



CITY COUNCIL MEETING

Monday, May 04, 2026 at 6:00 PM
Sandy City Hall and via Zoom

AGENDA

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/87911439631>

Or by phone: (253) 215-8782; Meeting ID: 87911439631

WORK SESSION – 6:00 PM

1. [Wastewater Facility Plan Amendment Work Session](#)

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT (3-minute limit)

Note: The public hearing will take place later on the agenda. The Council welcomes your comments at this time. The Mayor will call on each person when it is their turn to speak for up to three minutes.

-- If you are attending the meeting in-person, please submit your comment signup form to the City Recorder before the regular meeting begins at 7:00 p.m. Forms are available on the table next to the Council Chambers door.

-- If you are attending the meeting via Zoom, please complete the online comment signup webform by 4:00 p.m. on the day of the meeting: <https://www.ci.sandy.or.us/citycouncil/webform/council-meeting-public-comment-signup-form-online-attendees>.

RESPONSE TO PREVIOUS COMMENTS

CONSENT AGENDA

2. [City Council Minutes: April 20, 2026](#)

PRESENTATIONS

3. [Mt Hood Community College Presentation](#)

ORDINANCES

4. [PUBLIC HEARING: Ordinance 2026-03 – Pre-House Bill 2005 Compliance Amendments](#)

OLD BUSINESS

5. [Nuisances Affecting Public Peace](#)

NEW BUSINESS

6. [Bin List Check-in](#)

REPORT FROM THE CITY MANAGER

COMMITTEE / COUNCIL REPORTS

STAFF UPDATES

Monthly Reports: <https://reports.cityofsandy.com/>

ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) or (Email: recorder@ci.sandy.or.us) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



STAFF REPORT

Meeting Type: City Council Work Session
Meeting Date: May 4, 2026
From: AJ Thorne, Public Works Director
Subject: Wastewater Facility Plan Amendment Work Session

DECISION TO BE MADE:

No decision is required in this meeting.

APPLICABLE COUNCIL GOAL:

- **Goal 7.6.1:** Complete and adopt the [Wastewater Facilities Plan Amendment](#).

BACKGROUND / CONTEXT:

The purpose of this Wastewater Facility Plan Amendment, required by the City's [Consent Decree](#) with the US Environmental Protection Agency (EPA) and the Oregon Department of Environmental Quality (DEQ), is to plan for near-term and long-term improvements at the City's Wastewater Treatment Plant (WWTP) and develop a viable long-term wastewater treatment and discharge strategy to accommodate Sandy's future population.

The City previously adopted a Wastewater System Facilities Plan [in 2019](#). However, by early 2022 it began to become apparent that the improvements contemplated in the 2019 plan were no longer appropriate for the City's circumstances. For example, the additional collection pipe rehabilitation required by the EPA meant the treatment facilities in the plan were likely oversized. In addition, the plan underestimated the cost of treatment facilities, leading to the true cost of the recommended plan being unaffordable. Finally, the 2019 plan significantly underestimated the schedule to finance, permit, and construct such significant and environmentally complex projects. (In fact, the 2019 plan estimated the City could, in addition to everything completed to date, have built a second satellite treatment plant and completed construction of a Sandy River Outfall by 2024, which would have been vastly unrealistic and infeasible). Therefore, an updated/amended facility plan that better addressed the City's needs and that incorporated more accurate schedules and budgets was necessary to provide a true pathway to regulatory compliance.

Development Moratorium Context

Pursuant to the Consent Decree, the City implemented a moratorium on new development applications that would result in increased wastewater flows beginning in October 2022. The City has been investing in increased capacity at the wastewater treatment plant by rehabilitating aging sewer pipes (reducing peak flows to the WWTP) and conducting stress testing to determine the plant's maximum capacity. A Comprehensive Capacity Evaluation Report was submitted in to EPA and DEQ in

September 2023, demonstrating that 760 ERUs should be approved for connection to the existing wastewater treatment plant as part of the Capacity Assurance Program (CAP), per requirements of the Consent Decree.

Clarifications and discussions with legal counsel were completed in May 2024 which resulted in EPA granting conditional approval of 570 ERUs with an additional 190 ERUs that will be released once the City completes several improvements to the existing treatment and discharge system. Those improvements are scheduled to be completed in 2026.

Approval of additional growth beyond the 760 ERUs requires completion of the long-term improvements established in the Facility Plan Amendment, which include a new discharge and additional treatment plant improvements and expansion.

KEY CONSIDERATIONS / ANALYSIS:

The Facility Plan Amendment ([linked here](#)) determined the City needs to pursue near-term improvements, long-term improvements, and permit modifications to maintain compliance and meet the requirements of the Consent Decree.

1. NEAR-TERM IMPROVEMENTS

Near-term improvements will allow the City to request approval for release of the remaining 190 ERUs under EPA's conditional approval and will allow plant staff to continue to operate the WWTP reliably until the long-term wastewater discharge project is completed. Most near-term improvements will be completed using grant funding secured for projects that can be completed by fall 2026. Spending grant funding is key to keeping rates as manageable as possible.

2. LONG-TERM IMPROVEMENTS

The Facility Plan Amendment evaluated a [variety of long-term alternatives](#) for expanding the existing wastewater treatment plant (WWTP) and constructing a new outfall as well as regional solutions for wastewater treatment. The Consent Decree requires long-term improvements to be constructed within 15 years of the signing of the decree.

The two alternatives initially identified as viable in late 2024 included:

- A. Treatment at Existing WWTP and Discharge to Sandy River: Three treatment processes were considered to maintain treatment at the Jarl Road facility. All processes would continue to provide a minimum of high level of treatment (tertiary filtered effluent). Effluent would continue to be used for irrigation during the summer and would be discharged to Tickle Creek as allowed during the winter, with peak flows diverted to a new Sandy River outfall.
 - B. Regional Treatment and Discharge: This alternative would include constructing a new pump station and pipeline to send flow from Sandy to a nearby larger wastewater treatment plant. The City of Gresham was identified as the most viable regional treatment and discharge partner.
- Note: in late 2024 groundwater recharge (discussed later in this staff report) was not considered to be a viable approach under the regulatory environment that existed in Oregon at that time.

Study of the Gresham Regional Treatment Option

[In December 2024](#), staff presented a draft Facility Plan Amendment to the City Council that identified the alternative of pumping flow to the City of Gresham for treatment and discharge as the preferred alternative because it provided the greatest long-term certainty regarding treatment requirements and could be designed, constructed, and permitted with the fewest unknowns. Expanding the existing WWTP and constructing a new Sandy River Outfall was the other viable alternative identified, however costs for this alternative were comparable to the Gresham alternative while also introducing the need for a new outfall permit, which requires a lengthy and uncertain public process. Council authorized City staff to request an extension of the Facility Plan Amendment submittal date to further investigate the regional treatment alternative, and this extension was approved.

The studies and inter-city coordination conducted in 2025 confirmed that the Gresham WWTP has capacity to serve the City of Sandy and that the City of Gresham is willing to partner with Sandy to find a long-term solution to its wastewater treatment challenges. Studies also determined that the most cost-effective approach to conveying flow to Gresham is through a new pump station, force main, and dedicated gravity pipe discharging into a portion of the City of Gresham's collection system that has available capacity.

However, during the process of confirming the viability of the Gresham discharge solution, more detailed cost analysis showed that this alternative was more expensive than previously estimated. Major cost increases were driven by the need for a redundant force main and an odor control facility, as well as more detailed route analysis combined with additional requirements determined in meetings with Gresham staff. In late 2025, these increased project costs crossed from being extremely expensive to unaffordable for Sandy. Relevant cost estimating increases were applied to the Sandy River discharge alternative and the two were compared again. The result was a similarly equivalent cost for both alternatives and an assessment that neither were affordable.

New Preferred Alternative: Groundwater Recharge

In late 2025, the City became aware of recently enacted state legislation (HB 2169) demonstrating that the State is interested in expanding water reuse. This change in the state's stance makes groundwater recharge (which was previously considered but dismissed as unrealistic) newly viable as a discharge solution. In light of this, the City asked for a final, six month, extension to the due date for Facility Plan Amendment. This was granted, and the City began work on exploring a groundwater recharge discharge alternative.

This new draft of the Facility Plan Amendment now being presented to the Council includes **groundwater recharge as the preferred alternative for Sandy's long-term discharge**. The solution proposed will be in the form of either a deep or shallow discharge to groundwater in a location near the existing outfall. This solution is similar to the Sandy River discharge in many ways and begins with the construction of Membrane Bioreactor (MBR) treatment at the existing plant. The effluent will then be treated further or 'polished,' to a level determined by the nature of the discharge and the requirements imparted by the State. This option will be substantially less expensive than either the Sandy River outfall, or a pipeline to Gresham. Operationally, this solution will help in the short term by providing Sandy discharge options during shoulder season storms or times when flow in Tickle Creek is too low to allow discharge during the winter period. In the long term, this solution will allow Sandy to grow without impacting the limits of the Three Basin Rule.

Staff is currently working on plans to move forward with this solution immediately after this Facility Plan is adopted. The first steps will be starting the process to build an MBR at the treatment plant while simultaneously starting the required studies of the intended recharge location. With this plan, a new

Sandy River discharge now becomes the backup alternative because it would also require the construction of an MBR. The regional (Gresham) alternative, which would not involve any on-site treatment, would no longer be a practical backup.

Risk Considerations and Timelines

It should be noted that all three studied discharge alternatives carry risk. Below are notable risk factors to consider, as well as estimated timelines for completion:

- **Regional (Gresham)**: extreme expense; challenging intergovernmental agreement negotiations related to connection fee, maintenance responsibilities, and rate increase procedures; significant and distant infrastructure to maintain with high consequence of failure; however, lack of ongoing treatment responsibilities. Estimated timeline: 4 years
- **Sandy River**: extreme expense; lengthy and uncertain new discharge permitting process with anticipated public opposition; ongoing treatment responsibilities. Estimated timeline: 6 to 8 years¹
- **Groundwater Recharge**: large but more manageable expense; approval process uncertainty due to project novelty in Oregon; ongoing treatment responsibilities. Estimated timeline: 4 to 7 years¹

3. PERMIT MODIFICATIONS

The City's NPDES permit is currently being renewed, with a draft permit developed in 2026. City team members are working with DEQ permitting staff to negotiate a bridging strategy to maintain compliance until long-term improvements are in place.

BUDGET IMPACT:

While the act of adopting the Facility Plan Amendment does not have an immediate budget impact, the planning estimates for project completion will inform future rate models and SDC valuation.

