paragraph, bullet point gunlocks and firearms, and remove extra space in ‘helmet program.’
- Page 67 – Make ‘street’s’ possessive in the last sentence on the page.
- Page 73 – Add hyphen between ‘well and connected’ in Policy 4.1.
- Page 78 – Add the term ‘natural disasters’ in Policy 13.8.
- Page 78 – Modify Policy 13.9 to state the United States Forest Service.
- Page 95 – Change the sentence in the 2022 Parks and Trails Master Plan section to be past tense. “This plan was revised and readopted in 2022.”
- Page 105 – Add ‘Clackamas’ before Soil and Water Conservation District in Policy 26.3.
- Page 120 – There is a missing parenthesis on the last paragraph after ‘2019.’

**Motion:** Move that the Planning Commission recommend to City Council approval of File No. 24-040 CPA, Envision Sandy 2050 Comprehensive Plan Amendment, at their public hearing on October 7, 2024, with minor corrections as noted by the Commission.

Moved By: Commissioner Lee

Seconded By: Commissioner Crosby

Yes Votes: Commissioners Lee, Crosby, Poulin, Vincent, and Chair Wegener

No votes: None

Abstentions: None

## 7. ADJOURNMENT

Chair Wegener adjourned the meeting at 8:15 p.m.

---

Chair Darren Wegener

Attest:

---

Kelly O’Neill Jr.,  
Development Services Director

Date signed: \_\_\_\_\_