



**MINUTES**  
**Planning Commission Meeting**  
**Monday, August 26, 2019 City Hall- Council**  
**Chambers, 39250 Pioneer Blvd., Sandy,**  
**Oregon 97055 7:00 PM**

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

**COMMISSIONERS ABSENT:** Chris Mayton, Commissioner

**STAFF PRESENT:** Kelly O'Neill, Development Services Director and James Cramer, Associate Planner

**CITY ATTORNEY PRESENT:** David Doughman

**1. Roll Call**

**2. Approval of Minutes**

2.1. May 28, 2019 Planning Commission Meeting Minutes

Moved by Hollis MacLean-Wenzel, seconded by Ron Lesowski

*To approve minutes for May 28, 2019*

CARRIED.

2.2. June 24, 2019 Planning Commission Meeting Minutes

Moved by Ron Lesowski, seconded by Hollis MacLean-Wenzel

*To approve minutes for June 24, 2019 with Commissioner Mobley abstaining*

CARRIED.

2.3. July 22, 2019 Planning Commission Meeting Minutes

Moved by John Logan, seconded by Todd Mobley

*To approve minutes for July 22, 2019*

CARRIED.

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

None.

**4. OLD BUSINESS**

4.1. 18-030 DR/VAR/CUP Funtime RV

Staff Report - 0170

Chairman Crosby opened the public hearing on File No. 18-030 DR/VAR/CUP (Funtime RV) at 7:05 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 Commissioners.

**Staff Report:**

Associate Planner James Cramer summarized the staff report and addressed the background, factual information, public comments staff received, applicable criteria, and presented a brief slide show.

**Applicant Presentation:**

**Tracy Brown, 17075 Fir Drive, Sandy, OR 97055**

Mr. Brown passed out a letter to the Planning Commissioners and staff. Brown then provided a comprehensive background on the items in the letter, including the difference between the definition's 'display' and 'storage', buildings being required in the C-1 zoning district, lighting standards, landscape buffer regulations, and street trees.

Commissioner Mobley asked if the gate for the driveway on Beers Avenue was no longer proposed. Brown confirmed that the gate is no longer proposed.

Commissioner Carlton asked some questions about grading. Brown provided some additional information about the proposed grading.

**Proponent Testimony:**

None

**Opponent Testimony:**

None

**Staff Recap:**

Cramer, Doughman and O'Neill addressed the applicant's presentation and main points covered in the applicant's letter. Commissioners Carlton, Mobley, and Maclean-Wenzel asked some clarifying questions and staff answered the questions.

**Applicant Recap:**

Brown provided a brief background on staff's recap and the questions raised by the Commissioners. Brown provided additional information on the lighting request and the landscaping/fence on the north side of the property by the adjacent apartment building.

**Discussion:**

Commissioner Maclean-Wenzel stated that the downtown should be pedestrian friendly and champion main street ideals. Maclean-Wenzel is concerned about allowing 100 percent outdoor storage and display. She also raised concerns about lighting and the facility being too bright in the downtown area. Commissioner Carlton asked Doughman a clarifying question about the existing building and site to the west with RV's in front of the building. Doughman explained that the Planning Commission is looking at the proposed site by itself and that making conditions on the site to the west is likely not permissible. Commissioner Carlton explained that the site developed with RVs might be better than allowing the lot to remain vacant. Commissioner Lesowski stated there is a building associated with the use on the property to the west and would like to see the landscaping and fence extended across the contiguous property to the west. Commissioner Carlton explained that in the future the site might redevelop with a building. The Commissioners discussed SandyStyle and why the applicant did not apply for an application to include the remainder of the property. Commissioner Logan stated that the landscaping on the proposed site will look much better than the existing RV display/storage area. Commissioner Mobley explained that everything is labeled as assessor and doesn't understand if display and storage by itself is a permitted use.

Commissioner Carlton asked a question of staff regarding the use that is requested and whether Planning Commission has to approve the use as requested. Doughman stated that independent of the requested use the Planning Commission can approve the proposal under the use as they find applicable. Doughman also provided an explanation that Section 17.90.110(J) applies to this application as RVs are both displayed and stored. The Commissioners discussed the intent of the code and Doughman further explained that Section 17.90.110(J) has to be resolved. Commissioner Maclean-Wenzel stated that Dutch Bros. had to do additional enhancements, but we are not requiring anything additional with this application. Commissioner Carlton explained that only sites proposed with buildings should be required to have buildings. O'Neill provided clarity that zoning codes already control use types on properties. Commissioner Lesowski stated he would appreciate the applicant extending the landscaping further to the west on Proctor Blvd.

Brown stated that the applicant recently spent over \$200,000 on building improvements. Brown also stated the display area proposed will cost several hundred thousand dollars. He also stated that overtime the site will probably get nicer.

O'Neill asked the Commissioners to review the three conditions (Nos. 11, 23, and 24)

that were raised by the applicant. Planning Commission decided the conditions would be modified as follows:

- Modify Condition 11 to allow greater than 2.0 foot-candles of light but keep the condition that the lighting cannot exceed 3,000 Kelvins.
- Remove Condition 23 requiring additional landscaping along the north property line. The proposed retaining wall with fence on top of the wall was deemed sufficient.
- Modify Condition 24 to require Chanticleer Pear as the street trees on Beers Avenue.

Commissioner Mobley also identified modifications he would like to see to Condition 7. The Planning Commission decided the condition would be modified as follows:

- Modify Condition 7 to include ADA ramps in each direction at the NW corner of the intersection of Beers Avenue and Proctor Blvd. Also provide flexibility in the condition so that if ODOT does not allow the crossing south across Proctor Blvd. then the ramp heading south would not be required.

The Commissioners stated they are fine with the interpretation presented by the City Attorney in Exhibit M.

**Motion:** To Close Public Hearing at 9:01 p.m.

Moved by: Commissioner Carlton

Seconded by: Commissioner Logan

No votes: None

Abstentions: None

The motion passed.

Moved by Don Carlton, seconded by Todd Mobley

Staff Report - 0170

*To recommend approval of File No.18-030 DR/CUP/VAR (Funtime RV) with the conditions as recommended by staff with modifications to Conditions 7, 11, 23, and 24 and approve the alternative interpretation in Exhibit M.*

CARRIED.

## 5. NEW BUSINESS

None.

## 6. Items from Commission and Staff

O'Neill presented upcoming items on the September and October Planning Commission meetings. O'Neill also mentioned that meetings in November and December are close to

holidays and therefore staff will be proposing alternative meeting dates. The Commission and staff then had a discussion about existing applications and other development occurring around Sandy.

**7. Adjourn**

7.1.

To adjourn

Moved by Don Carlton, seconded by John Logan

*To adjourn*

CARRIED.



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Chair, Jerry Crosby



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Planning Director, Kelly O'Neill Jr