



**MINUTES**  
**City Council Meeting**  
**Monday, November 7, 2022 6:00 PM**

**COUNCIL PRESENT:** Stan Pulliam, Mayor; Jeremy Pietzold, Council President; Laurie Smallwood, Councilor; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; and Don Hokanson, Councilor

**COUNCIL ABSENT:** (none)

**STAFF PRESENT:** Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager; Shelley Denison, Associate Planner; Kelly O'Neill Jr., Development Services Director; Jenny Coker, Public Works Director; and AJ Thorne, Assistant Public Works Director

**MEDIA PRESENT:** (none)

**1. JOINT COUNCIL / PLANNING COMMISSION WORKSESSION - 6:00 PM**

**1.1. Envision Sandy 2050: Project Update (6:00 p.m.)**

Staff Report - 0625

The City's contractor, 3J Consulting, summarized the staff report and delivered a presentation. Slides were included in the agenda packet.

Council discussion ensued on the following topics:

- Parks and Trails section should specifically reference Sandy River Park
- Natural Hazards section should include earthquakes and should also reference the word 'disasters'
- SandyNet section should include the words 'state of the art'
- Discussion on how the Economic Opportunities Analysis and the Economic Development Strategic Plan relate to this effort
- Discussion on the need to strike a balance between specificity and general/broad statements
- Discussion on the success of the recent Future Fest community engagement event
- Discussion on the process for developing the Vision into tangible goals and policies

1.2. **Transportation System Plan Update** (6:30 p.m.)

Staff Report - 0623

The City's consultant, DKS Associates, summarized the staff report and delivered a presentation. Slides were included in the agenda packet.

Council discussion ensued on the following topics:

**General**

- Differences between transit, freight, and other categories
- Importance of reliable transit service, including at night
- Clarity on bypass cost escalation figures
- Discussion on financially constrained vs. aspirational project lists
- Benefits of listing aspirational projects with regard to seeking grant funding
- Discussion on projects that involve other agencies and the degree to which they participate in this planning. (ODOT provided budget estimates for funds the City is likely to receive in coming years)
- Clarity that maintenance costs for road infrastructure are accounted for in the planning work
- Details on the Safe Routes to School grant program, including cost sharing requirements and opportunities to cooperate with OTSD
- Discussion on why projects are grouped as they are
- Inflation pressures on construction and the importance of moving quickly
- Traffic study requirements for new developments and concerns about study cost burdens
- Suggestions to narrow the study area to closer to city limits
- Importance of ensuring ODOT shares an equitable proportion of costs
- History and context of the City's working relationship with ODOT, and opportunities to cooperate in the future
- Concern about project management and cost control for ODOT managed projects

**Project Feedback**

- Concern about costs of project at intersection of Hwy 211 and Gunderson; discussion of the development agreement established in 2020
- Importance of safety improvements at the intersection of Hwy 211 and Dubarko

- Concern that the funds allocated for a study are insufficient considering the seriousness of the problems
- Opportunities for collecting additional funds from development that affects that intersection
- Possibilities for adjusting transportation SDCs in the future, which could affect the total available funds
- Suggestion to add a flashing lights crosswalk at Hwy 211 and Dubarko
- Concerns about unintended impacts of intersection improvements at Hwy 211 and Dubarko, especially pertaining to large trucks on a significant slope in icy conditions
- Importance of not giving pedestrians a false sense of security; emphasis on the need to study the potential effects of possible improvements
- Suggestion to reduce the Hwy 211 speed limit
- Possibilities for reallocating a portion of the funds designated for Hwy 211 and Gunderson to Hwy 211 and Dubarko
- Importance of ensuring all sections of town are included in road improvements
- Support for pursuing a Safe Routes to School grant
- Need to facilitate the ability of trucks to turn left from westbound Hwy 26 to southbound Hwy 211, to alleviate truck traffic elsewhere
- Opportunities for sidewalk improvements on Bluff Rd
- Suggestion to reallocate some pedestrian improvement funding from 362nd Ave to Bluff Rd

**2. CITY COUNCIL REGULAR MEETING - 7:30 PM**

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Changes to the Agenda**  
(none)

**6. Public Comment**

Janet Davis: pleased to see that wastewater discharge alternatives are being explored; understands that much uncertainty remains but is hopeful for good news. Is pleased with the amount of information available on the Sandy Clean Waters webpage, but is concerned that she has not received any emails after signing up for the subscription list.

