



MINUTES
Planning Commission Meeting
Monday, November 28, 2022 Hybrid -
39250 Pioneer Blvd. and Zoom 6:30 PM

COMMISSIONERS PRESENT: Hollis MacLean-Wenzel, , Jerry Crosby, Commissioner, Chris Mayton, Councilor, Jan Lee, Commissioner, Breezy Poulin, Commissioner, and Darren Wegener, Commissioner

COMMISSIONERS ABSENT: Steven Hook, Commissioner

STAFF PRESENT: Kelly O'Neill Jr., Development Services Director, Emily Meharg, Senior Planner, Shelley Denison, Associate Planner, and Josh Soper, City Attorney

COUNCIL LIAISON ABSENT: Rich Sheldon, Councilor

1. MEETING FORMAT NOTICE

Instructions for electronic meeting.

2. ROLL CALL

Chairman Crosby called the meeting to order at 6:30 p.m.

3. APPROVAL OF MINUTES

3.1. Draft Minutes for September 26, 2022

Chair Crosby asked for any edits. With no requested edits, Crosby declared the minutes approved.

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

None

5. DIRECTOR'S REPORT

Development Services Director O'Neill congratulated Commissioner Mayton and provided a brief summary of the director's report. Commissioner Maclean-Wenzel and Commissioner Mayton asked some additional questions.

6. PLANNING COMMISSION DISCUSSION

Commissioner Maclean-Wenzel told the Commission that she is resigning from the Commission for personal reasons and that she will not be participating beyond the November 28, 2022, meeting. Commissioner Wegener congratulated Commissioner Mayton and thanked Commissioner Maclean-Wenzel for her time spent on the Commission.

Commissioner Crosby polled the Commission on their availability for January 23, 2023. Commissioners Crosby, Lee, and Poulin all stated they are available on January 23. City Attorney Soper said he would review the Planning Commission bylaws during the meeting to determine the quorum rules. Commissioner Mayton provided a brief summary of his time spent on the Commission and thanked everyone.

7. WORK SESSION

7.1. Cul-de-Sac Code Review

Staff Report:

Associate Planner Denison provided a brief presentation on cul-de-sacs and the need to make the code standards clear and objective. Development Services Director O'Neill provided some additional details on why cul-de-sacs were removed from the Sandy Development Code.

Discussion:

Chairman Crosby thanked staff for the work on the cul-de-sac research and talked about the articles in the Commission packet. He then added additional details on his experience with at one time living on a dead-end street on Dubarko Road. Commissioner Lee stated that her experience with dead-end streets has been advantageous where she lives. Chairman Crosby then asked if the City's intent is to encourage or allow cul-de-sacs. Associate Planner Denison stated that the answer would depend on what your priorities are, and then she provided additional details on her research. Commissioner Maclean-Wenzel stated that if we do allow cul-de-sacs, they need to have good bicycle and pedestrian connectivity. Commissioner Wegener stated that he grew up on cul-de-sacs and had a sense of community when living on cul-de-sacs. He then stated that modernizing cul-de-sacs to allow for pedestrian and bicycle access is important.

Chairman Crosby asked if there are other reasons for developers to desire cul-de-sacs. Associate Planner Denison stated that installing cul-de-sacs saves the developer money but is an inefficient use of land. Commissioner Maclean-Wenzel asked if any of the research talked about public transit. Associate Planner Denison said that her research didn't reveal anything about public transit.

Development Services Director O'Neill provided some examples of living on dead end streets, cul-de-sacs, and through streets. Associate Planner Denison said that research shows that both cul-de-sacs and through streets have some safety issues and vehicular/pedestrian conflicts. She went on to elaborate that we should think about how we want the City of Sandy to feel to determine how to write clear and objective code.

Commissioner Maclean-Wenzel stated that when she lived in Portland, she had lots of experience with her children playing in parks instead of streets. Associate Planner Denison stated that additional parkland might be a great idea. Commissioner Mayton stated that driveway design, parking, public transit access, and pedestrian and bicycle connectivity are very important design considerations. He went on to elaborate that the cul-de-sacs he has experiences with have parking issues. Development Services Director O'Neill stated the traditional reasons in Sandy for allowing cul-de-sacs.

Commissioner Wegener asked about the advantages and disadvantages with loop streets. Development Services Director O'Neill stated that loop streets sometimes cause issues for first responders, especially when the names do not change when the cardinal directions change. Commissioner Wegener said that having pocket development is great, but too many cul-de-sacs create pockets and do not allow for a larger development feel. Commissioner Maclean-Wenzel said that the cul-de-sac considerations should take into account evacuation routes. Associate Planner Denison and Development Services Director O'Neill stated that fire evacuation routes should be prioritized. Commissioner Lee stated that a poor example of cul-de-sac use is Sunriver.

Associate Planner Denison stated that if Commissioners have additional thoughts on cul-de-sacs to please send their thoughts to staff in the next few weeks. She also stated that she will send an article from the Washington State Department of Transportation regarding street network connectivity.

8. NEW BUSINESS

8.1. Self-Service Storage Code Modifications (22-043 DCA)

Chair Crosby opened the public hearing on File No. 22-043 DCA at 7:42 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 provided a brief presentation on modifying the Sandy Municipal Code regarding self-service storage. City Attorney Soper explained why and when Measure 56 notices are sent.

Public Testimony:

Ara Nenninger
Spartan Investment Group
17301 W Colfax Ave, Ste. 120
Golden, CO 80401

Ms. Nenninger stated that she understands that self-service storage facilities produce less living wage jobs, but that the property manager is paid a living wage. She also stated that self-service storage is an amenity for residents.

Staff Recap:

Senior Planner Meharg explained that the proposed code modifications would not outright ban self-service storage in the city limits, would allow for the existing self-service storage structures to be reconstructed, and would allow an expansion of up to 20 percent. Development Services Director O'Neill provided additional input on the importance of having storage facilities in Sandy, but also stated that prime employment lands such as those adjacent to the new extension of 362nd Drive and Bell Street should be preserved for uses with more employment opportunities.

Motion: Motion to close the public hearing at 7:56 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Mayton stated that he wants some self-service storage in Sandy but is supportive of the proposed code modifications to limit self-service storage in the C-1 and C-2 zones. Commissioner Lee stated that she supports the staff recommendation and that she doesn't want the land by 362nd Drive and Bell Street to be all self-service storage. Commissioner Maclean-Wenzel and Chairman Crosby both supported the staff recommendation. Chairman Crosby stated that the code provisions regarding 'visible from public view' should be clarified. There was additional discussion around visible from public view.

Motion: Motion to forward a recommendation of approval to the City Council to adopt the regulations for self-service storage with notes as identified by the Commission.

Moved By: Commissioner Wegener

Seconded By: Commissioner Mayton

Yes votes: All Ayes

No votes: None

Abstentions: None

The motion passed at 8:07 p.m.

9. ADJOURNMENT

Based on discussion earlier in the meeting, City Attorney Soper said that the Commission needs four members present to be considered a quorum. Development Services Director O'Neill stated that he would reach out to Commissioner Hook to determine his availability for January 23, 2023. Chair Crosby adjourned the meeting at 8:10 p.m.



Chair, Jerry Crosby



Planning Director, Kelly O'Neill Jr