



**MINUTES**  
**Planning Commission Meeting**  
**Monday, January 25, 2021 Zoom 6:30 PM**

**COMMISSIONERS PRESENT:** Don Carlton, Commissioner, Ron Lesowski, Commissioner, Hollis MacLean-Wenzel, Commissioner, Steven Hook, Commissioner, Chris Mayton, Commissioner, and Jerry Crosby, Commissioner

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Kelly O'Neill, Development Services Director, Emily Meharg, Senior Planner, Shelley Denison, Associate Planner, David Doughman, City Attorney, and Jeff Aprati, City Recorder

**MEDIA PRESENT:**

**1. Meeting Format Notice**

Chairman Crosby called the meeting to order at 6:36 p.m.

**2. Roll Call**

**3. New Planning Commissioner Introductions**

Chairman Crosby introduced Commissioner Hook. Commissioner Hook stated he recently moved from Fairview where he was a Planning Commissioner. Mr. Hook said he works for Providence Medical. All Commissioners welcomed Commissioner Hook.

**4. Chair and Vice Chair Appointments**

Chairman Crosby stated that the Commission needs to nominate and vote for a chair and vice chair. Commissioner Mayton asked if there are other people that would like to be the chair or vice chair. Attorney Doughman said that it's a very informal process and doesn't need to have many protocols. Commissioner Mayton asked if there are any rotation rules to which Chairman Crosby said no.

Commissioner Carlton nominated Crosby and Commissioner Maclean-Wenzel seconded the nomination. Commissioner Crosby was selected as Chair for 2021 with a vote of 6:0.

The commission had a discussion about the Vice Chair position, including an idea to have different commissioners chair on different items. Commissioner Mayton nominated Carlton as Vice Chair and Commissioner Lesowski seconded the nomination. Commissioner Carlton was selected as Vice Chair for 2021 with a vote of 6:0.

**5. Approval of Minutes**

5.1. Draft Planning Commission Minutes from December 16, 2020

**Motion:** Approve the Planning Commission minutes for December 16, 2020.

Moved By: Commissioner Carlton

Seconded By: Commissioner Lesowski

Yes votes: All Ayes

No votes: None

Abstentions: Commissioner Hook

The motion passed.

**6. Requests From the Floor - Citizen Communication on Non- Agenda Items**

None

**7. Director's Report**

Development Services Director O'Neill explained the upcoming meeting date of February 22 and asked the Commission when they want to meet in March. O'Neill explained that the February 22 meeting will be a work session regarding the Transportation System Plan (TSP) and an update on the Bypass Feasibility Assessment. After some discussion the Commission selected March 29 as the March meeting date.

**8. Planning Commissioner Discussion**

Commissioner Carlton asked what information the Council received between the first reading and the second reading of Bull Run Terrace that changed their vote. O'Neill and Associate Planner Denison explained the main different between the two hearings was that staff had an opportunity to review the density difference between the existing zoning and the proposed zoning, and that the unit number difference was enough to change the Council's vote.

**9. NEW BUSINESS**

9.1. **Rogue Fabrication Zone Change (20-041 ZC):**

Chairman Crosby opened the public hearing on File No. 20-041 ZC at 6:56 p.m. Crosby 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:**

Associate Planner Denison summarized the staff report and provided an overview of the proposal, history of the project, and explained the zone change criteria.

**Applicant Testimony:**

Joey Gambino  
42335 SE Marmot Road  
Sandy, OR 97055

Rogue Fabrication started as a side business as Mr. Gambino wanted to start making roll cages for vehicles. He has since expanded to making tube benders. Mr. Gambino has outgrown his current space and would like to expand his manufacturing business to an industrial property. He stated he only employs local people and uses products that are only made in the United States. Mr. Gambino explained that his building elevations were created to show the potential of the buildings on the subject property.

Ryan O'Brian  
1862 NE Estate Drive  
Hillsboro, OR 97124

Mr. O'Brian introduced the applicant team. Mr. O'Brian explained that Sandy did not have a lot of I-2 zoned land. He also explained that Mr. Gambino submitted elevations to show the Planning Commission that his businesses will have some nice architectural elements.