Julie Stevens: agrees with the comments of Ms. Davis; is glad the City is studying alternatives

**7. Response to Previous Public Comments**  
(none)

**8. Consent Agenda**

8.1. **City Council Minutes**

8.2. **School Resource Officer Contract Renewal**

Staff Report - 0626

**Moved by Jeremy Pietzold, seconded by Kathleen Walker**

***Adopt the Consent Agenda***

**CARRIED. 6-0**

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,  
Kathleen Walker, Carl Exner, and Don Hokanson

Abstained: Richard Sheldon

**9. New Business**

9.1. **Wastewater System Facilities Plan Amendment**

Staff Report - 0627

The **Assistant Public Works Director** and consultants from Leeway Engineering summarized the staff report, which was included in the agenda packet.

Council discussion ensued on the following topics:

- Optimism regarding possible discharge alternatives, which are worth exploring
- Importance of continuing work to limit system inflow and infiltration
- Importance of investing in the stormwater system as well

**Moved by Carl Exner, seconded by Don Hokanson**

***Authorize the City Manager to sign an agreement with Kennedy Jenks for professional services to complete a Wastewater System Facilities Plan Amendment in an amount not to exceed \$502,841.***

**CARRIED. 7-0**

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,  
Richard Sheldon, Kathleen Walker, Carl Exner, and Don  
Hokanson

**10. Report from the City Manager**

- Very promising initial results regarding the wastewater system's performance in the recent storm event
- Portland has moved to groundwater due to recent turbidity; challenges exist at the Alder Creek facility and investment is greatly needed
- The Police Chief is presenting at a conference on Sandy's successes in recruitment and retention
- Council Members are needed to serve on board and commission interview panels. The following Councilors were designated:
  - Library Advisory Board: Mayor Pulliam, and Councilors Walker and Sheldon
  - Transit Advisory Board: Mayor Pulliam, and Councilors Smallwood and Exner
  - Economic Development Advisory Board: Mayor Pulliam, and Councilors Pietzold and Walker

**11. Committee /Council Reports**

11.1.

8 - 12

**Councilor Hokanson**

- Expressed praise for Sandy Fire emergency services
- Proposed adding new regulations regarding outdoor burning. Will send ideas to the Council via email and ask for their input individually

**Councilor Exner**

- Expressed concern regarding stormwater detention at a subdivision on the south end of town. Staff will look into the matter as soon as possible.
- Provided information regarding housing affordability, population growth, housing supply, and economic trends obtained at a recent conference. (Slides that were referenced are attached to these minutes).

**Councilor Walker**

- Suggested publicizing the recent successes of the wastewater system
- Provided an update regarding possibilities for the County to assist with rent costs for the Hoodland Library
- Provided a summary of the recent Clackamas Cities Dinner event

**Councilor Sheldon**

- Urged staff to ensure new camping regulations are being enforced
- Praised the new Community Center Manager

**Councilor Smallwood**

- Appreciated the recent Trick or Treat Trail event
- Expressed safety concerns regarding the ODOT bumpouts

**Council President Pietzold**

- Echoed the stormwater concerns referenced by Councilor Exner
- Encouraged holding a chipper event to assist residents with storm debris
- Encouraged sharing information regarding responsibility for street trees
- Stressed the importance of customer service five days per week
- Praised the new Vista Loop sidewalks

**Mayor Pulliam**

- Encouraged City Hall participation in the Trick or Treat Trail
- Referred to the upcoming Action Center Thanksgiving box program
- Referenced the upcoming Turkey Trot
- Praised the upcoming Meinig Park light displays

[Exner images](#)

**12. Staff updates**

12.1. [Monthly Reports](#)

