



MINUTES
City Council Meeting
Tuesday, January 17, 2023 6:00 PM

COUNCIL PRESENT: Chris Mayton, Councilor; Laurie Smallwood, Council President; Richard Sheldon, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; and Don Hokanson, Councilor

COUNCIL ABSENT: Stan Pulliam, Mayor

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Tyler Deems, Deputy City Manager; Rochelle Anderholm-Parsch, Parks and Recreation Director; Kelly O'Neill Jr., Development Services Director; and David Snider, Economic Development Manager

MEDIA PRESENT: (none)

1. CITY COUNCIL WORK SESSION - 6:00 PM

1.1. Community Campus Park Development Plan

Staff Report - 0650

The **Parks and Recreation Director** provided introductory remarks. A staff report was included in the agenda packet. Brian Martin with Lango Hansen delivered a slide presentation; slides were included in the agenda packet.

Council discussion ensued on the following issues:

- Specific plans for the online open house, and where content will be posted
- Options for avoiding instances in which individuals 'stuff the ballot box'
- Potential for separating the park project from the rest of the Community Campus with regard to communications, to avoid confusion and association with previous planning efforts
- Staff intention to develop and propose an official park naming policy for the City
- Importance of addressing the pool issue at the outset of open house sessions
- Need to add the following elements to the project guiding principles:
 - Flexibility and adaptability to address unknown future priorities
 - Sustainability

- Cost effective maintenance
- Year-round access and adequate lighting
- Importance of safety and accessibility
- Need to proactively communicate with immediate neighbors; direct mailers will be sent out
- Need to allow for a mix of uses, including active recreation and opportunities to relax and enjoy nature
- Need to provide a place for older children to recreate
- Possibilities for smaller, family-sized shelters
- Opportunities to add art
- Opportunities to add nature play features
- Need to engage with skate park stakeholders; feedback from recent skate park focus group
- Opportunities to leverage park features for economic development and tourism; need to balance these considerations with preferences of local residents
- Need to provide opportunities for all skill levels
- Potential for leveraging American Ramp Company's branding expertise
- Discussion on communication channels and methods
- Need to engage with local schools
- Importance of preparing for heavy use of facilities
- Opportunities for community partnerships and sponsorships

2. CITY COUNCIL REGULAR MEETING - 7:00 PM

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda
(none)

6. Public Comment
(none)

7. Response to Previous Public Comments
(none)

8. Consent Agenda

- 8.1. **City Council Minutes**
January 3, 2023

8.2. **Update Bank Signatories**

Resolution 2022-29

Staff Report - 0645

8.3. **Audit Corrective Plan of Action**

Resolution 2023-03

Staff Report - 0651

8.4. **Sandy Police Association Collective Bargaining Agreement**

Staff Report - 0654

Moved by Richard Sheldon, seconded by Chris Mayton

Adopt the consent agenda.

CARRIED. 6-0

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

9. Ordinances

9.1. **PUBLIC HEARING: Industrial Design Standards Modifications**

Ordinance 2023-01

Staff Report - 0633

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The **Development Services Director** summarized the staff report, which was included in the agenda packet. Council discussion during the staff report covered the following topics:

- Considerations regarding the location of industrial zones near the west entrance to the city
- Impacts of current screening requirements
- Considerations regarding the time necessary for new trees to grow

- Considerations regarding commercial businesses that have been allowed by the city to locate in industrial zones; importance of covered entrances

Public Testimony

(none)

****The public hearing was closed at this point. See motion below.****

Council Discussion

Council discussion continued on the following issues:

- Clarification that these code elements are not subject to clear and objective standards
- Optimism that these changes would encourage economic growth
- Discussion on whether false windows would be allowed
- Concern about precedent and fairness, regarding existing businesses that would be adjacent to industrial buildings with lower design standards
- Concern that self-storage facilities would look less attractive under these revisions
- Concern that the current standards could never be restored once these revisions are made
- Concern regarding the aesthetics of the west entrance to the city
- Discussion regarding green space along Hwy 26
- Discussion on the large number of variances the Planning Commission has considered on these matters
- Possibilities for limiting the proposed revisions close to Hwy 26
- The importance of adding more living wage jobs

Moved by Richard Sheldon, seconded by Chris Mayton

Close the public hearing.

CARRIED. 6-0

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

Moved by Carl Exner, seconded by Richard Sheldon

Approve the first reading of Ordinance 2023-01

CARRIED. 4-2

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon, and
Carl Exner

Nays: Kathleen Walker and Don Hokanson

Absent: Stan Pulliam

9.2. **PUBLIC HEARING: Self-Service Storage Code Amendments**

Ordinance 2022-26

Staff Report - 0646

Abstentions

(none)

Conflicts of Interest

Councilor Hokanson noted he has expressed strong views about self-storage in the past. **Councilor Exner** noted his employment as a realtor. Both stated they could proceed in an unbiased fashion.