Estimated totals for the studied discharge alternatives are as follows:

- | | |
|---|-------------------|
| - Groundwater Recharge: | \$134M - \$147M* |
| - Sandy River Discharge: | \$165M |
| - Regional Solution (Gresham Connection): | \$184M - \$195M** |

**The groundwater recharge is represented as a range due to multiple water polishing and discharge depth options.*

***The regional solution option is represented as a range due to and unknown value of capacity purchase.*

In addition to the discharge alternatives noted above, it's also important to note the system improvements that have already been implemented, and additional collection system improvements that still need to be made. From July 2020 through mid-April 2026, approximately \$40 million has been invested in the wastewater system. The Facility Plan Amendment calls for an additional \$14 million to be spent over the next several years to improve the collection system further, and address Category 4 and 5 defects, in alignment with the Consent Decree. These costs, coupled with the Groundwater Recharge option, yield a program total of \$188 million.

¹ Range due to uncertainty of permitting duration

The last time Council received a comprehensive utility rate update was in [December 2024](#). At that time, the wastewater rate projection was as follows:

December 2024 Rate Projections

2026	2027	2028	2029	2030	2031	2032	2033	2034
15%	14%	14%	14%	14%	10%	10%	10%	8.5%

The [Biennium 2025-27](#) budget reflects the 15% and 14% in years one and two.

Based on the information that has been garnered throughout the Facility Plan Amendment process, a rate projection for each alternative has been compiled. Please note that these projections are estimates and once a final alternative is adopted the City’s rate consultants will do a final projection for both rates and System Development Charges (SDC).

Discharge Alternative Impact on Utility Rate Projections

Sandy River Discharge

The estimated rate schedule for this alternative is presented below. The annual debt service to construct this project would be in excess of \$12 million upon completion of the project.

2026	2027	2028	2029	2030	2031	2032	2033	2034
15%	15%	15%	15%	15%	15%	15%	12%	12%

The estimated SDC for this alternative is \$17,257.

City of Gresham Discharge

The estimated rate schedule for this alternative is presented below. The annual debt service to construct this project would be approximately \$14 million upon completion of the project.

2026	2027	2028	2029	2030	2031	2032	2033	2034
16%	16%	16%	16%	16%	16%	16%	12%	12%

The estimated SDC for this alternative is \$26,327.

Groundwater Recharge

The estimated rate schedule for this alternative is presented below. The annual debt service to construct this project would be approximately \$10 million upon completion of the project.

2026	2027	2028	2029	2030	2031	2032	2033	2034
12%	12%	12%	12%	12%	12%	12%	12%	12%

The estimated SDC for this alternative is \$12,235.

Upon plan adoption, staff will re-engage with FCS to formally revise the rate and SDC projections.

RECOMMENDATION:

Continue review of the Facility Plan Amendment to prepare for adoption in June of 2026. Staff is available to answer questions or to attend council meetings to further discuss the contents of plan.

SUGGESTED MOTION LANGUAGE:

None at this time.

LIST OF ATTACHMENTS / EXHIBITS:

- [Draft Wastewater Facility Plan Amendment – May 2026 \(link\)](#)



CITY COUNCIL MEETING

Monday, April 20, 2026 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

WORK SESSION – 6:00 PM

1. Nuisances Affecting Public Peace

The Development Services Director summarized the staff report in the meeting packet, and provided an overview of the history and context of this code amendment project. Discussion and feedback from the Council is summarized below according to code section.

8.20.010

- Suggestion that the language should be written more generally to refer to all radio frequency interference, especially related to emergency communications
- Suggestion to research such code language that may exist in other cities

8.20.020

- Suggestion to improve formatting and headings for the sake of readability
- Overview of the exception process, including City Manager determinations and appeals to the City Council
- Overview of the stipulated exemptions in the proposed code
- Discussion related to engines
 - Suggestion to remove the reference to smoke
- Discussion related to vehicles
 - Note that loud vehicle noise related to mufflers is addressed by state law
 - Suggestion that generators should be allowed in situations involving emergencies and/or interruptions to utility service
 - Note that any work to restore utility service should be an allowable noise exemption under 8.20.020(C)(2)
- Discussion related to music
 - Suggestion to remove the list of musical instruments
- Discussion related to excavation and construction
 - Suggestion to standardize quiet hours for ease of understanding by the public and enforcement by the City
 - Discussion of various time cutoffs for construction noise on weekdays versus weekends, and during summer versus winter
 - Suggestion to set a noise decibel limit

- Suggestion to clarify exactly what kind of construction should be allowed (heavy work versus interior finish work) on different days at different times, and on Sunday in particular
- Suggestion that homeowners should continue to have more time flexibility for construction, as opposed to contractors
- Suggestion that contractors need to be able to begin work early in the morning
- Discussion related to blowers and similar devices
 - Discussion of whether to allow such noise until 9:00 or 10:00 p.m. especially because of the need to perform such work during late summer evenings
- Discussion of the 'catch-all' language in 8.20.020(A) as well as 8.20.020(b)(14)
 - Suggestion to add the language "allow or permit to be made"
- Suggestion to have allowable noise hours adjusted seasonally to account for darkness; discussion of whether 9:00 or 10:00 p.m. would be appropriate during the summer
- Clarification on the need for noise regulation for recreation areas on private property
- Consensus from the Council that noise should be added as a category of chronic nuisance in that chapter of the code
- Discussion of whether an exception for live music at commercial venues is appropriate, potentially only on certain days of the week; suggestion to streamline the exception application process for the convenience of such businesses
- Suggestion to make the language in 8.20.020(B)(12) more clearly applicable to businesses
- Discussion of past complaints related to commercial fan equipment creating noise in a particular neighborhood
- Suggestion to ensure Music Fair and Feast is included in 8.20.020(C)(7)

8.20.030

- Suggestion that the definition of 'solicitation' is too broad and would seem to include political speech, Girl Scouts selling cookies, religious communications, and similar categories. It was agreed this discussion would be tabled to a future meeting

REGULAR MEETING – 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Kathleen Walker
 Council President Don Hokanson
 Councilor Chris Mayton (virtually)
 Councilor Rich Sheldon
 Councilor Kristina Ramseyer
 Councilor Lindy Hanley

ABSENT

Councilor Laurie Smallwood

CHANGES TO THE AGENDA

(none)

PUBLIC COMMENT (3-minute limit)

Nicole Bassett: is a candidate for nomination for the District 26 Oregon Senate seat; has volunteered in Sandy; is a business owner in the apparel and outdoor industry; helps businesses become more efficient; runs a renewal workshop to recycle clothes; understands rural towns and challenges; is an outdoor enthusiast and hospice volunteer; believes affordability is important and business acumen is needed

Darla Mead: is a candidate for nomination for the District 51 Oregon House seat; is a nurse with OHSU; frustrated with the healthcare and insurance systems, and that people have to choose between health and the ability to pay; wants to reduce dependence on the private insurance system; is from Clackamas County and understands rural character and charm; believe infrastructure and schools need fixing; doesn't want Clackamas County to become like Portland; loves nature and fishing; had to evacuate during the 2020 fires; wants to address climate, prevent fires, and protect nature. Her flyer, which was distributed, is attached to these minutes

RESPONSE TO PREVIOUS COMMENTS

The City Manager indicated that additional follow up is needed regarding comments at the most recent meeting about an indecent exposure incident. Other comments at that meeting were supportive of traffic technology measures.

CONSENT AGENDA

2. City Council Minutes: April 6, 2026
3. Contract Approval: City Hall Safety and Capacity Improvements

MOTION: Adopt the Consent Agenda

Motion made by Councilor Sheldon, Seconded by Councilor Ramseyer.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0**PRESENTATIONS**

4. Presentation: Sandy Community Action Center

Kirsten Pitzer presented an overview of the Sandy Community Action Center; a handout was provided and slides were presented, both of which are attached to these minutes.

Discussion ensued related to the following topics:

- The number of individuals who receive lunches each day
- Differences between their meal site and the Meals on Wheels program; discussion of their arrangement with their private distribution partner
- Their plans to grow in the future and possibilities to take advantage of future opportunities
- Other food pantries in the area including St. Vincent's and Estacada
- Possibilities for determining whether food recipients live within city limits
- Note that there may be new ways for the City to support and partner with the Action Center
- Details and parameters of the Action Center's agreement with the Oregon Food Bank

5. Government Relations Update

Nellie deVries provided an update on the serial meetings bill (HB 4177) that was vetoed by the Governor. She indicated that the Legislature may address the issue again during the next long session. The Mayor raised concerns about the inability of local elected officials to discharge their duties with limits being placed on their conversations with constituents and members of the media; she also spoke against unreasonable financial penalties.

NEW BUSINESS

6. Noise Exception: 4th Annual Sandy Invitational Chainsaw Carving (SICC)

The City Manager and Senior Planner summarized the staff report in the meeting packet, and communicated the details of the event the applicant proposed to hold. The applicant, Austin Ernesti, was present to provide further information about the event and the organization's plans to continue to grow the festival and fulfill the organization's mission.

Further discussion pertained to the need to provide notification to the adjacent neighbors about the 24-hour chainsaw record attempt, and to the measures planned to mitigate noise. It was emphasized that while the Council supports the concept, the adjacent neighbors must be notified in advance.

The Mayor provided further remarks regarding the portions of the event envisioned to involve Tickle Creek, expressing concern about kids and untrained members of the public climbing trees, and liability/insurance impacts of such activities taking place on public land. Regarding cleanup work, she stated it is unclear what is being proposed and more specifics are needed. The City Manager indicated that staff efforts are underway to address concerns and develop operational plans. The Mayor suggested, at some point in the future, discussing the types of activities allowable on City land.

MOTION: Approve the noise exception at 37000 Hwy 26 for the event cited under File No. 26-014 TEMP, to be held Friday June 5th through Sunday June 7th 2026, from 8:00 a.m. to 7:00 p.m.; with an additional exception to allow for one individual to undertake carving throughout the night of June 5th to June 6th for the purpose of breaking a Guinness World Record for continuous chainsaw carving, with the stipulation that the

applicant must provide advance notice to the adjacent neighbors on Eldridge Dr. and the Foothills Apartments

Motion made by Council President Hokanson, Seconded by Councilor Hanley.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0

OLD BUSINESS

7. PUBLIC HEARING: Ordinance 2026-02 - Sign Code Modifications

Abstentions

(none)

Conflicts of Interest

(none)

Staff Report

The Development Services Director delivered the staff report; presentation slides were included in the meeting packet. He summarized the code language changes made since the last time the Council discussed the matter, which also addressed feedback from the business community.

Public Testimony

(none)

Recap and Recommendation

Staff recommended adoption of the ordinance.

MOTION: Close the public hearing

Motion made by Councilor Hanley, Seconded by Councilor Sheldon.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0

MOTION: Approve the first reading of Ordinance 2026-02

Motion made by Councilor Sheldon, Seconded by Council President Hokanson.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0

MOTION: Approve the second reading of Ordinance 2026-02

Motion made by Councilor Ramseyer, Seconded by Councilor Hanley.