Mike Ard  
17790 SW Dodson Drive  
Sherwood, OR 97140

Mr. Ard explained that the change in zoning will actually lead to a decrease in trips compared to what would be allowed in the I-1 zone.

**Proponent Testimony:**

None

**Opponent Testimony:**

None

**Neutral Testimony:**

Ellie Kassab  
Owner of Sandy Cinema  
16605 Champion Way  
Sandy, OR 97055

In favor of the development and wants more employment in Sandy.

**Staff Recap:**

Denison stated that she thinks the proposal is great and it is refreshing that it's not controversial. All elevations and a site plan will be evaluated with a future design review. O'Neill stated he supports applications that create living wage jobs.

**Applicant Rebuttal:**

Mr. Gambino thanked Mr. Kassab and city staff.

**Discussion:**

Commissioner Maclean-Wenzel stated she appreciates the applicant's presentation and thanked the applicant for incorporating some SandyStyle themes into the future building. Commissioner Lesowski asked a clarification on the 20 foot buffer. Denison said it would be 20 feet of landscape screening between the street right-of-way and any future off-street parking and outside storage. She stated the intent was to keep some of the I-1 features by providing more landscaping and building design. Commissioner Lesowski and Chairman Crosby asked that additional clarity is added to the landscape buffer.

Commissioner Mayton asked a question about sustainability. Mr. Gambino stated that a lot of the equipment intensive work with coolants would be done offsite. He said they are sorting different metals to be recycled and are sorting and recycling cardboard and other packaging items.

Commissioner Carlton stated that he heard that one of the main reasons for the zone change seemed to be mainly to save costs associated with construction of the buildings. He stated there is residential past Champion Way to the south of the subject site. Mr. Carlton said he would have preferred variances instead of a zone change. Commissioner Mayton stated that when the zoning map was created it was a different time and that drawing jobs into the community is a need. Since it has been over two decades since the last comprehensive plan amendment maybe it is time to reevaluate the existing zoning designations. Commissioner Hook thanked the applicant for the design documents and said that in Fairview they had many commercial and industrial lands that were vacant for years. He thinks that Sandy needs to consider this zone change to help growth and create more jobs. Commissioner Lesowski

asked Mr. Gambino what the cost difference is between developing the buildings to the standards of I-1 and the standards of I-2. O'Neill reminded the Commission that the zone change request before the Commission tonight is based on the criteria for zone change.

Mr. Ard explained the difference between variances and zone changes. The applicant felt that the variance procedure is a more discretionary process than the zone change process. Mr. O'Brian said the property directly to the east of the subject site is zoned I-2 and is designed as an industrial facility.

Carlton requested the public hearing be closed.

**Motion:** Motion to close the public hearing at 7:50 p.m.

Moved By: Commissioner Carlton

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

Chairman Crosby said the additional design submittals were welcomed but that it may have made the decision more complicated. O'Neill stated he believes Commissioner Hook is spot on that if the property has been vacant for a long time and we have development interest that will create living wage jobs then we should try to accommodate the request. He stated that the subject property has been vacant for decades and since his time in Sandy starting in 2011 there has been little interest to develop the property. Mr. O'Neill explained that as soon as 362nd Drive is extended north of Highway 26 the city of Sandy will have 120 acres of commercial property for development so he would like to see the subject property developed to accommodate living wage jobs and not worry about preserving the land for SandyStyle commercial buildings.

**Motion:** Motion to recommend approval of the zone change to the City Council with the additional recommendations in finding #17 and additional clarification on the 20 foot landscaping buffer.

Moved By: Commissioner Lesowski

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed at 7:57 p.m.

*Break at 7:57 p.m.*

9.2. **Sandy High School Field House (20-040 DR/VAR):**

Chairman Crosby opened the public hearing on File No. 20-040 DR/VAR at 8:04 p.m. Crosby 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 Meharg summarized the staff report and provided an overview of the proposal, history of the project, and explained the variance requests.

