

**Sandy Planning Commission
Regular Meeting
Monday, September 25, 2023**

Chair Crosby called the meeting to order at 6:31 p.m.

1. MEETING FORMAT NOTICE: Instructions for electronic meeting

2. ROLL CALL

Commissioner Wegener – Present
Commissioner Poulin – Present
Commissioner Weinberg– Present
Commissioner Ramseyer – Present
Commissioner Myhrum – Present
Commissioner Vincent - Present
Chairman Crosby – Present

Council Liaison Mayton – Present

Others present: Development Services Director Kelly O’Neill Jr., Executive Assistant Rebecca Markham, Senior Planner Patrick Depa, City Attorney Josh Soper

3. APPROVAL OF MINUTES – June 26, 2023

Chair Crosby asked for any edits to the draft minutes. 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 updated the Commission on a few upcoming work sessions having to do with the Comprehensive Plan and the Housing Needs Analysis as required by the State housing bills. He also explained the City was awarded two grants that will help the City with the Housing Production Strategy and Mass Timber Code-Up review.

O’Neill provided a staffing update and told the Commission they hired Code Enforcement Specialist, Chris Relyea, and explained the newly created webpage that will help separate what the Police Department and Development Services Department are responsible for.

O’Neill concluded his report with introducing new Senior Planner, Patrick Depa, who provided a brief introduction to the Commission.

6. CITY COUNCIL LIAISON REPORT

City Council Liaison Chris Mayton updated the Commission on Bell Street’s upcoming ribbon cutting ceremony on October 1, 2023.

Mayton also told the Commission that City Council denied Planning Commission’s suggestion from the June 26 meeting to put a portion of the parks SDC’s from Cascade Creek Apartments towards Bornstedt Park. Mayton explained that City Council didn’t want to set a precedence.

Mayton finished with an update on the aquatic center and said the existing building and existing pool have been approved for demolition.

7. INTRODUCTION:

Chairman Crosby introduced new Commissioner Candace Vincent. Commissioner Vincent provided the Commission a brief introduction of herself and mentioned that she has seen lots of changes in her 27 years living in Sandy and is happy to serve on the Commission.

8. NEW BUSINESS:

8.1. Sandy Community Campus Park

Chair Crosby opened the public hearing on File No. 23-020 DR/CUP/VAR/FSH/TREE at 6:45 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 but two declarations were made. Commissioner Poulin mentioned she lives across the street and Commissioner Vincent stated that she uses the park three times a week. Neither wanted to abstain and only mentioned it as a declaration.

Staff Report:

Director O'Neill provided a presentation that included the vicinity map, code chapters analyzed, noticing, and explained how this application is not subject to the moratorium as the proposed restrooms are exempt. O'Neill also addressed the proposal, explained what is not included in this project, and went through the zoning and acreage as well as the site plan.

O'Neill said the applicant met all the conditions for the Conditional Use Permit but noted he would like to see some additional analysis and review on the lighting for the "Dark Sky Ordinance". He also explained there is a separate permit and review for the signage which is nothing out of the ordinary. Lastly, he would like additional analysis on the landscaping. Since this is a conditional use permit, O'Neill wanted to see the screening "beefed" up for the nearby neighbors as he feels the additional screening and trees should be required to help with the noise.

O'Neill highlighted each of the four Special Variances and stated he recommended approval for all. With that said, he recommended increasing the landscaping and adding trees. He also recommended adding "faux" dormers on the two proposed shelters.

Next, O'Neill briefly went through the right-of-way improvements and stated the FSH, and Tree review was minimal as there are no creeks or wetlands on the site and the applicant is only suggesting removal of a half dozen trees.

O'Neill said staff recommends approval of the application with the Design Review, Conditional Use Permit, and four Special Variances with the caveat of the dormers on the shelters and the conditions listed in the staff report.

Applicant's Presentation:

Kurt Lango
Lango Hansen Landscape Architects
1100 NW Glisan
Portland, OR 97209

Mr. Lango thanked O'Neill and said that he was instrumental in helping them navigate the code

and process. Lango shared a four-minute video with the Commission. Lango said he agrees and accepts the conditions as outlined in the staff report. He also agreed with O'Neill regarding variance number one and added that a substantial retaining wall and tree removal would be required if a sidewalk were constructed on the west side of the right-of-way on Meinig Avenue as the existing slope is very steep. Lango also said they are still planting trees on Meinig Avenue and Scenic Street as part of the development.

Mr. Lango also addressed variance number four with the "faux" dormers and asked the Commission to reconsider adding those as a requirement. Lango said the simplicity of the building is what they were going for. He also said they "took to heart" the "Sandy Style" with the colors, stone base, the materials, and pitch of the roof.