Voting Yea: Mayor Walker, Council President Hokanson, Councilor Mayton, Councilor Sheldon, Councilor Ramseyer, Councilor Hanley

MOTION CARRIED: 6-0

8. Traffic Safety Technology Follow Up

The City Manager summarized the staff report in the meeting packet. It was noted that staff have compiled further information in response to questions asked by the Council when this matter was discussed on February 2, 2026. It was also noted that submitting an application to ODOT would begin a long approval process, but would not represent a final decision on the matter; the City could still reverse course and would also still need to negotiate and agree to a contract with a vendor before any installation could take place.

Regarding privacy, it was noted that the City would closely vet vendors regarding their privacy procedures and their protections against data being sold. It was also noted that state law limits the amount of time camera-produced records may be retained.

Regarding program goals, it was suggested that compliance should be the goal, which could be measured by the number of violations observed going forward.

Regarding public notice, it was suggested that a notification campaign should be framed in a positive and productive light, emphasizing safety and potentially including a video.

Further discussion ensued on the following topics:

- Concern about creating a speed trap, especially with regard to the intersection of Hwy 26 and Bluff and the location of the 40 mph sign immediately to the west
- Suggestion that the City could have increased traffic safety communications in lieu of pursuing technology measures
- Concern that cameras could be perceived by the public as a money grab
- Response that the initiative is about increasing safety and preventing crashes and injuries
- Concern that camera placement is not being based on crash data; suggestion that more appropriate intersections could be selected
- Response that technology enhancements would be a much more efficient and effective way to address traffic safety
- Agreement that the intersection of Hwy 26 and Ten Eyck is especially dangerous

At this point in the discussion, staff shared Hwy 26 crash data and intersection safety ratings for several intersections. The data is included in an email attached to these minutes.

Discussion continued on the following points:

- Suggestion that the City should make further efforts to use other safety promotion tools other than cameras
- Response that there is not enough human personnel capacity to make an effective difference in traffic safety, and highway speed limits are very difficult to change
- Mention of a past request to move the 40 mph sign immediately to the west of the intersection of Hwy 26 and Bluff, made in conjunction with a development proposal adjacent to the Paola's restaurant, which was denied by ODOT
- Suggestion that the 362nd intersection is more in need of enforcement than Orient
- Suggestion that the City might focus enforcement on traffic entering the 25 mph downtown area, rather than traffic moving in both directions
- Suggestion that the City should submit an application to ODOT for potential installation of cameras at a number of intersections for maximum flexibility, even though ultimate installation may not occur at all listed intersections
- Suggestion that a traffic engineer should study the entire city and determine what highway speeds would be appropriate in each section
- Suggestion that the City needs enhanced enforcement options regardless of what speed limits are in place
- Note that the City would likely not have to purchase cameras, depending on the particulars of a vendor contract
- Discussion of ODOT's jurisdiction over notification sign placement
- Discussion on strategies for gaining ODOT approval for changing speed limits immediately beyond downtown, and whether it is possible or advisable to do so concurrently with a camera installation application; summary of the impending appeal to the speed limit review board regarding speed limits on the east end of town
- Concern about the difficulty of enforcing violations on commercial truck drivers, although according to the City Attorney state law allows enforcement on the companies rather than drivers

Following discussion, the consensus of the Council was that staff should proceed with submitting an application to ODOT for potential installation of cameras at several intersections for maximum flexibility, even though ultimate installation may not occur at all listed intersections. The following intersections will be included in the application (in all cases, east-west Hwy 26 traffic would be the subject of enforcement, not north-south traffic):

- Hwy 26 and Orient Dr
- Hwy 26 and 362nd Ave
- Hwy 26 and Bluff Rd
- Hwy 26 and Pioneer Blvd
- Hwy 26 and Procter Blvd
- Hwy 26 and Ten Eyck Rd

REPORT FROM THE CITY MANAGER

- Reminder of the Mobile Library ribbon cutting
- Recap of the SOLVE cleanup event

- Note that the ITB for Meinig Park improvements will soon be issued

COMMITTEE / COUNCIL REPORTS

Council President Hokanson

(none)

Councilor Hanley

(none)

Councilor Ramseyer

(none)

Councilor Sheldon

(none)

Councilor Mayton

(none)

Mayor Walker

- Update on groundwater conversations in the LOC water/wastewater policy committee, including draft legislation regarding the Deschutes groundwater mitigation program
- Reminder on the draft wastewater facilities plan amendment and the need to produce an easy to understand summary document for distribution to legislators and the public

STAFF UPDATES

Monthly Reports: <https://reports.cityofsandy.com/>

ADJOURN

DARLA MEAD FOR HD 51

CARING FOR OUR COMMUNITY, STRENGTHENING OUR FUTURE



I'm a mother of four, grandmother of five, and oncology- certified registered nurse. **I've lived in Clackamas County all my life.** After earning my associate's in nursing from Clackamas Community College and my bachelor's from OHSU, I've worked as a nurse for more than 14 years. I see every day the challenges facing our community. Families have to choose between healthcare and groceries. Our roads are crumbling. Kids aren't getting the education they deserve.

We need real leadership from real people who understand these challenges firsthand.

As a nurse, foster mom, and long-term placement volunteer for foster families, I've dedicated my life to caring and advocating for those in need.

I'm ready to take care of the people of District 51 and all of Oregon.

Registered Nurse

I've spent my career helping folks navigate our healthcare system and fighting to **improve access to care** for everyone in Clackamas County.

Community Advocate

As a volunteer in our foster care system and active foster parent, I understand the need for **systems that put families first.**

Proud Union Member

I'm a frontline worker who knows that **our economy isn't working for working people.** I stand with workers to fight for better pay and safe conditions

ENDORSED BY:

Clackamas County Democrats

Oregon Nurses Association



Darla Mead for Oregon 51



darlamead4oregon@gmail.com



darlameadfororegon.com

VOTE BY MAY 19

This information furnished by Darla Mead for Oregon

DARLA MEAD FOR HD 51

CARING FOR OUR COMMUNITY, STRENGTHENING OUR FUTURE

◆ CREATING LOCAL ECONOMIC OPPORTUNITY

I'm committed to building safe, nurturing communities where working families have a clear path to stability: **education, housing, and employment.** I'll work with local leaders to balance economic growth with preserving our unique small-town cultures, ensuring we don't transform them into mini versions of Portland. As a parent and connected community leader, I'll address educational budget deficits and ensure that everyone has the opportunity to thrive.

◆ INCREASING ACCESS TO HEALTHCARE

Too many people can't get the care they need, and when they can, it costs too much. As an oncology-certified registered nurse, I'll use my deep knowledge of the healthcare system to champion access to **affordable medical and mental healthcare for all Oregonians.** I'll fight to expand access to coverage, and push back against the corporate greed that drives up medical costs for families.

◆ PROTECTING OUR ENVIRONMENT

Oregon's wild spaces and rich natural resources are under attack from big business interests who don't care about our communities. I'm committed to fighting for our environment by promoting clean energy and **funding programs that protect our land, water, and wildlife.** In Salem, I'll fight to preserve our state's unique natural beauty for future generations.

◆ STANDING UP FOR OUR DEMOCRACY

I'm committed to protecting our constitutional rights and upholding the rule of law. Every Oregonian has the right to love who they love, be who they are, and make choices about their bodies without governmental interference. As a healthcare professional, I believe in the dignity of every human life and will bring that commitment to the state legislature.

"As a mother, adoptive mother, and grandmother, I want to ensure safe environments for our children and provide opportunities for future generations. My experience in rural Oregon informs my commitment to providing local educational, housing, and employment opportunities while preserving the unique cultures of our communities"



DONATE HERE



Darla Mead for Oregon 51



darlamead4oregon@gmail.com



darlameadfororegon.com

VOTE BY MAY 19

This information furnished by Darla Mead for Oregon

2025 COMMUNITY IMPACT REPORT

Offering dignity, connection, and stability since 1961



THE FACE OF HUNGER IN OUR COMMUNITY

49%

OF STUDENTS

49% of students in the Oregon Trail School District qualify for free and reduced lunch*

44%

OF PEOPLE

44% of people in Clackamas County, who do not qualify for federal nutrition assistance, reported food insecurity**



We are serving more grandparents raising grandchildren and seniors who are experiencing food insecurity with social security as their sole income



We served 600 more households experiencing food insecurity than last year

THE ACTION CENTER'S PROGRAMS AND IMPACT

1 of 3
PANTRIES

The Action Center is one of only three food pantries in an area that serves roughly 45,000 people

23%↑

The Action Center's food pantry served 2,516 more people this year than last year

13,478
PEOPLE

People were served by the Action Center's food pantry, which includes 600 new households



395 boxes provided by our senior box program

651 people were served by our Thanksgiving box program

1,218 meals provided by our lunch box program

YOUR PARTNERSHIP MATTERS

6,993
HOURS

The Action Center's 50 volunteers served in 15 different roles and provided 6,993 hours of service



3,832 MEALS

In partnership with Oregon Food Bank and DD & MH Providers of Oregon, 3,832 meals were prepared and delivered to community members

20+
PARTNERS

The Action Center has over 20 community partners — non-profits, businesses, churches, and government entities

JOIN THE ACTION CENTER IN FEEDING OUR NEIGHBORS



Shop at our thrift store and donate your lightly used clothes and household items



Join our team of volunteers



Participate in our Tickle Trot fun run on Thanksgiving Day 2026
Become a sponsor



Host a food drive with family and friends
Become a financial supporter

PLEASE VISIT US AT WWW.SANDYACTIONCENTER.COM FOR MORE INFORMATION

*Data provided by OTSD **<https://www.oregonhungertaskforce.org/county-fact-sheets/>



Stats and Community Impact

Who Do We Serve?

Seniors

Pantry Clients

Meal Site Clients

**Unhoused
Community**

SENIORS

This past year, we noticed an increase in serving seniors that were raising their grandchildren, as well as those who experience food insecurity as a result of social security being their sole income.

395

PANTRY CLIENTS

4,478 visits
13,189 individuals

600 new households

Our foot traffic

for the year is

up 26%!

3,832 meals

MEAL SITE

LUNCHBOX

1,128 lunches

Where does the food come from?