**13. Adjourn**



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Mayor, Stan Pulliam

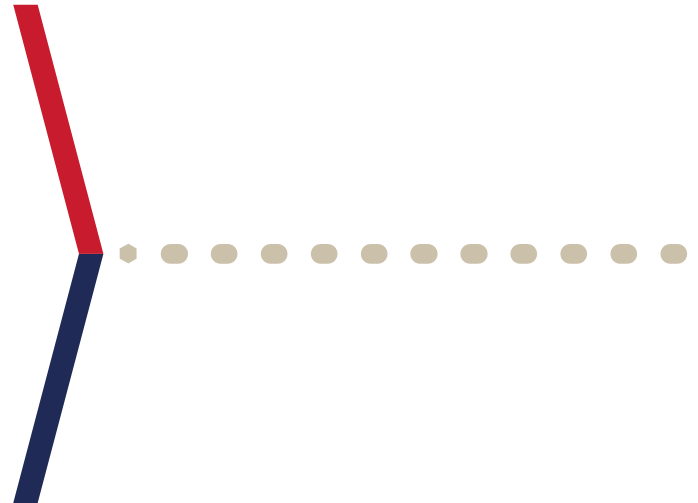


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City Recorder, Jeff Aprati

# Housing Affordability Headwinds Rising

*HBA of Metropolitan Portland*  
*November 10, 2021*



*Robert Dietz, Ph.D.*  
*NAHB Chief Economist*



**Home Builders Association**  
of Metropolitan Portland





The background of the slide features a large, faint, circular seal of the State of Oregon. The seal contains an eagle with wings spread, perched on a shield. Below the eagle is a banner with the text "THE UNION". At the bottom of the seal, the year "1859" is visible. The words "STATE OF OREGON" are written around the perimeter of the seal.