**Applicant Testimony:**

Bryce Baillie

31520 Hamlet Drive

Boring, OR 97009

Mr. Baillie said that most 6A high schools in Oregon have field houses and Sandy athletes deserve a fieldhouse. He also stated he has worked with Jones Architecture on several projects.

Sienna Shiga

120 NW 9th Avenue, Suite 210

Portland, OR 97209

The structure is a pre-engineered steel building with a metal roof and metal siding. One of the primary reasons for this minimalist design is cost considerations, but thinks that designing the building as a backdrop, instead of a main feature is the best idea. Ms. Shiga shared a brief presentation and described some of the existing buildings on the site. She then explained the reasons for the special variance requests.

**Proponent Testimony:**

Jen Mine

37573 Coralburst Street

Sandy, OR 97055

Ms. Mine said she has been on the board for Sandy Pioneer Baseball and has been helping assist with this project for years. She explained that children will use this space for baseball, softball, and as a hangout. She also explained that the building will not be highly visible.

Michelle Allsop  
PO Box 891  
Sandy, OR 97055

Ms. Allsop said she is also on the board for Sandy Pioneer Baseball and supports the request.

**Opponent Testimony:**

None

**Neutral Testimony:**

Kathleen Walker  
15920 Bluff Road  
Sandy, OR 97055

Ms. Walker said that she lives in the neighborhood and appreciates the purpose of the facility. She said that she doesn't like the basic metal design of the structure and thinks additional architecture features would be great. Also thinks the school site should have a master plan for all future athletic facilities and cohesive design for all future buildings.

**Staff Recap:**

Meharg stated that 17.90.120 does have some design elements that are related to having street frontage, but based on line of sight analysis the building does not need to have a stone base or the three additional design features/elements. Meharg said the building meets the setback distance to parking. O'Neill said the large design on the building will need to be processed as a sign permit.

**Applicant Rebuttal:**

Mr. Baillie said it will be an indoor training facility for all sports. Ms. Shiga said the intent of the large graphic can be modified. Mr. O'Neill asked for clarification on sign code regulations and first amendment rules. City Attorney David Doughman said that defining what is and isn't a sign is very difficult, but anything that is meant to visually communicate something could be considered a sign.

**Discussion:**

Commissioner Carlton said he supports the fieldhouse, but that the design of the building should be constructed to municipal code. He said he is fine with the modification to the roof pitch, thinks fake windows could be used but wants fire exiting to be approved, and thinks the key element to consider is

the metal siding. Mr. Carlton is supportive of metal on the north and east sides, but the west and south sides should not exceed 30 percent metal.

Commissioner Mayton stated he agrees with Commissioner Carlton on almost all of the items. He believes there should be windows on the building, and that the west and south sides of the building should not exceed 30 percent metal.

Commissioner Maclean-Wenzel is excited to see a fieldhouse in the works, but the west and south sides of the building should not exceed 30 percent metal. She said the entry covers should be pitched and based on other school buildings there should be more windows on the building, especially by the doors, for increased safety and security.

Commissioner Hook asked what is to the north of the building and what is to the east? Meharg said to the north is a parking lot for a church and to the east is the backyard of a residential property. Commissioner Hook asked if any property around the fieldhouse could be developed? Meharg said all properties have redevelopment potential, but staff is not aware of any development being proposed.

Commissioner Lesowski said he is fine with the modified roof pitch but would like to see additional windows and the west and south sides of the building should contain less than 100 percent metal.

Chairman Crosby said he is in-line with the other commissioners. Agrees that the north and east sides can be 100 percent metal, but the other two sides need portions to be siding material other than metal. Crosby stated he would like to see real windows that can be screened from the inside of the windows. He likes windows for providing natural daylight and also for surveillance.

O'Neill stated that staff would prefer a percentage of windows per elevation, instead of a specific design requirement, such as windows in a specific location on the building.