119,873

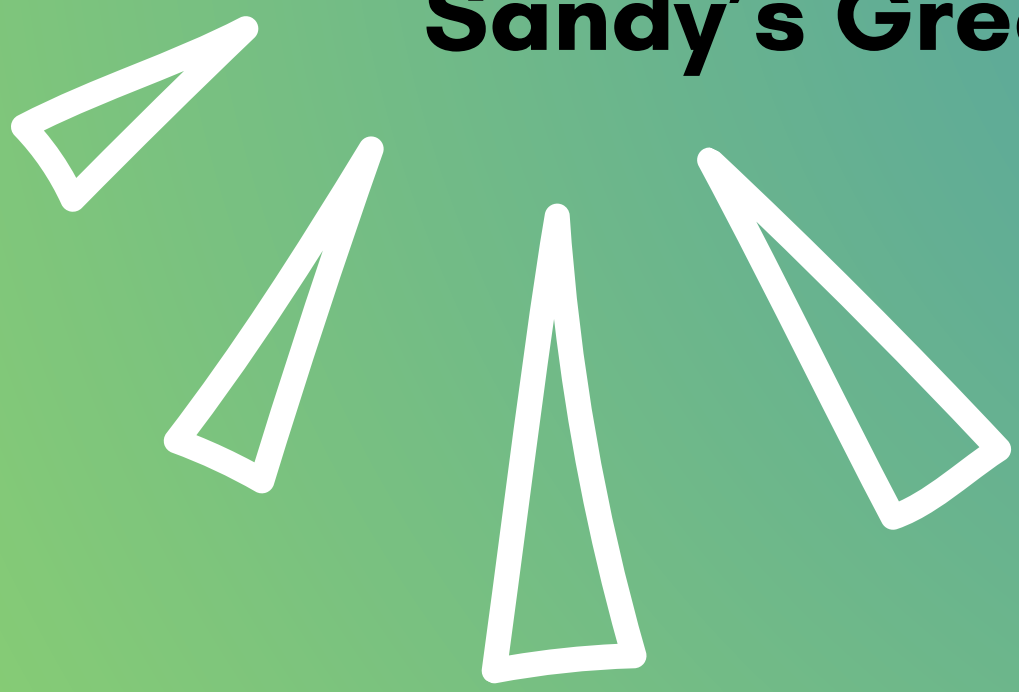


Sandy Chamber of Commerce
Dick Hannah Auto Group
MAECO of Oregon
Sandy Business Center
Clackamas County Bank
Harmony Orthodontics
Barlow Trail Veterinary Clinic
Sandy's Green Grinch



AntFarm
7-11

Kentucky Fried Chicken
Sandy's Group of Guys
Pathways Church
Abundant Life Church (Sandy Campus)
Living Word Fellowship
And many more!





• **202 households, 651 people**





Item #2.



569



Our Overall Impact

- ✓ **Wide variety of families**
- ✓ **Community partnerships**
- ✓ **Rise in pantry necessity**
- ✓ **Call to action**





Jeff Aprati <japrati@ci.sandy.or.us>

Fwd: FW: City of Sandy Safety Data

3 messages

Patrick Huskey <phuskey@ci.sandy.or.us>

Mon, Mar 9, 2026 at 8:06 AM

To: Tyler Deems <tdeems@ci.sandy.or.us>, Jeff Aprati <japrati@ci.sandy.or.us>

Sharing the breakdown.

Patrick Huskey, Chief
FBINA 295
Desk: 503-489-2189
Fax: 503-668-4093

----- Forwarded message -----

From: **ALLEN Joseph S** <Joseph.S.ALLEN@odot.oregon.gov>

Date: Fri, Mar 6, 2026 at 10:50 AM

Subject: FW: City of Sandy Safety Data

To: Patrick Huskey <phuskey@ci.sandy.or.us>

Cc: EWING William T <William.T.EWING@odot.oregon.gov>, MCNEIL Jason P <Jason.P.MCNEIL@odot.oregon.gov>, COX Robert W <Robert.W.COX@odot.oregon.gov>

Good morning,

I received some crash data for the intersections in the City of Sandy from Mike Burkart who was at our meeting last week. That email is below.

Also attached is an example of an approved Red Light Camera system on OR99W and SW Durham Rd.

Here is also a link to the Traffic Manual with guidelines and useful information for RLR including approval process:

See Appendix A1-11:

[Traffic Manual, January 2026 Edition](#)

Hopefully the information can be useful. Let us know if you have any questions.

Thank you,

Joey Allen

District 2C Permits Specialist

Item # 2.

Joseph.S.Allen@odot.oregon.gov

Office 503-665-4006

Cell 503-312-5247

From: BURKART Michael <Michael.BURKART@odot.oregon.gov>
Sent: Thursday, March 5, 2026 10:53 AM
To: ALLEN Joseph S <Joseph.S.ALLEN@odot.oregon.gov>
Subject: FW: City of Sandy Safety Data

Hi Joey,

Here is the crash data for City of Sandy signals -

There are two intersections that have a handful of crashes coded as "Disregarded traffic signal". I highlighted those. RRFB's may be appropriate at the marked crosswalk locations based on the Traffic Manual recommendations, though the crash history is limited.

All crash data below is for the five years of 2019-2023.

The whole of US-26 through Sandy (MP 22.02 – 25.57) had 374 crashes, which included 4 Fatal, 16 INJA, 2 Bicycle-Involved, and 13 Pedestrian-Involved. 26.5% Dark and Similar Conditions, 7.8% Fixed Object, 46.8% Rear-End, 10.4% Sideswipe-Overtaking, 26.7% Turning. 19 of all crashes were coded as "Disregarded Traffic Signal". There were 28 Speed-related crashes, which included 1 Fatal and 3 INJA. 53.6% Dark and Similar Conditions, 35.7% Fixed Object, 21.4% Rear-End, 21.4% Sideswipe-Overtaking, 14.3% Turning. Of the speeding crashes, only 1 was coded as "Disregarded traffic signal".

The posted speed changes from 45 mph to 40 mph at MP 23.32, to 25 mph at MP 23.81, to 40 mph at MP 24.66, and to 55 mph at MP 25.33.

US-26 @ Orient/Jarl (Signalized, MP 22.15)

- This location had 17 total crashes
 - There were 0 Fatal, 2 INJA crashes.
 - No Vulnerable User crashes
- 1 Crash is coded as Disregarded Traffic Signal.
- 2 Crashes were flagged as Speeding.
- The most recent SPIS site was in 2023 - Hwy 026, MP 22.06-22.24 - top 5%. It was also a top 5% in 2022, top 10% in 2020, and top 5% in 2018-2019.

-

US-26 @ 362nd (Signalized, MP 22.74)

- This location had 33 total crashes
 - There were 0 Fatal, 3 INJA crashes.
 - No Vulnerable User crashes
- 1 Crash is coded as Disregarded Traffic Signal.
- No Crashes were flagged as Speeding.
- Note that the fourth leg of the intersection was constructed in 2023.
- The most recent SPIS site was in 2023 - Hwy 026, MP 22.65-22.85 - top 5%. It bounced between 5% and 10% going back as far as 2013.

-

US-26 @ Industrial Way (Signalized, MP 23.10)

- This location had 29 total crashes
 - There were 0 Fatal, 0 INJA crashes.
 - No Vulnerable User crashes
- 6 Crashes were coded as Disregarded Traffic Signal.
- 3 Crashes were flagged as Speeding.
- The most recent SPIS site was in 2023 - Hwy 026, MP 22.06-22.24 - top 5%. It was also a top 5% in 2022, top 10% in 2020, and top 5% in 2018-2019.

-

US-26 @ Ruben (Signalized, MP 23.46)

- This location had 34 total crashes
 - There were 0 Fatal, 1 INJA crashes.
 - No Vulnerable User crashes
- No Crashes were coded as Disregarded Traffic Signal.
- 2 Crashes were flagged as Speeding.
- The most recent SPIS site was in 2023 - Hwy 026, MP 23.35-23.52 - top 10%. It was a top 5% in 2017-2020, top 10% in 2016, and top 5% in 2013-2014.

-

US-26 @ Bluff (Signalized, MP 23.87)

- This location had 42 total crashes
 - There were 1 Fatal, 1 INJA crashes.
 - No Bicycle-involved crashes, 2 Pedestrian-involved crashes
- 2 Crashes were coded as Disregarded Traffic Signal.
- 2 Crashes were flagged as Speeding.
- The most recent SPIS site was in 2023 - Hwy 026, MP 23.76-23.91 - top 5%. It had not been a SPIS site prior to that (going back to 2013).

-

US-26 EB / Pioneer @ Beers (Marked crosswalk, MP 24.04)

- There were 1 Bicycle-involved and 2 Pedestrian-involved crashes within 1/10 mile of this crosswalk.
- The Traffic Manual recommends a RRFB at this location.
- The Enhanced Crossing List gives this a 12.0 score. The highest score on the list at the moment is 21.5.
- There are no SPIS sites at this location between 2013-2023.

-

US-26 WB / Proctor @ Beers (Marked crosswalk, MP 24.04)

- There were 1 Bicycle-involved and 2 Pedestrian-involved crashes within 1/10 mile of this crosswalk.
- The Traffic Manual recommends a RRFB at this location.
- The Enhanced Crossing List gives this a 12.0 score. The highest score on the list at the moment is 21.5.
- There are no SPIS sites at this location between 2013-2023.

US-26 WB / Proctor @ Strauss Ave (Marked crosswalk, MP 24.22)

- There were 2 Pedestrian-involved crashes within 1/10 mile of this crosswalk.
- The Traffic Manual recommends a RRFB at this location.
- The Enhanced Crossing List gives this a 12.0 score. The highest score on the list at the moment is 21.5.
- There are no SPIS sites at this location between 2013-2023.

US-26 EB / Pioneer @ Strauss Ave / Junker (Signalized, MP 24.27)

- This location had 7 total crashes
 - There were 0 Fatal, 0 INJA crashes.
 - No Vulnerable User crashes
- No Crashes were coded as Disregarded Traffic Signal.
- No Crashes were flagged as Speeding.
- There are no SPIS sites at this location between 2013-2023.

US-26 EB / Pioneer @ Shelley Ave (marked crosswalk, MP 24.3)

- There were 3 Pedestrian-involved crashes within 1/10 mile of this crosswalk.
 - Additionally, in 2024, there was a Serious Injury pedestrian crash at this crosswalk.
- The Traffic Manual recommends a RRFB at this location.
- The Enhanced Crossing List gives this a 10.5 score. The highest score on the list at the moment is 21.5.
- There are no SPIS sites at this location between 2013-2023.

US-26 WB / Proctor @ Shelley Ave / Alt Ave (Signalized, MP 24.27)

- This location had 9 total crashes
 - There were 0 Fatal, 0 INJA crashes.
 - No Vulnerable User crashes
- 1 Crash is coded as Disregarded Traffic Signal.
- No Crashes were flagged as Speeding.
- There are no SPIS sites at this location between 2013-2023.

