



MINUTES
Planning Commission Meeting
Tuesday, May 28, 2019 City Hall- Council
Chambers, 39250 Pioneer Blvd., Sandy,
Oregon 97055 6:30 PM

COMMISSIONERS PRESENT: Don Carlton, Commissioner, Ron Lesowski, Commissioner, Hollis MacLean-Wenzel, Commissioner, Jerry Crosby, Commissioner, John Logan, Commissioner, Chris Mayton, Commissioner, and Todd Mobley, Commissioner

COMMISSIONERS ABSENT:

STAFF PRESENT: Kelly O'Neill, Planning Director, Emily Meharg, Associate Planner, and James Cramer, Associate Planner

MEDIA PRESENT:

1. Roll Call

2. Consent Agenda

2.1. Approval of Minutes

Motion: To approve minutes for March 19, 2019

Moved By: Commissioner Lesowski

Seconded By: Commissioner MacLean-Wenzel

Yes votes: Commissioners Carlton, Logan, Mobley and Chairman Crosby

No votes: None

Abstentions: Commissioner Mayton since he was excused from this meeting.

The motion passed.

Motion: To approve minutes for April 8, 2019

Moved By: Commissioner Ron Lesowski

Seconded By: Commissioner Logan

Yes Votes: Commissioner Don Carlton, Mobley, Mayton, and Chairman Crosby

No Votes: None

Abstentions: None

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

4. PRESENTATION

Transit Master Plan Update (Andi Howell and Michelle Poyourow)

Poyourow said the first phase of the master plan has been completed which consisted of gathering information from the public. Poyourow said she analyzed 10 years' worth of data that consisted of ridership per service hour on all services that Sandy offers. She also reviewed potential high ridership possibilities.

Poyourow shared information regarding a stakeholders advisory group composed of 18 people that met in April of 2019 to discuss ridership goals vs. coverage goals for the City of Sandy. 11 out of the 18 people said higher ridership was a more important goal and the remaining 7 people felt higher coverage was more important. With regards to in-town trips, stakeholders saw fixed routes as a higher priority for higher ridership. The public input was requested via online and paper copy surveys regarding walking vs. waiting. The public expressed that there was a preference for service designed to minimize waiting by asking them to walk a little farther. With this information Poyourow went on to explain that this would mean that routes can be concentrated into fewer lines and in turn offer higher frequencies with possibilities of quicker trips.

In October a Final plan will be developed. Poyourow emphasized the importance of having future developments be transit oriented. Poyourow asked for Planning Commissioners to provide feedback or questions at this point.

Planning and Building Director Kelly O'Neill Jr. added that the Transportation Systems Plan (TSP) revision is in final phases of negotiations. O'Neill mentioned that Andi Howell, Transit Operations Director, would serve on the Technical Advisory Committee for the TSP revision.

5. OLD BUSINESS

6. NEW BUSINESS

6.1. 18-034 ANN Bird Annexation

Staff Report - 0142

Chairman Crosby opened the public hearing on File No. 18-034 ANN (Bird Annexation) at 7:15 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.

Commissioner Todd Mobley recused himself due to conflict of interest. Crosby proceeded to call for the staff report.

Staff Report:

Associate Planner Emily Meharg summarized the staff report and addressed the

background, factual information, public comments staff received, applicable criteria, and presented a brief slide show. There was discussion and clarification about locations for utilities. Meharg finished her report with the summary and conclusion.

Applicant Presentation:

No applicant present.

Proponent Testimony:

None

Opponent Testimony:

None

Staff Recap:

None

Applicant Recap:

None

Discussion:

There was discussion on the Flood, Slope, Hazard (FSH) analysis. Commissioner Hollis MacLean-Wenzel asked if the annexation meant that the city would need to provide utilities. Meharg affirmed that it would not and that the future developer of the site would need to pay for the utilities.

Commissioner Carlton suggested to move forward and send the recommendation to City Council.

Commissioner Lesowski asked about pros and cons, taxes and fees, is there a downside for the City to annex?

It was pointed out that the property is inside the UGB and the question is only WHEN not IF the property will be made part of the city limits. Staff clarified that the property will be zoned Single Family Residential (SFR) and the FSH overlay will be applied.

Motion: To Close Public Hearing at 7:35 p.m.

Moved by: Commissioner Carlton

Seconded by: Commissioner Lesowski

No votes: None

Abstentions: None

The motion passed.

