



**MINUTES**  
**Planning Commission Meeting**  
**Monday, October 28, 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 Emily Meharg, Associate Planner

- 1. Roll Call**
- 2. Approval of Minutes**  
None
- 3. Requests From the Floor - Citizen Communication on Non- Agenda Items**  
None
- 4. OLD BUSINESS**  
None
- 5. NEW BUSINESS**
  - 5.1. Work Session - Mixed Use

Chairman Crosby opened the work session regarding mixed-use at 7:05 p.m. and explained the strategy for discussing the work session items. Chairman Crosby stated that the mixed-use code changes are to attract new development within the City by allowing residential development (R-3) within a commercial (C-2) zone. The commissioners talked about the UGB Expansion and the process that was completed. Allowing too much multi-family in the C-2 zone could diminish the UGB Expansion study and hurt the ability for more commercial in Sandy. Commissioner Carlton explained that we need to make sure our process is good. Commissioner Carlton also brought up the difference

in lot sizes in the C-2 zone versus the C-1 zone, where residential is currently allowed. Commissioners asked questions about home businesses, Village Commercial (C-3), etc. Commissioner Mobley stated that he has participated in several rezone projects around the Metro area to rezone village commercial to residential. The commissioners then talked about duplex allowances with HB 2001 and density changes that occurred in Sandy. Commissioner Lesowski stated that if we allow multi-family in the C-2 we need to make sure to have pedestrian connectivity. Commissioner Logan asked questions about park dedications. Kelly O'Neill explained how the parkland fee in-lieu and/or dedication requirements work.

Chairman Crosby stated that allowing a percentage of the ground floor to be residential is something to analyze. Commissioner Carlton stated that maybe a sliding scale relating acreage to percentage of ground floor multi-family would be a good idea. The commissioners talked about new development in Happy Valley. Commissioner Mobley said the Happy Valley mixed-use zoning code is confusing. Commissioner Carlton explained stuff around economics, such as the importance of preserving large properties for future development. Commissioner Logan said that he agrees we need commercial, but that multi-family and mixed-use developments are selling better and making developers more money. Commissioner Lesowski said that an office park would be great. Commissioner MacLean-Wenzel said that single family residential housing is not the way of the future, especially with future generations. Commissioner Lesowski said that we need to determine the density requirements for mixed-use areas. Commissioner Mobley said that people that want single family housing will need to live outside the city limits as the UGBs continue to grow and redevelop. Commissioner Lesowski said he would like our Development Code to have more pedestrian connectivity requirements. Commissioner MacLean-Wenzel suggested to her fellow Commissioners that residential use on the ground floor of mixed use buildings should be allowed if it is to gain access to residential use on upper floors (like a lobby or elevator bank). Ground level should ideally be reserved for commercial use. Commissioner Lesowski said he would like to combine the 'highway city' with the residential neighbors that live and work in town. The commissioners agreed that connectivity for pedestrians and vehicles is important. Commissioner Mobley stated that phased development, i.e. requiring the commercial to be developed at the same time as the residential, or before the residential, is essential to make sure the commercial is developed.

## 5.2. Work Session - Downtown (C-1) parking standards

Chairman Crosby opened the work session regarding downtown parking at 8:14 p.m. Kelly O'Neill explained the idea behind eliminating parking in the

downtown. Commissioner Lesowski and MacLean-Wenzel both said they like the idea of eliminating off-street parking space requirements in downtown. Commissioner MacLean-Wenzel stated that the police need to enforce the 2 hour parking so employees don't use it all day; this would open up spaces for customers. Commissioner Mobley said that parking in small downtowns is an enforcement issue, not a parking shortage issue. Commissioner Mobley also stated that, based on his experience, most developers will still opt to build parking even if it isn't required. The commissioners talked about how eliminating downtown parking will be difficult for some people at first, but over time people will get used to reduced parking standards.

**6. Items from Commission and Staff**

None

**7. Adjourn**

7.1.

Moved by Don Carlton, seconded by Ron Lesowski

*Motion to adjourn at 8:35 PM*

CARRIED.



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Chair, Jerry Crosby



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Planning Director, Kelly O'Neill Jr