US-26 WB / Proctor @ Meinig Ave (Signalized, MP 24.38)

- This location had 12 total crashes
 - There were 0 Fatal, 0 INJA crashes.
 - No Vulnerable User crashes
- 2 Crashes were coded as Disregarded Traffic Signal.
- No Crashes were flagged as Speeding.
- There are no SPIS sites at this location between 2013-2023.

US-26 EB / Pioneer @ Meinig Ave (Signalized, MP 24.40)


- This location had 32 total crashes
 - There were 1 Fatal, 0 INJA crashes.
 - No Bicycle-involved crashes, 1 Pedestrian-involved crash
- 4 Crashes were coded as Disregarded Traffic Signal.
- 2 Crashes were flagged as Speeding.

- The most recent SPIS site was in 2022 - Hwy 026 EB, MP 24.32-24.41 - top 15%. It was also a 5% site in 2013.

Item # 2.

US-26 @ Ten Eyck / Wolf Dr (Signalized, MP 24.61)

- This location had 18 total crashes
 - There were 0 Fatal, 1 INJA crashes.
 - No Bicycle-involved crashes, 1 Pedestrian-involved crash
- 2 Crashes were coded as Disregarded Traffic Signal.
- 2 Crashes were flagged as Speeding.
- There are no SPIS sites at this location between 2013-2023.

 **091_MP11.46_Durham_RedLightCameras.pdf**
7730K

Tyler Deems <tdeems@ci.sandy.or.us>
To: Patrick Huskey <phuskey@ci.sandy.or.us>
Cc: Jeff Aprati <japrati@ci.sandy.or.us>

Tue, Mar 10, 2026 at 11:35 AM

Am I correct in reading that a top 5 or 10% intersection means that the intersection is in the top 5 or 10% of most unsafe intersections? Meaning that all of intersections should, in theory, have sort of remediation or enhancements made to make them safer?

[Quoted text hidden]

--
Tyler Deems, ICMA-CM
City Manager | City of Sandy
503-826-1079 | tdeems@ci.sandy.or.us

Tyler Deems <tdeems@ci.sandy.or.us>
To: Jeff Aprati <japrati@ci.sandy.or.us>

Mon, Apr 20, 2026 at 9:19 PM

----- Forwarded message -----
From: **Patrick Huskey** <phuskey@ci.sandy.or.us>
Date: Tue, Mar 17, 2026 at 1:46 PM
Subject: Fwd: FW: City of Sandy Safety Data
To: Tyler Deems <tdeems@ci.sandy.or.us>

FYI, sounds like you were correct.

Patrick Huskey, Chief
FBINA 295
Desk: 503-489-2189
Fax: 503-668-4093



----- Forwarded message -----
From: **Patrick Huskey** <phuskey@ci.sandy.or.us>
Date: Tue, Mar 17, 2026 at 1:46 PM
Subject: Re: FW: City of Sandy Safety Data
To: ALLEN Joseph S <Joseph.S.ALLEN@odot.oregon.gov>
Cc: EWING William T <William.T.EWING@odot.oregon.gov>, MCNEIL Jason P <Jason.P.MCNEIL@odot.oregon.gov>

34

Thanks!

Patrick Huskey, Chief
FBINA 295
Desk: 503-489-2189
Fax: 503-668-4093



On Tue, Mar 17, 2026 at 1:32 PM ALLEN Joseph S <Joseph.S.ALLEN@odot.oregon.gov> wrote:

Good afternoon guys,

I talked to Mike Burkart from our traffic department about the information that he had provided and received some clarity.

The SPIS (Safety Priority Index System) score is calculated on .10 mile long roadway segments based on frequency, rate and severity of crashes occurring within each segment over a three year period. It does not only put intersections into this account, but other areas would qualify. I am not positive what areas all qualify to be looked into. The top 5% - 10% highest scored sites are reviewed each year for potential projects.

To answer Tylers question below, it does mean that within ODOT's parameters around SPIS, that those intersections would fall into the category of being looked into for potential remedies. That should be taken into account from ODOT when you submit for your RLR cameras or RRFB's. I would just make sure that is noted and mentioned for any intersection that might be in the 5%-10% range.

Below is the link to the FAQ on SPIS as well as the link to look at all the data for the SPIS.

[SPIS Frequently Asked Questions](#)

[Oregon Department of Transportation : Safety Priority Index System Reports for On-State Highways : Engineering : State of Oregon](#)

Feel free to call to if you have any questions.

Thank you,

Joey Allen

District 2C Permits Specialist

Joseph.S.Allen@odot.oregon.gov

Cell 503-312-5247

Item # 2.

From: Patrick Huskey <phuskey@ci.sandy.or.us>
Sent: Tuesday, March 10, 2026 1:39 PM
To: EWING William T <William.T.EWING@odot.oregon.gov>; ALLEN Joseph S <Joseph.S.ALLEN@odot.oregon.gov>
Subject: Fwd: FW: City of Sandy Safety Data

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

See Tyler's question.

Patrick Huskey, Chief

FBINA 295

Desk: 503-489-2189

Fax: 503-668-4093

[Redacted]

----- Forwarded message -----
From: Tyler Deems <tdeems@ci.sandy.or.us>
Date: Tue, Mar 10, 2026 at 11:36 AM
Subject: Re: FW: City of Sandy Safety Data
To: Patrick Huskey <phuskey@ci.sandy.or.us>
Cc: Jeff Aprati <japrati@ci.sandy.or.us>

Am I correct in reading that a top 5 or 10% intersection means that the intersection is in the top 5 or 10% of most unsafe intersections? Meaning that all of intersections should, in theory, have sort of remediation or enhancements made to make them safer?

On Mon, Mar 9, 2026 at 8:06 AM Patrick Huskey <phuskey@ci.sandy.or.us> wrote:

Sharing the breakdown.

Patrick Huskey, Chief

FBINA 295

Desk: 503-489-2189

Fax: 503-668-4093

Item # 2.

[Redacted]

[Quoted text hidden]

[Quoted text hidden]

This e-mail is a public record of the City of Sandy and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

[Quoted text hidden]

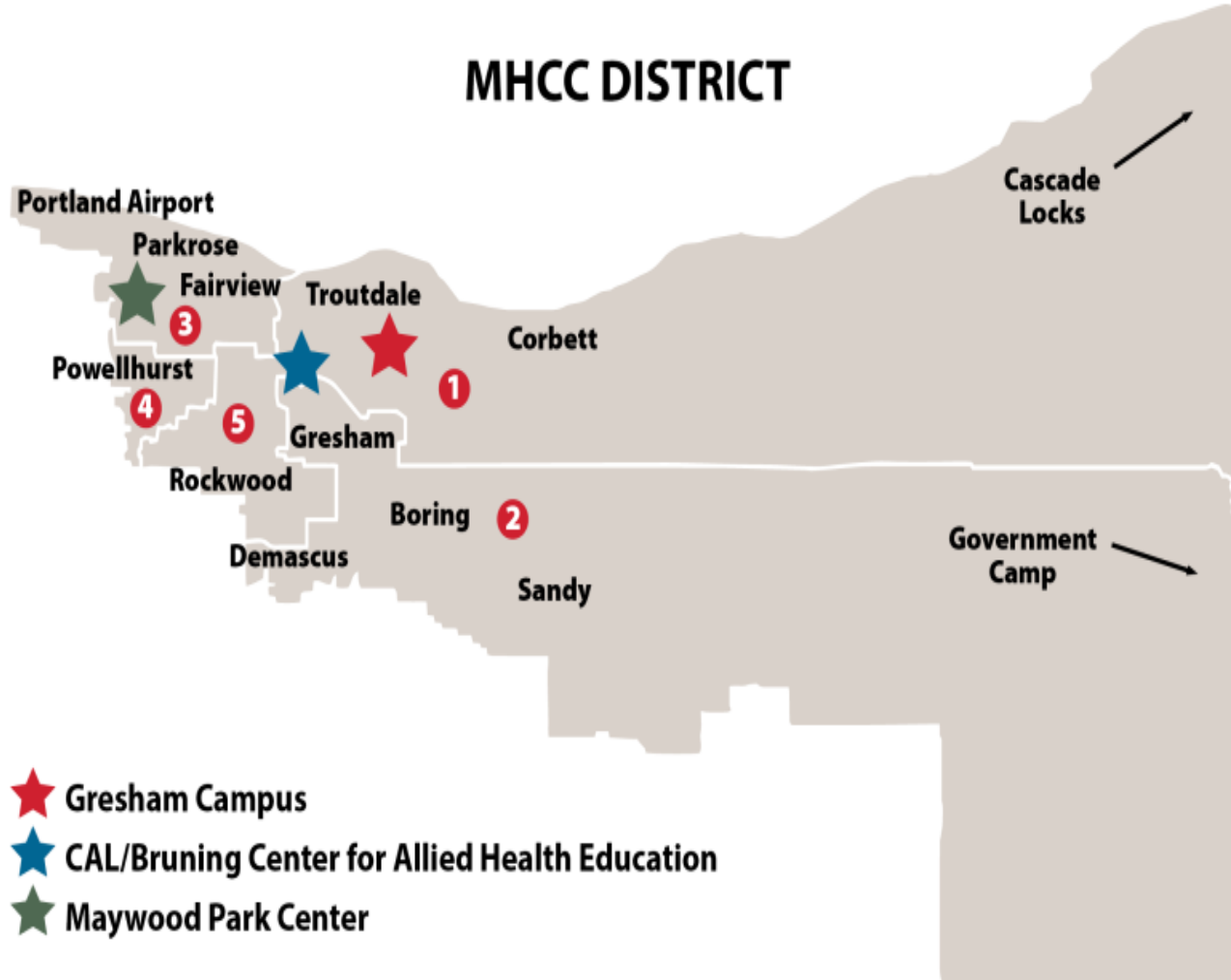


MHCC Update:

City of Sandy



MHCC: A Snapshot



- Founded in 1966
- First associate degree awarded in 1968
- Serves 950 square miles spanning Multnomah, Hood River, and Clackamas counties
- 3 campuses
- 1,200+ employees
- Nearly 1,500 degrees and certificates awarded in 2024-25
- Tuition: \$124 per credit
- Foundation Awards & Scholarships: \$999,435 for 2025-26
- General Fund Budget: \$100.11 million

Programs

- High School dual credit
- Adult basic education, English as a second language, GED
- 100+ career technical programs
- 2-year transfer degrees
- Only community college bachelor of applied science cybersecurity degree in the state
- Community Education
- Business training and apprenticeships
- Head Start



Accomplishments & Impact

Item # 3.



- Passed the first bond measure in 50 years! Thank you community!!
- Only education institution in Oregon to receive national “Triple Crown” award for commitment to stewardship and transparency of taxpayer money
- A total economic impact of \$423.4 million to our local economy and 4,882 jobs supported each year
- More than 1 million students served since our doors opened
- 4th in the U.S. for quality education at an affordable price (WalletHub)

Our Students: A Snapshot

Item # 3.