Motion: To recommend approval of File No.18-034 ANN (Bird Annexation) with the

recommendations as stated by Planning staff to City Council.

Moved by: Commissioner Carlton

Seconded by: Commissioner Mayton

Yes votes: Commissioner Carlton, Lesowski, MacLean-Wenzel, Logan, Mayton and Chairman Crosby

No votes: None

Abstentions: None (Todd Mobley had recused himself)

The motion passed.

Moved by Don Carlton, seconded by Chris Mayton

Staff Report - 0142

Staff recommends the Planning Commission hold a public hearing to take testimony on the proposed annexation and forward a recommendation to City Council. If the Planning Commission recommends approval of the annexation request, we suggest adding a condition of approval that the standards and criteria of the FSH overlay will apply to development of the property in accordance with the standards in effect at the time of development.

CARRIED.

6.2. Type III Design Review - Fun Time RV (18-030 DR/CUP/VAR)

Staff Report - 0143

Chairman Crosby opened the public hearing on File No. 18-030 Fun Time RV at 7:37 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. Crosby proceeded to call for the staff report.

Staff Report:

Associate Planner James Cramer summarized the request which included a Design Review, a Conditional Use for 100 percent outdoor product display or storage of merchandise and a Special Variance to eliminate the required 50 percent building frontage standard. Cramer presented staff's recommendation of denial of the Conditional Use based on the limitations of Subsection 17.90.110(J)(1) as well as denial of the requested Special Variance based on the guiding principles of Subsection 17.90.00(C) and the design compatibility identified within Subsection 17.90.00(D).

Applicant Presentation:

The applicant's representative, Tracy Brown of Tracy Brown Planning Consultants, LLC, spoke in favor of the application and requested a continuance be granted for the applicant to have adequate time to respond to staff's recommendation. Mr. Brown added the site was previously approved for a similar use (i.e. the expansion of the existing Fun Time RV site to incorporate additional display of RVs for sale).

Discussion:

There was discussion on the language presented in Subsection 17.90.110(J)(1) and how it applies to the proposal. Commissioners questioned the previous approval mentioned by Mr. Brown to which Mr. O'Neill, Planning and Building Director, confirmed a previous approval was granted for a similar use however after confirming the interpretation with City Attorney, David Doughman, it appeared the code may not have been applied correctly. It was then requested that the Planning Commission be briefed or provided a copy of the previous approval for reference. A suggestion to incorporate additional elements, such as landscaping and fencing was presented to improve the pedestrian environment along the frontages of the site.

Motion: To Close Public Hearing at approximately 7:45 p.m.

Moved by: Not recorded

Seconded by: Not recorded

The motion passed.

Motion: To continue File No.18-030 DR (Fun Time RV Design Review) to the August 26, 2019 Planning Commission meeting.

Moved by: Commissioner Lesowski

Seconded by: Commissioner Logan

Yes votes: Commissioner Carlton, Lesowski, MacLean-Wenzel, Logan, Mayton, Mobley and Chairman Crosby

No votes: None

Abstentions: None

The motion passed.

Moved by Ron Lesowski, seconded by John Logan

Staff Report - 0143

*Staff recommends the Planning Commission hold a public hearing to take public testimony regarding the proposal. Staff recommends the Planning Commission **deny** the requested conditional use, 100 percent outdoor product display or storage of merchandise. Additionally, staff recommends Planning Commission **deny** the requested Type III Special Variance from Subsection 17.90.110(D)(1) to eliminate the required 50 percent building frontage standard.*

Contrary to the staff recommendation if the Planning Commission decides to approve the requested minor conditional use and/or special variance staff recommends it be conditioned on the applicant redesign the site's landscaping plan to include landscape strips to be a minimum of 7.5-feet wide or include a wheel stop to protect the landscaping. In addition, staff has concluded the proposed landscaping does not meet the intent of 17.92.50(A) therefore the applicant shall resubmit a landscape plan that provides a combination of trees, shrubs, or evergreen ground cover of at least 75

percent of the required landscaping area for staff review and approval.

CARRIED.

7. Items from Commission and Staff

7.1.

There was general discussion about current developments in Sandy. O'Neill mentioned that the solar farm west of Shorty's Corner is supposed to be screened from view. Continued brief discussion regarding Transit Master Plan with interest in moving people around town more effectively.

8. Adjourn

8.1.

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

Chairman Crosby adjourned the meeting at 7:49 p.m.



Chair, Jerry Crosby



Planning Director, Kelly O'Neill Jr