Commissioner Hook made a clarification on the variance criterion. Attorney Doughman explained the variance procedures and the criterion. Commissioner Lesowski asked do windows need to be on more than one elevation? Meharg stated windows need to only be located on the activated frontage. The window percentage would have to be 30 percent per the code standards. Commissioner Maclean-Wenzel said she likes the high windows for light, but that she would like windows by doors and to meet the 30 percent requirement. Commissioner Carlton said he believes the west and south sides



of the building are equally important. Chairman Crosby said he is fine with the windows only on the west elevation. Crosby then asked a question regarding the special variance review criteria to the city attorney. Attorney Doughman addressed Crosby's question and explained how to address the criterion.

Commissioner Hook asked what flexibility the applicant has to accept conditions. Mr. Baillie said he can accept some windows and siding that is not metal.

**Motion:** Motion to close the public hearing at 9:17 p.m.

Moved By: Commissioner Carlton

Seconded By: Commissioner Lesowski

Yes votes: All Ayes

No votes: None

Abstentions: None

**Motion:** Motion to approve the 100 percent metal on only the north and east facades with the west and south facades not exceeding 30 percent metal, approve the roof pitch of 4:12, and deny the special variance for window percentage with windows at least 30 percent on the activated frontage, and approval of all other findings and conditions.

Moved By: Commissioner Lesowski

Seconded By: Commissioner Mayton

Yes votes: Carlton, Lesowski, Maclean-Wenzel, Mayton, and Crosby

No votes: Hook

Abstentions: None

The motion passed at 9:27 p.m.

*Note: Commissioner Hook voiced that his primary concern was related to allowing metal siding at 100 percent and this was the primary reason for his vote of denial.*

### 9.3. **House Bill 2001 Code Amendments (20-032 DCA):**

Chairman Crosby opened the public hearing on File No. 20-032 DCA at 9:34 p.m. Crosby 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 Meharg summarized the staff report and provided an overview of House Bill 2001 code amendments.

**Public Testimony:**

None

**Motion:** Motion to close the public hearing at 9:49 p.m.

Moved By: Commissioner Carlton

Seconded By: Commissioner Hook

Yes votes: All Ayes

No votes: None

Abstentions: None

**Discussion:**

Commissioner Carlton asked staff an interpretation on density. He then stated he has a concern with the density requirements of House Bill 2001 and that he is concerned there is not adequate off-street parking. Meharg provided some clarity on parking and that the State of Oregon is predicting that 3 percent of lots will be converted to duplex lots.

Commissioner Lesowski stated that he believes the market will change and that as density increases hopefully people's habits change. Commissioner Carlton said that density will increase everywhere but that Sandy is not Portland. He also said there are some positives that could come forward as a result of House Bill 2001.

Chairman Crosby asked for information on the definition. Commissioner Hook said that ADUs are important and that he believes we should accommodate them. Commissioner Maclean-Wenzel said that ADUs help people maintain their status and location in a community. The Commissioners did not have any issues with the recommended changes to flag lots on transit streets nor the increase from 600 square feet to 800 square feet for ADUs. Meharg made some additional clarification on the definition for ADUs. Attorney Doughman said that the Commission needs to recommend either an ADU with a single family residence and/or an ADU with a duplex. O'Neill, Commissioner Carlton, and Attorney Doughman provided additional clarity on ADUs and the low demand for duplexes and ADUs all on one lot.

**Motion:** Motion to recommend approval to the City Council as recommended by staff with the additional modifications to the ADU definition to allow them with single family homes and duplexes.

Moved By: Commissioner Hook  
Seconded By: Commissioner Mayton  
Yes votes: Carlton, Lesowski, Maclean-Wenzel, Mayton, Hook, and Crosby  
No votes: None  
Abstentions: None  
The motion passed at 10:16 p.m.

**10. Adjourn**

**Motion:** To adjourn  
Moved By: Commissioner Carlton  
Seconded By: Commissioner Maclean-Wenzel  
Yes votes: All Ayes  
No votes: None  
Abstentions: None  
The motion passed.

Chairman Crosby adjourned the meeting at 10:17 p.m.



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Chair, Jerry Crosby



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Planning Director, Kelly O'Neill Jr