2024-2025 Numbers

- 18,437 served
 - Transfer: 38%
 - Career Technical programs: 31%
 - Pre-college: 18%
- Part-time: 75%
- 65% are first-generation
- 66% live in district
- 40% students of color

MHCC & Oregon Trail School District

SCHOOL YEAR	DUAL ENROLLED STUDENTS	OTHER STUDENTS ENROLLED
2025-26*	130	500
2024-25	129	488
2023-24	128	509
2022-23	136	456
2021-22	119	445
2020-21	92	499
2019-20	143	618
*Numbers as of April 2026		

Let's Bond

Building our future together.



MT. HOOD
COMMUNITY COLLEGE

Delivering on Community Trust

Item # 3.

How MHCC is putting bond funding to work responsibly and transparently



Bond-funded investments include:

- Upgrading aging facilities
- Modernizing classrooms and labs
- Enhancing community-serving spaces
- Built-in accountability

Delivering on Community Trust

Item # 3.

How MHCC is putting bond funding to work responsibly and transparently



Bond Guidelines

- Funds must be spent on 2025 voter-approved measure
 - 6% to be spent in first six months (Feb 2026)
 - 75% to be spent in first 3 years (Aug 2028)
 - Bond to be completed in 5 years (Aug 2030)
- For capital improvements only

Delivering on Community Trust

Item # 3.

How MHCC is putting bond funding to work responsibly and transparently



Why Credit Ratings Matter

- Credit rating of Aa2
- MHCC sold \$136.4 million in voter-approved bonds
- Secured additional \$10.9 million in bond proceeds
- Total of \$147.3 million from bond for campus upgrade

Delivering on Community Trust

Item # 3.

How MHCC is putting bond funding to work responsibly and transparently



Accomplishments to Date

- Aquatics retractable dome (*2026 completion date*)
- Parking lot repaving (*9 lots complete*)
- Track resurfacing and ADA parking
- Building roofing and siding

Delivering on Community Trust

Item # 3.

How MHCC is putting bond funding to work responsibly and transparently



Next 90 Days

- More paving
- Onboarding architectural and engineering partners
- Setting architectural design standards
- Engaging subject matter experts

What does this mean for you?

Item # 3.



- **Improved instructional facilities =**
 - High-demand fields
 - Expanded partnerships
 - Stronger college pathways
 - More attractive campus
- **Improved community spaces =**
 - Year-round aquatics available
 - Resurfaced track
 - More public event options



Stay up to date at

mhcc.edu/bond

60 Years of MHCC...

Let's celebrate together!



MT. HOOD
COMMUNITY COLLEGE



Celebrating 60 Years

Item # 3.

The Opportunity Ahead



This is more than a celebration - it's an opportunity to:

- Strengthen partnerships
- Highlight student and community impact
- Increase visibility of pathways from high school to career

Celebrating 60 Years

Item # 3.

What the Year Will Look Like



- Kick off in fall 2026 and continue through spring 2027
- Throughout the year, we will focus on:
 - Student stories and outcomes
 - Community engagement and service
 - Events that bring people together
 - Alumni connections across the region

Celebrating 60 Years

Item # 3.

Your Partnership



- What our partnership can look like:
 - Highlighting shared success stories
 - Collaborating on events
 - Expanding student pathways and awareness

This isn't just about celebrating the past 60 years. It's about building the next 60 – together.



Do you have photos to share?
Email them to bmc@mhcc.edu



STAFF REPORT

Meeting Type: City Council
Meeting Date: May 4, 2026
From: Kelly O’Neill Jr., Development Services Director
Subject: PUBLIC HEARING: Ordinance 2026-03 – Pre-House Bill 2005 Compliance Amendments

DECISION TO BE MADE:

Hold a legislative public hearing to discuss proposed code amendments for pre-House Bill 2005 (HB 2005) compliance in Chapters 17.10, 17.34, 17.36, 17.38, 17.40, 17.44, and 17.46 of the Sandy Municipal Code.

APPLICABLE COUNCIL GOAL:

- **Goal 6.9:** Ensure compliance with state legislative and regulatory mandates through code amendments that are responsible and reflect the community’s values.

BACKGROUND / CONTEXT:

HB 2005 Overview

In 2025, the Oregon Legislature adopted HB 2005 (2025) dealing with a wide range of mental health related issues. Only a small portion of the bill relates to land use issues, but those changes are significant. Most provisions in HB 2005 are not housing laws, except for sections amending ORS Chapter 197A and 197.660 to 670, which are housing laws as they relate to residential development and impose a mandatory duty on a local government. Among other provisions, the bill requires local governments to allow the co-location of a “crisis stabilization center” and “mental or psychiatric hospital” without requiring a plan amendment, zone change, or conditional use permit on land within an urban growth boundary.

To come into compliance with HB 2005 the City will likely need to adopt a new code section or sections in Title 17 that mirrors the language of HB 2005. ***However, there is pending litigation around HB 2005, so staff are waiting for the litigation to be resolved prior to adopting HB 2005 code provisions into the Sandy Municipal Code.***

Existing Requirements Pre-Dating HB 2005 (addressed by Ordinance 2026-03)

Upon adoption of HB 2005, the City Attorney reviewed Title 17 of the Sandy Municipal Code and noticed a few provisions that were not aligned with ORS 197.660-667. Amending these misaligned code sections is the purpose of Ordinance 2026-03.

Prior to HB 2005, **and already in effect since 1989**, are the requirements of ORS 197.660-667; specifically the following:

- ORS 197.660 defines “residential facility” and “residential home.”
- ORS 197.665 requires the City to allow residential homes as a permitted use in any residential zone and in any commercial zone that allows a single-family dwelling, and to generally apply the same requirements to residential homes as it does to single family dwellings.
- ORS 197.667 requires the City to allow residential facilities as a permitted use in any zone where multifamily is a permitted use, and as a conditional use in any zone where multifamily is a conditional use.

Both a residential facility and a residential home must be licensed by the Oregon Health Authority in order to exist. Here are the definitions from ORS for residential facility and residential home:

“Residential facility” means residential care or residential training facility, as those terms are defined in ORS 443.400, that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to fifteen individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility. ORS 197.660(1).

- “Residential care facility” means a facility that provides residential care in one or more buildings on contiguous properties:
 - (a) For six or more socially dependent individuals or individuals with physical disabilities; or
 - (b) For fewer than six socially dependent individuals or individuals with physical disabilities if the purpose of the facility is to serve individuals with co-occurring behavioral health needs who are more appropriately served in smaller settings. ORS 443.400(7).
- “Residential training facility” means a facility that provides, for six or more individuals with intellectual or developmental disabilities, residential care and training in one or more buildings on contiguous properties. ORS 443.400(9).
- “Residential care” means services such as supervision; protection; assistance while bathing, dressing, grooming or eating; management of money; transportation; recreation; and the providing of room and board. ORS 443.400(6).

“Residential home” means a residential treatment or training home, as defined in ORS 443.400, a residential facility registered under ORS 443.480 to 443.500 or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home. ORS 197.660(2).

- “Residential treatment home” means a facility that provides for five or fewer individuals with mental, emotional or behavioral disturbances or alcohol or drug dependence, residential care and treatment in one or more buildings on contiguous properties. ORS 443.400(12).
- “Residential training home” means a facility that provides, for five or fewer individuals with intellectual or developmental disabilities, residential care and training in one or more buildings

on contiguous properties, when so certified and funded by the Department of Human Services. ORS 443.400(10).

- ORS 443.480 to 443.500 regulates registered community-based structured housing facilities.
- ORS 443.705 to 443.825 regulates adult foster homes.

KEY CONSIDERATIONS / ANALYSIS:

City staff were advised by the City Attorney that compliance with pre-HB 2005 requirements could be accomplished by taking the following steps:

- Define “residential home” in 17.10 by referencing ORS 197.660.
- Modify the definition of “residential facility” in Chapter 17.10 by referencing ORS 197.660.
- Add “residential home” as a permitted use in all residential zones, and in all commercial zones that allow a single-family dwelling.
- Add “residential facility” as a permitted use in all zones that allow multifamily as a permitted use, and as a conditional use in all zones that allow multifamily as a conditional use.
- Remove the references to “residential care facility” in the various zones where it is currently listed.

With these revisions, the City would be in compliance with the requirements that pre-dated HB 2005. However, these proposed amendments will not yet bring the City into compliance with the requirements of HB 2005. As noted above, there is currently pending litigation around HB 2005, and staff is waiting for this litigation to be resolved prior to recommending further action.

The Planning Commission held a legislative public hearing on March 30, 2026, and recommended that the City Council adopt the proposed code amendments in Ordinance No. 2026-03.

BUDGET IMPACT:

Staff and City Attorney expenses that have already been incurred.

RECOMMENDATION:

The Planning Commission and staff recommend that the City Council hold a legislative public hearing and adopt Ordinance 2026-03.

LIST OF ATTACHMENTS / EXHIBITS:

- Ordinance 2026-03
 - Exhibit A. Chapter 17.10 modifications
 - Exhibit B. Chapters 17.34, 17.36, 17.38, and 17.40 modifications
 - Exhibit C. Chapters 17.44 and 17.46 modifications
 - Exhibit D. Findings



ORDINANCE NO. 2026-03

AN ORDINANCE UPDATING THE CITY’S REGULATIONS ON PRE-HOUSE BILL 2005 COMPLIANCE IN SMC CHAPTERS 17.10, 17.34, 17.36, 17.38, 17.40, 17.44, AND 17.46

WHEREAS, in 2025, the Oregon legislature adopted HB 2005 (2025) dealing with a wide range of mental-health related issues; and

WHEREAS, with adoption of HB 2005 the City Attorney reviewed Title 17 of the Sandy Municipal Code and noticed a few provisions that were not aligned with ORS 197.660-667; and

WHEREAS, with these revisions, the City would be in compliance with the requirements that pre-dated HB 2005; and

WHEREAS, the Planning Commission held a public hearing on March 30, 2026, allowing the public an opportunity to provide testimony on the proposed code amendments; and

WHEREAS, the City Council held a public hearing on May 4, 2026, allowing the public an opportunity to provide testimony on the proposed code amendments.

NOW, THEREFORE, THE CITY OF SANDY ORDAINS AS FOLLOWS:

Section 1. Sandy Municipal Code Chapters 17.10, 17.34, 17.36, 17.38, 17.40, 17.44, and 17.46 are hereby amended as detailed in Exhibits A-C, attached and incorporated by reference.

Section 2. In support of this ordinance, the City Council adopts the findings and conclusions attached as Exhibit D.

Section 3. This Ordinance shall become effective 30 days from the date of adoption.

This ordinance is adopted by the City Council of the City of Sandy on this 4th day of May 2026.