Public Testimony in favor:

None

Public Testimony against:

None

Public Testimony neutral:

None

Staff Recap:

Development Services Director O'Neill addressed the two public comments staff received from Janet Nelson who spoke about park amenities. O'Neill said that comments on park amenities should have been addressed during the community outreach events that the Parks and Recreation Department held. The Commission is only determining if the application meets the standards in the Municipal Code, not determining park amenities.

O'Neill also addressed Mr. Lango's request to forgo the dormers on the two shelters and stated the decision is up to the Commission but reminded the Commissioners that we would most likely require it for a private developer. With that said, he stated the applicant did add some additional stone around the support columns as an additional design element with no complaints.

Applicant Rebuttal:

None

Discussion:

Commissioner Wegener voiced a few concerns over the first special variance that would forgo the requirement for sidewalks along the west side of the right-of-way on Meinig Avenue. He has safety concerns for the neighbors having to walk in the street, up and down the steep incline, and near the sharp drop off to the proposed parking lot.

Commissioner Poulin stated that she feels the entrance the applicant is proposing is the safest location and explained that adding a sidewalk on the west side of Meinig Avenue would actually be less safe.

Chairman Crosby asked the Commissioners if they saw any issues with the Conditional Use Permit. With none noted, Crosby moved back to discuss special variance number one.

Commissioner Weinberg would prefer to not lose any trees and a sidewalk and retaining wall

would do that.

Crosby asked the applicant if any trees could be preserved with a curb tight sidewalk. Mr. Lango stated that even with a 4-foot-wide sidewalk, trees would have to be removed due to the slope and required retaining wall. Lango added that the old chain-link fence will be removed and a new one installed adjacent to the new curb for safety. Lango also stated that at the northern side of the proposed park entrance on Meinig Avenue the slope lessens and allows for a 4-foot-wide walkable surface. He suggested the installation of either bark dust or grass as options.

O'Neill reminded the Commission that the maintenance responsibility of the 4-foot-wide walkable surface will be on Public Works as it is in the right-of-way. Crosby and O'Neill both stated that concrete or asphalt would be the least concerning maintenance obligation.

Parks and Recreation Director Rochelle Anderholm-Parsch told the Commission she is willing to work with the Public Works Department on the walking surface. She said that the two departments already work closely together on maintenance of other areas around parks and trails and feels they can work something out.

With no comments on special variance number 2 and 3, Chairman Crosby moved to the fourth variance which would keep the two shelters as is and without the "faux" dormers that O'Neill suggested should be added.

Commissioner Wegener stated that both arguments, for and against dormers are valid, but is also reminded of the high school batting cages and what the City required of them for a similar structure. Although, he also stated the proposed shelters are much more "Sandy Style" with the stone base wrapping and exposed beams than the batting cages were. Crosby agreed and said he could vote either way as the two shelters are in a very unique setting. Commissioner Ramsayer said she prefers the dormers and thinks it looks more uniform with the picnic area.

Wegener asked the applicant where the doors would face. Lango said the doors for the storage and mechanical room will face the parking lot side for access, and the main restroom doors will face the Meinig Avenue park entrance. Lango confirmed that all the doors will be metal.

City Attorney Josh Sopher stated that the precedence the Commission would be setting by not requiring the dormers is almost meaningless as it's a very unique setting and situation as Chairman Crosby mentioned. Crosby suggested moving forward without the dormers and Wegener also agreed.

Motion: Motion to close the public hearing at 8:01 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Weinberg

Yes votes: All Ayes

No votes: None

Abstentions: None

Chairman Crosby had two typos for staff in the staff report.

Page 25 in the staff report under finding 86 was missing the word "least" after the word "at".

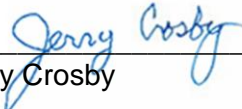
Page 33 in the staff report under finding 120 was missing the animal related to "nesting".

Motion: Motion to approve File No. 23-020 DR/CUP/VAR/FSH/TREE, Sandy Community Campus Park, with the Conditional Use and Variances along with the Conditions as noted in the

staff report findings, and during the hearing discussion, including not requiring the dormers.
Moved By: Commissioner Wegener
Seconded By: Commissioner Ramsayer
Yes votes: Wegener, Ramseyer, Vincent, Weinberg, Poulin, Myhrum, and Crosby
No votes: None
Abstentions: None

9. ADJOURNMENT

Chairman Crosby adjourned the meeting at 8:06 p.m.



Chair Jerry Crosby

Attest:



Director

Date signed: November 27, 2023