



**MINUTES**  
**Sandy Urban Renewal Board Meeting**  
**Monday, February 6, 2023 6:00 PM**

**BOARD PRESENT:** Carl Exner, Councilor, Laurie Smallwood, Council President, Don Hokanson, Councilor, Kathleen Walker, Councilor, Richard Sheldon, Councilor, Khrys Jones, Chamber Director, Phil Schneider, Fire Chief, Stan Pulliam, Mayor, and Chris Mayton, Councilor

**BOARD ABSENT:**

**STAFF PRESENT:** Jeff Aprati, City Recorder, Jordan Wheeler, City Manager, Kelly O'Neill Jr., Development Services Director, and Ernie Roberts, Police Chief

**MEDIA PRESENT:** Sandy Post

**1. Roll Call**

**2. APPROVAL OF MINUTES**

2.1. **Approval of Minutes**  
June 21, 2022

**Moved by Kathleen Walker, seconded by Richard Sheldon**

***Approve the June 21, 2022 minutes***

**CARRIED. 8-0**

Ayes: Carl Exner, Laurie Smallwood, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, Phil Schneider, and Stan Pulliam

Abstained: Chris Mayton

**3. New Business**

3.1. **362nd and Bell Street Concept Plan**

Staff Report - 0659

The **City Manager** summarized the staff report, which was included in the agenda packet. Representatives from SERA design delivered presentation slides, which were also included in the packet.

Board discussion ensued on the following issues:

- Zoning regulations regarding senior living facilities
- Impact of site topography on the ease of providing utility service
- Slope of site terrain
- ODOT's receptiveness to possible future Hwy 26 connections
- Challenges related to the future extension of Kate Schmitz Ave
- Note that the three urban design alternatives presented are merely conceptual
- Relative sizes of different zoning types, particularly residential
- Discussion on the meaning of the term 'village' in the concepts
- Whether the first concept presented would result in a surplus of residential zoning in the city
- Possible uses in a 'village center mixed use' area
- Note that multi-unit residential is shown in a C-2 zone
- Possibilities for connection trails
- History and context of past trail planning to the north
- Notes on the importance of leveraging this site in particular for commercial development
- Difficulty of rezoning residential areas to other zoning types
- Explanations of the 'office park' concept
- Possibilities for incorporating some residential development into the 'office park' concept
- Possibilities for future industrial development
- Results of the upcoming Housing Needs Analysis will inform these planning efforts
- Discussion of how this planning fits into the Comprehensive Plan update effort
- Recognition of the importance of high-level, proactive planning
- Discussion of the need to understand the relative impacts of different concept plans on property tax revenue

#### 4. Adjourn



---

Mayor, Stan Pulliam

A handwritten signature in black ink, appearing to read "Jeff Aprati". The signature is written in a cursive style with a long horizontal stroke extending from the end.

---

City Recorder, Jeff Aprati