Kathleen Walker, Mayor

ATTEST:

Jeffrey Aprati, City Recorder

Sec. 17.10.30. Meaning of specific words and terms.

The listed specific words and terms are defined as follows:

.....

Residential facility: A residential care facility, means a residential care or residential training facility, as those terms are defined in ORS 443.400 (Definitions for ORS 443.400 to 443.455), that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to fifteen individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility. ~~residential training facility, residential treatment facility, residential training facility, residential training home or residential treatment home licensed by or under the authority of the Department of Human Resources under ORS 443.000 to 443.825 which provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Required staff persons shall not be counted in the number of residents and need not be related to each other, the residents or the facility owner or operator. This definition includes adult foster homes. All exclusions set forth in ORS 443.715 are excluded from this definition.~~

Residential home: A residential home means a residential treatment or training home, as defined in ORS 443.400 (Definitions for ORS 443.400 to 443.455), a residential facility registered under ORS 443.480 (Definitions for ORS 443.480 to 443.500) to 443.500 (Investigation of registered facilities) or an adult foster home licensed under ORS 443.705 (Definitions for ORS 443.705 to 443.825) to 443.825 (Disposition of penalties recovered) that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

CHAPTER 17.34 SINGLE-FAMILY RESIDENTIAL (SFR)¹

Sec. 17.34.00. Intent.

This district is intended to implement the Low Density Residential Comprehensive Plan designation by providing for low-density residential development in specific areas of the city. The purpose of this district is to primarily allow single-family dwellings and duplexes, as urban services become available. Density shall not be less than three or more than 5.8 units per net acre.

(Ord. No. 2022-07, § 5(Exh. E), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single detached dwelling subject to design standards in Chapter 17.90;
2. Duplex~~;~~;
3. Single room occupancy with up to six SRO units~~;~~;
4. [Residential home.](#)

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit subject to the provisions in Chapter 17.74;
2. Accessory structure, detached or attached subject to the provisions in Chapter 17.74;
3. Family day care, as defined in Chapter 17.10 subject to any conditions imposed on the residential dwellings in the zone;
4. Home business subject to the provisions in Chapter 17.74;
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
6. Minor utility facility;
7. Other development customarily incidental to the primary use.

(Ord. No. 2021-03, § 3(Exh. C), 5-17-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024; Ord. No. 2025-32, § 1(Exh. A), 11-17-2025)

¹Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

Sec. 17.34.20. Minor conditional uses and conditional uses.**A. Minor Conditional Uses:**

1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
3. Other uses similar in nature.

B. Conditional Uses:

1. Community services;
2. Funeral and interment services, cemetery, mausoleum or crematorium;
3. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
4. Group care and assisted living;
5. Lodges, fraternal and civic assembly;
6. Major utility facility;
7. Preschool, orphanage, kindergarten or commercial day care;
8. Residential care facility (ORS 443.000 to 443.825);
9. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
10. Other uses similar in nature.

(Ord. No. 2021-03, § 3(Exh. C), 5-17-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.30. Development standards.

Type	Standard	
A. Minimum Lot Area	Single detached dwelling or duplex	7,500 square ft.
	Other permitted uses	No minimum
B. Minimum Average Lot Width	Single detached dwelling or duplex	60 ft.
C. Minimum Lot Frontage		20 ft.
D. Minimum Average Lot Depth	No minimum	
E. Setbacks (Except Garage/Carport)	Front yard	10 ft. minimum
	Rear yard	20 ft. minimum
	Side yard (interior)	7.5 ft. minimum
	Corner Lot	10 ft. minimum on side abutting the street ¹
F. Setbacks (Garage/Carport)		22 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to street

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(Supp. No. 5, Update 3)

	5 ft. minimum for alley or rear access
<i>G. Projections into Required Setbacks</i>	See Chapter 17.74
<i>H. Accessory Structures in Required Setbacks</i>	See Chapter 17.74
<i>I. Structure Height</i>	35 ft. maximum
<i>J. Building Site Coverage</i>	No minimum
<i>K. Off-Street Parking</i>	See Chapter 17.98

Footnote:

¹Shall comply with the vision clearance area requirements of Chapter 17.74.

²Single room occupancies shall meet the standards applicable to single detached dwellings.

(Ord. No. 2021-03, § 3(Exh. C), 5-17-2021; Ord. No. 2022-07, § 5(Exh. E), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, shall only be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is secured and a copy is provided to the City;
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements, including but not limited, to curbs, sidewalks, sanitary sewer, water, storm sewer or other improvements required under Chapter 17.84;
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City;
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 5(Exh. E), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.34.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
- C. Lots with alley access may be up to ten percent smaller than the minimum lot size of the zone.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.36 LOW DENSITY RESIDENTIAL (R-1)²

Sec. 17.36.00. Intent.

This district is intended to implement the Low Density Residential Comprehensive Plan designation by providing low-density residential development. It is to be used as a transition between the Single-Family Residential zone and the higher density zones. The uses are to be fully serviced by public facilities. Density shall not be less than five or more than eight units per net acre.

(Ord. No. 2022-07, § 6(Exh. F), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single detached dwelling (subject to design standards in Chapter 17.90);
2. Single detached or attached zero lot line dwelling;
3. Duplex;
4. Row houses;
5. Manufactured dwelling parks (see Chapter 17.96~~);~~;
6. Single room occupancy with up to six SRO units~~;~~;
7. [Residential home.](#)

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit;
2. Accessory structure, detached or attached in accordance with specified size limitations (see Chapter 17.74);
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
4. Home business (see Chapter 17.74);
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
6. Minor utility facility;
7. Other development customarily incidental to the primary use.

²Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024; Ord. No. 2025-32, § 1(Exh. A), 11-17-2025)

Sec. 17.36.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
3. Other uses similar in nature.

B. *Conditional Uses:*

1. Community services;
2. Funeral and interment services, cemetery, mausoleum or crematorium;
3. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
4. Group care and assisted living;
5. Lodges, fraternal and civic assembly;
6. Major utility facility;
7. Preschool, orphanage, kindergarten or commercial day care;
8. Residential care facility (ORS 443.000 to 443.825);
9. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
10. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.30. Development standards.

Type	Standard	
A. Minimum Lot Area	Single detached dwelling or duplex ³	5,500 square ft.
	Single detached zero lot line	5,000 square ft.
	Other permitted uses	No minimum
B. Minimum Average Lot Width	Single detached dwelling or duplex ³	50 ft.
	Single detached zero lot line dwelling	40 ft.
	Single attached zero lot line dwelling	30 ft.
	Other permitted uses	No minimum
C. Minimum Lot Frontage		20 ft.
D. Minimum Average Lot Depth		No minimum
E. Setbacks	Front yard	10 ft. minimum

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(Supp. No. 5, Update 3)

	Rear yard	15 ft. minimum
	Side yard (interior)	5 ft. minimum ¹
	Corner Lot	10 ft. minimum on side abutting the street ²
	Garage	22 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street 5 ft. minimum for alley or rear access
Projections into Required Setbacks		See Chapter 17.74
Accessory Structures in Required Setbacks		See Chapter 17.74
Structure Height		35 ft. maximum
Building Site Coverage		No minimum
Off-Street Parking		See Chapter 17.98

Footnotes:

¹Excluding zero-lot line development.

²Shall comply with the vision clearance area requirements of Chapter 17.74.

³Single room occupancies shall meet the standards applicable to single detached dwellings.

(Ord. No. 2022-07, § 6(Exh. F), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is secured and a copy is provided to the City;
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements, including but not limited, to curbs, sidewalks, sanitary sewer, water, storm sewer or other improvements required under Chapter 17.84;
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City;
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 6(Exh. F), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.36.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.

-
- C. Lots with alley access may be up to ten percent smaller than the minimum lot size of the zone.
 - D. *Zero Lot Line Dwellings*: Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five feet in width.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.38 MEDIUM DENSITY RESIDENTIAL (R-2)³

Sec. 17.38.00. Intent.

This district is intended to implement the Medium Density Residential Comprehensive Plan designation by providing for medium density single-family and multi-family uses in suitable locations, where public sewer, water, and other services are readily accessible. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, and parks. Density shall not be less than eight or more than 14 units per net acre.

(Ord. No. 2022-07, § 7(Exh. G), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single detached dwelling (subject to design standards in Chapter 17.90);
2. Single detached or attached zero lot line dwelling (subject to design standards in Chapter 17.90);
3. Row house;
4. Duplex;
5. Multi-family dwelling;
6. Manufactured dwelling parks (see Chapter 17.96~~);~~_i;
7. Single room occupancy with up to six SRO units on a lot, or up to 14 SRO units per net acre, whichever is greater~~;~~_i;
8. [Residential home](#);
9. [Residential facility](#).

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit subject to the provisions in Chapter 17.74;
2. Accessory structure, detached or attached subject to the provisions in Chapter 17.74;
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone (see Chapter 17.74);
4. Home business (see Chapter 17.74);
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures

³Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;

- 6. Minor utility facility;
- 7. Other development customarily incidental to the primary use.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024; Ord. No. 2025-32, § 1(Exh. A), 11-17-2025)

Sec. 17.38.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

- 1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
- 2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
- 3. Other uses similar in nature.

B. *Conditional Uses:*

- 1. Community services;
- 2. Congregate living;
- 3. Funeral and interment services, cemetery, mausoleum or crematorium;
- 4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
- 5. Group care and assisted living;
- 6. Lodges, fraternal and civic assembly;
- 7. Major utility facility;
- 8. Preschool, orphanage, kindergarten or commercial day care;
- ~~9. Residential care facility (ORS 443.000 to 443.825);~~
- ~~10.~~ Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
- ~~11~~10. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.30. Development standards.

Type		Standard
Minimum Lot Area		No minimum
Minimum Average Lot Width	Single detached dwelling or duplex	50 ft.
	Single detached zero lot line dwelling	40 ft.

	Single attached zero lot line dwelling	30 ft.
	Other permitted uses	No minimum
Minimum Lot Frontage		20 ft.
Minimum Average Lot Depth		No minimum
Setbacks	Front yard	10 ft. minimum
	Rear yard	15 ft. minimum
	Side yard (interior)	5 ft. minimum ¹
	Corner Lot	10 ft. minimum on side abutting the street ²
	Garage	20 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street 5 ft. minimum for alley or rear access
Projections into Required Setbacks		See Chapter 17.74
Accessory Structures in Required Setbacks		See Chapter 17.74
Multi-family	Landscaping	25% minimum
Structure Height		35 feet maximum
Building Site Coverage		No minimum
Off-Street Parking		See Chapter 17.98

Footnotes:

¹Excluding zero lot line development.

²Shall comply with the vision clearance area requirements of Chapter 17.74.