Staff Report

The **Development Services Director** summarized the staff report, which was included in the agenda packet.

****The public hearing was closed at this point. See motion below.****

Council Discussion

Council discussion ensued on the following issues:

- Clarification that the I-3 zone across from the Space Age gas station does not allow self-storage
- Considerations regarding the new 362nd/Bell expansion area and a desire to not see it fill with self-storage facilities
- Feedback from the Economic Development Advisory Board that self-storage does serve a purpose; and that requiring self-storage development to be mixed use is not preferable
- Clarifications on precisely what is being proposed in each applicable zone
- Desire to move forward with the revisions as proposed and revisit the issue in the near future for further refinement, given the urgency regarding the 362nd/Bell expansion
- Discussion regarding regulation of murals
- Possibilities for placing further limits on the proposed 20% footprint expansions

- Clarification that only one existing storage facility would qualify for the 20% expansion
- Concern regarding the process followed to bring this proposal to the Council, and the relative lack of Council involvement thus far

Moved by Richard Sheldon, seconded by Chris Mayton

Close the public hearing.

CARRIED. 6-0

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

Moved by Don Hokanson, seconded by Richard Sheldon

Modify the proposed revisions to apply the 20% expansion provision to C-1, C-2, and I-1; and remove the word "murals" from the proposed revision to SMC 17.48.20(B)(4)(d).

CARRIED. 5-1

Ayes: Laurie Smallwood, Richard Sheldon, Kathleen Walker,
Carl Exner, and Don Hokanson

Nays: Chris Mayton

Absent: Stan Pulliam

Moved by Richard Sheldon, seconded by Don Hokanson

Retract the changes approved in the previous motion for the purpose of approving the ordinance as originally proposed by staff, with the understanding that the further revisions discussed will be presented for Council consideration at a meeting in the near future.

CARRIED. 6-0

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

Moved by Richard Sheldon, seconded by Carl Exner

Approve the first reading of Ordinance 2022-26 as originally proposed by staff.

CARRIED. 6-0

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

Moved by Richard Sheldon, seconded by Don Hokanson

Approve the second reading of Ordinance 2022-26 as originally proposed by staff.

CARRIED. 6-0

Ayes: Chris Mayton, Laurie Smallwood, Richard Sheldon,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Stan Pulliam

10. Old Business

10.1. Hoodview Disposal & Recycling Rate Increase Request

Resolution 2023-02

Staff Report - 0653

The **Deputy City Manager** summarized the staff report, which was included in the agenda packet. Representatives from Hoodview Disposal were present to answer Council questions.

Council discussion ensued on the following issues:

- Note that the proposed rate increases are comparable to those experienced in other cities
- City Attorney input that franchise agreement cannot be terminated for several more years because of amendments made during the recent transfer of ownership
- Hoodview is open to developing programs to assist low-income customers
- Confirmation that cited tipping fee increases are accurate
- Impacts of transfer station closures on Hoodview's ability to provide service
- Disappointment that those not receiving service are still charged
- Negative community impacts of missed service

- Possibilities for avoiding instances in which customers have to wait an additional week to receive service after a disruption
- Suggestion to add Hoodview updates and contact information on the City's website

Moved by Don Hokanson, seconded by Carl Exner

Approve Resolution 2023-02

CARRIED. 5-0

Ayes: Chris Mayton, Richard Sheldon, Kathleen Walker, Carl Exner, and Don Hokanson

Abstained: Laurie Smallwood

Absent: Stan Pulliam

11. New Business
(none)

12. Report from the City Manager

- The Oregon City CCA dinner is approaching; Sandy will host a dinner in late March
- City Day at the Capitol meetings have been scheduled for January 25th
- Multiple financing opportunities are being pursued for the water system improvement project
- Public Works staff are aware of the need to move the Tickle Creek Trail sign on Dubarko

13. Committee /Council Reports

Councilor Hokanson

- Praise for the productive leadership in the Public Works and Parks and Recreation Departments
- Need for speed radar equipment

Councilor Exner

- Encouragement to make thrift store donations for those in need
- Need to fill board and commission seats

Councilor Walker

- Suggestion to acquire surplus Forest Service trees to replace those recently lost

- Note that Public Works has received much more funding and staffing than was the case in recent years
- Kiwanis is interested in partnering for the Holiday Lights at Meinig event again next year; egg hunt and spaghetti feed events are upcoming

Councilor Sheldon

- Need to move forward with revisions increasing penalties for violating the development code

Councilor Mayton

- Thanks to staff for orientation assistance
- Inquiry into when liaison appointments will be made

Council President Smallwood

- A ribbon cutting at the Action Center is upcoming
- Sandy Fire District board elections are upcoming and candidates are needed

14. Staff updates

14.1. [Monthly Reports](#)

15. Adjourn



Mayor, Stan Pulliam



City Recorder, Jeff Aprati