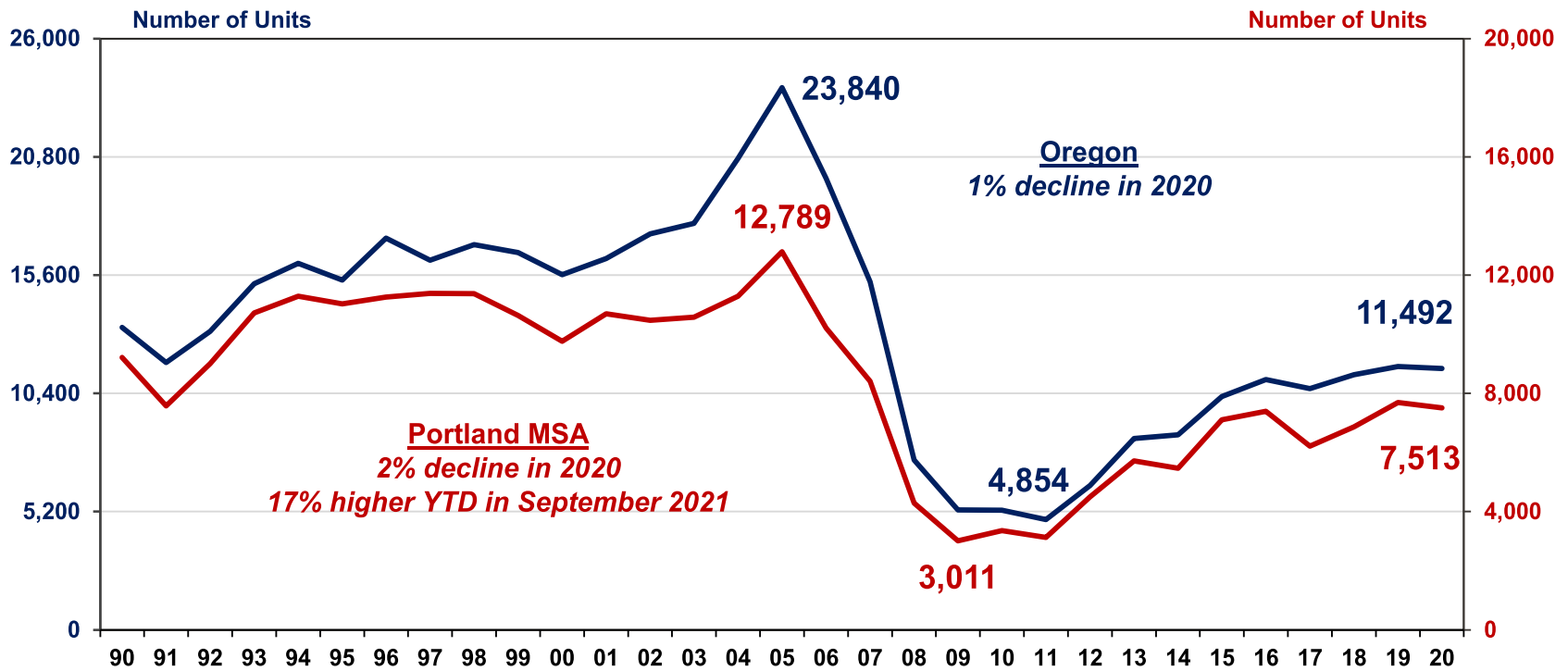
# Oregon's Economic and Housing Outlook

November 10<sup>th</sup>, 2021

Oregon Office of Economic Analysis  
Josh Lehner

Disclaimer: The views expressed here are solely those of the presenter, they do not necessarily represent official State of Oregon policies or positions.

# Single-Family Building Permits – Oregon and Portland MSA



Source: Census Bureau.

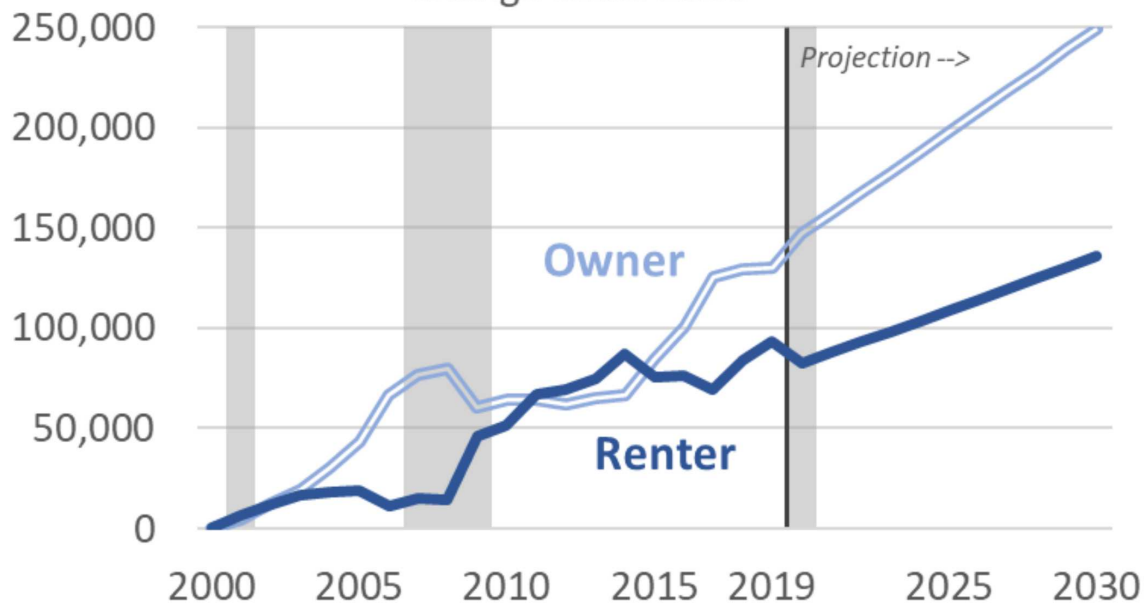




# Outlook: This is the demand sweet spot

## Portland MSA Households

Change Since 2000



Latest Data: 2019 | Source: Census, Portland State PRC, WA OFM, Oregon Office of Economic Analysis

- Strong demand, especially ownership
  - Demographics as Millennials age into their homebuying years
  - Low interest rates
  - Strong labor income growth





## Increasing Oregon's housing production

- Increase land availability
- Turn land into buildable lots faster (the *effective* land supply)
- Allow more units to be built
- Decrease, or at least stabilize development costs per unit
- Increase the construction workforce

Oregon Office of  
Economic Analysis

