



MINUTES
Planning Commission Meeting
Monday, August 23, 2021 Virtual via Zoom
6:30 PM

COMMISSIONERS PRESENT: Ron Lesowski, Commissioner, Jerry Crosby, Commissioner, Chris Mayton, Commissioner, and Jan Lee, Commissioner

COMMISSIONERS ABSENT: Donald Carlton, Commissioner, Hollis MacLean-Wenzel, Commissioner, and Steven Hook, Commissioner

STAFF PRESENT: Kelly O'Neill, Development Services Director and Shelley Denison, Associate Planner, and Chris Crean, City Attorney

COUNCIL LIAISON PRESENT: Rich Sheldon, Councilor

1. MEETING FORMAT NOTICE

Instructions for electronic meetings.

2. ROLL CALL

Chairman Crosby called the meeting to order at 6:34 p.m.

3. APPROVAL OF MINUTES

3.1. Draft Minutes for July 26, 2021

Motion: Approve the Planning Commission minutes for July 26, 2021.

Moved By: Commissioner Lesowski

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: Crosby

The motion passed.

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

None

5. DIRECTOR'S REPORT

Development Services Director O'Neill explained the potential agenda items on the upcoming meetings through December.

6. **PLANNING COMMISSION DISCUSSION**

Commissioner Mayton asked a few questions about hybrid meetings and if the Commission has to allow the public to attend. O'Neill answered Mayton's questions and explained that staff has to enforce the wearing of masks to avoid OSHA violations. Commissioner Lee asked for an update regarding the comprehensive plan. O'Neill stated that an RFQ was sent to firms and the City of Sandy received responses from 3J, Angelo Planning Group, and MIG. O'Neill then explained that staff, Councilor Smallwood, and Commissioner Maclean-Wenzel scored the proposals for the three firms. On August 23, staff notified the firms that 3J was chosen as the firm to partner with and that negotiations are now underway.

7. **NEW BUSINESS**

7.1. **37685 Olson Road Annexation (21-027 ANN):**

Chairman Crosby opened the public hearing on File No. 21-027 ANN at 6:47 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 and explained the annexation request.

Applicant Testimony:

Jeff Saul
37685 Olson Road
Sandy, OR 97055

Mr. Saul stated he did not have a presentation but would take questions. Commissioner Mayton asked if Olson Road will be connected. Mr. Saul said the property owner to the west doesn't intend to develop his property in the near future and therefore the connection will likely not occur for the foreseeable future. He then explained that if his property is developed the traffic will likely travel east to Bluff Road.

Proponent Testimony:

None

Opponent Testimony:

None

Neutral Testimony:

None

Staff Recap:

Denison said that this is a rather straightforward island annexation, and that staff recommends that the Commission forward a recommendation of approval to the City Council.

Applicant Rebuttal:

None

Motion: Motion to close the public hearing at 6:58 p.m.

Moved By: Commissioner Mayton

Seconded By: Commissioner Lee

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

None

Motion: Motion to forward a recommendation of approval to the City Council to approve the annexation of 37685 Olson Road with the conditions as outlined in the staff report.

Moved By: Commissioner Lesowski

Seconded By: Commissioner Mayton

Yes votes: Lesowski, Lee, Mayton, and Crosby

No votes: None

Abstentions: None

The motion passed at 7:00 p.m.

7.2. Parks and Trails Master Plan (21-035 CPA):

Chairman Crosby opened the public hearing on File No. 21-035 CPA at 7:01 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 Parks and Trails Master Plan adoption request.

Public Testimony:

None

Staff Recap:

None

Motion: Motion to close the public hearing at 7:09 p.m.

Moved By: Commissioner Mayton

Seconded By: Commissioner Lesowski

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

O'Neill stated that the parks code modifications, the SDC Methodology, and the fee in-lieu will also be revised. Chairman Crosby stated that the Parks and Trails Master Plan is beautiful and thorough. Commissioner Lesowski said the Master Plan is great and hopes the City of Sandy can achieve the goals and objectives of the Plan. Chairman Crosby said that cities that construct new parks are held in high esteem. Commissioner Lesowski said that pedestrian tracts are important to connect neighborhoods to parks. Chairman Crosby asked a question about road crossings in the plan. Tracy Johnson with ESA explained the crossings in the document.

Motion: Motion to forward a recommendation of approval to the City Council to adopt the Parks and Trails Master Plan.

Moved By: Commissioner Lesowski

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed at 7:17 p.m.

7.3. Modification to Chapters 17.32 and 17.86 (21-032 DCA):

Chairman Crosby opened the public hearing on File No. 21-032 DCA at 7:18 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:

Development Services Director O'Neill summarized the staff report and provided an overview of the proposal.

Commissioner Mayton asked a question about the dedication options. O'Neill stated that the proposed dedication options include three options on page 3 of 6. Commissioner Lesowski asked a question about if parkland dedication will be decided

by the City Council going forward like what happened with Bailey Meadows. O'Neill said that moving forward he hopes that sequencing doesn't happen again. Crean explained that with the proposed code modifications the parkland dedication requirements and the fee in-lieu, requirements are clear and objective and therefore not as easy to challenge. Commissioner Lesowski said that the decision was already made in the Bailey Meadows case, and he hopes that doesn't happen again.

Public Testimony:

None

Staff Recap:

None

Motion: Motion to close the public hearing at 7:38 p.m.

Moved By: Commissioner Mayton

Seconded By: Commissioner Lee

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Lesowski asked for an example of when Section 17.86.20 A would not occur. O'Neill stated that if a lot is single tiered, has frontage on a local street by a park and abuts a transit street, determining the front door could be difficult. Chairman Crosby and Commissioner Lesowski said that facing the front door to the neighborhood instead of to the park as currently required could be preferred. Commissioner Lee asked what the procedure would be to deviate from the Section 17.86.20 code standards. O'Neill stated that deviating from the code standards would likely be completed by variance. Chairman Crosby asked questions about pathway requirements. O'Neill explained that subdivisions with single family homes have block length standards and pedestrian easements, while multifamily developments without a subdivision may not have pedestrian easements. The Commission, Crean, and O'Neill discussed the options to move the code changes forward. Chairman Crosby asked a question about 'pump tracks'. O'Neill explained that pump tracks are very popular, and the terminology related to pump tracks will not go anywhere in the near future.

Motion: Motion to continue the public hearing to September 27, 2021 to allow staff to work on the code language in Section 17.86.20.

Moved By: Commissioner Lesowski

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed at 8:08 p.m.

8. ADJOURNMENT

Motion: To adjourn

Moved By: Commissioner Mayton

Seconded By: Commissioner Lee

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed.

Chairman Crosby adjourned the meeting at 8:09 p.m.



Chair, Jerry Crosby



Planning Director, Kelly O'Neill Jr