(Ord. No. 2022-07, § 7(Exh. G), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is to be secured and a copy is provided to the City.
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements required under Chapter 17.84.
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City.
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 7(Exh. G), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.38.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
- C. *Zero lot line dwellings.* Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five feet in width.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.40 HIGH DENSITY RESIDENTIAL (R-3)⁴

Sec. 17.40.00. Intent.

This district is intended to implement the High Density Residential Comprehensive Plan designation by providing for housing in close proximity to retail, public amenities; major transportation routes and transit services where public sewer, water and other services are readily accessible. R-3 uses are designed to be a transition area between commercial and industrial uses and low density single family uses. Pedestrian connections are required to ensure a direct walking route to retail shops. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, parks, and commercial. Density shall not be less than ten or more than 20 units per net acre.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.10. Permitted uses.

A. *Primary Uses Permitted Outright:*

1. Single Detached, if located on an existing legal lot;
2. Single Attached Zero Lot Line;
3. Duplex;
4. Row houses;
5. Multi-family dwellings;
6. Manufactured dwelling parks;
7. [Residential home](#);
- ~~78.~~ Residential facility;
- ~~89.~~ Single room occupancy with up to six SRO units on a lot, or up to 20 SRO units per net acre, whichever is greater.

B. *Accessory Uses Permitted Outright:*

1. Accessory dwelling unit (see Chapter 17.74);
2. Accessory structure, detached or attached (see Chapter 17.74);
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
4. Home business (see Chapter 17.74);
5. Livestock: The keeping, but not the propagating, of one horse, or one cow, or two sheep for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such

⁴Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;

- 6. Minor utility facility;
- 7. Other development customarily incidental to the primary use.

(Ord. No. 2021-16, § 5(Exh. E), 8-16-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.20. Minor conditional uses and conditional uses.

A. *Minor Conditional Uses:*

- 1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
- 2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
- 3. Other uses similar in nature.

B. *Conditional Uses:*

- 1. Community services;
- 2. Congregate living;
- 3. Funeral and interment services, cemetery, mausoleum or crematorium;
- 4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
- 5. Group care and assisted living;
- 6. Lodges, fraternal and civic assembly;
- 7. Major utility facility;
- 8. Preschool, orphanage, kindergarten or commercial day care;
- ~~9. Residential care facility (ORS 443.000 to 443.825);~~
- ~~10.~~ Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
- ~~11~~10. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.30. Development standards.

Type	Standard	
Minimum Average Lot Width	Single detached dwelling	40 ft.
	Single detached zero lot line dwelling	30 ft.
	Single attached zero lot line dwelling	20 ft.

	Other permitted uses	No minimum
Minimum Lot Frontage		20 ft.
Minimum Average Lot Depth		No minimum
Setbacks	Front yard	10 ft. minimum
	Rear yard	15 ft. minimum
	Side yard (interior)	5 ft. minimum ¹
	Corner Lot	10 ft. minimum on side abutting the street ²
	Garage	20 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street 5 ft. minimum for alley or rear access
Projections into Required Setbacks		See Chapter 17.74
Accessory Structures in Required Setbacks		See Chapter 17.74
Structure Height		35 ft. maximum
Building Site Coverage		No maximum
Landscaping		25% minimum (See Chapter 17.92)
Off-Street Parking		See Chapter 17.98

Footnotes:

¹Excluding zero lot line development.

²Shall comply with the vision clearance area requirements of Chapter 17.74.

(Ord. No. 2022-07, § 8(Exh. H), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.40. Minimum requirements.

- A. Shall connect to municipal water in accordance with the 2022 Water System Master Plan.
- B. Shall connect to municipal sewer if service is currently within 200 feet of the site, as measured from the nearest property line. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
 - 1. A county septic permit is to be secured and a copy is provided to the City.
 - 2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements required under Chapter 17.84.
 - 3. The minimum size of the property is one acre or is a pre-existing legal lot, as determined by the City.
 - 4. Site consists of a legal lot(s) created through dividing property in the city, which is less than five acres in size.
- C. Shall have frontage or approved access to public streets.

(Ord. No. 2022-07, § 8(Exh. H), 5-2-2022; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.40.50. Additional requirements.

- A. Design review as specified in Chapter 17.90 is required for all uses.
- B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
- C. *Zero lot line dwellings*: Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than five feet in width.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Title 17 - DEVELOPMENT CODE
CHAPTER 17.44 GENERAL COMMERCIAL (C-2)

CHAPTER 17.44 GENERAL COMMERCIAL (C-2)¹

Sec. 17.44.00. Intent.

This district is intended to provide for a wide range of commercial uses and related services and businesses, which require large land areas for structures and parking facilities, and rely on direct automobile access. This district is not intended exclusively for residential uses, although mixed-use developments are encouraged.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.44.10. Permitted uses.

A. *Primary Uses Permitted Outright—Residential:*

1. Multi-family dwellings above a commercial business;~~;~~
2. Residential facility above a commercial business.

B. *Primary Uses Permitted Outright in buildings with less than 60,000 square feet of gross floor area:*

1. Retail businesses, including but not limited to:
 - a. Automotive fueling station;
 - b. Automotive, trailer, recreational vehicle, and motor cycle sales and rental;
 - c. Convenience market/store;
 - d. Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATM, restaurants, car wash, quick vehicle servicing, and similar uses);
 - e. Eating and drinking establishments including fast-food and high-turnover sit down restaurants;
 - f. Grocery store or supermarket.
2. Service and professional businesses and organizations, including but not limited to:
 - a. Athletic club, indoor recreation, or entertainment;
 - b. Automotive repair and service;
 - c. Commercial day care facility;
 - d. Community services;
 - e. Education facility (e.g., pre-school, school, college);
 - f. Financial institution;
 - g. Medical facility (e.g., clinic, hospital, laboratory);

¹Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

- h. Professional or general business office;
 - i. Social organization.
3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site, including but not limited to:
 - a. Brewery, distillery, or winery, with or without pub or tasting room.
 4. Bus station or terminal.
 5. Group care and assisted living.
 6. Minor public facility.
 7. Nursery/greenhouse.
 8. Outdoor recreation.
 9. Overnight lodging.
 10. Park and ride station.
 11. Parking lot or garage (when not an accessory use).
 12. Public park, plaza, playground or recreation area, and buildings.
 13. Trucking terminal, distribution center, or transit center.
 14. Warehousing and distribution facilities for wholesale merchandise.
 15. Wholesale lumber or building materials yard.
 16. Other uses similar in nature.
- C. *Accessory Uses Permitted Outright:*
1. A use customarily incidental and subordinate to a use permitted outright;
 2. Outdoor product display or storage of merchandise covering no more than 20 percent of the total lot area;
 3. Parking lot or garage (when associated with development).

(Ord. No. 2022-26, § 4(Exh. D), 1-17-2023; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.44.20. Minor conditional uses and conditional uses.

- A. *Minor Conditional Uses:*
1. Outdoor product display or storage of merchandise covering greater than 20 percent of the total lot area.
 2. Other uses similar in nature.
- B. *Conditional Uses:*
1. Buildings designed for one or more occupants with more than 60,000 square feet of gross floor area.
 2. Major public facility.
 3. Traveler accommodation facilities including campgrounds, overnight travel parks, and recreational vehicle parks.

4. Other uses similar in nature.

(Ord. No. 2021-16, § 6(Exh. F), 8-16-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.44.30. Development requirements.

A.

Type	Standard
Lot Area	No minimum
Lot Dimension	No minimum
Setbacks ¹	
Front	10 ft. minimum; 50 ft. maximum
Side	None
Rear	None
Corner	15 ft. minimum
Outside Display/Sales Lot Area	80% maximum
Lot Coverage—Impervious Area	No maximum
Landscaping	20% minimum (includes required civic space in Section 17.90.120)
Structure Height	55 ft. maximum
Off-Street Parking	See Chapter 17.98
Design Review Standards	See Section 17.90.120

*Footnote:*¹ Unless abutting a more restrictive zoning district, or as required under Section 17.90.120 Design Standards for C-2.

B. *Special Setbacks—Side or Rear Yard Abutting a More Restrictive District.*

1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional ten feet shall be added for each ten foot increment in building height over 35 feet;
2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district;
3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;
4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

CHAPTER 17.46 VILLAGE COMMERCIAL (C-3)²

Sec. 17.46.00. Intent.

The intent of the village commercial district is primarily oriented to serve residents of the village and the surrounding residential area. The Village Commercial zoning district is intended to help form the core of the villages. Allowing a mixture of residential uses beside and/or above commercial uses will help create a mixed-use environment, which integrates uses harmoniously and increases the intensity of activity in the area. The orientation of the uses should integrate pedestrian access and provide linkages to adjacent residential areas, plazas and/or parks, and amenities.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.46.10. Permitted uses.

A. *Primary Uses Permitted Outright—Residential:*

1. Residential dwellings above a commercial business;~~;~~
2. [Residential facility above a commercial business.](#)

B. *Primary Uses Permitted Outright—Commercial (in buildings with up to 7,500 square feet of gross floor area):*

1. Retail uses, including but not limited to:
 - a. Automotive, trailer, recreational vehicle, motorcycle sales and rental;
 - b. Convenience market/store;
 - c. Eating and drinking establishment including fast-food and high-turnover sit down restaurant but excluding drive-through;
 - d. Grocery store or supermarket.
2. Service and professional businesses and organizations, including but not limited to:
 - a. Athletic club, indoor recreation, or entertainment;
 - b. Automotive repair and service;
 - c. Commercial day care facility;
 - d. Community services;
 - e. Education facility (e.g., pre-school, school, college);
 - f. Financial institution excluding drive-through;
 - g. Medical facility (e.g., clinic, hospital, laboratory);

²Editor's note(s)—Pre-republication, this chapter was last revised by Ord. No. 2013-11, effective December 18, 2013. Any amendments occurring post-republication have a history note in parenthesis at the bottom of the amended section.

- h. Professional or general business office;
 - i. Social organization.
3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site, including but not limited to;
 - a. Brewery, distillery, or winery with pub/tasting room.
 4. Bus station or terminal.
 5. Group care and assisted living.
 6. Minor public facility.
 7. Overnight lodging.
 8. Park and ride station.
 9. Parking lot or garage (when not an accessory use).
 10. Other uses similar in nature.
- C. *Accessory Uses Permitted Outright:*
1. A use customarily incidental and subordinate to a principal use permitted outright.
 2. Outdoor display or storage of merchandise covering no more than ten percent of the total retail sales area.
 3. Accessory dwelling units, detached or attached.
 4. Accessory structures.
 5. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone.
 6. Home businesses.
 7. Parking lot or garage (when associated with development).

(Ord. No. 2021-03, § 4(Exh. D), 5-17-2021; Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.46.20. Minor conditional uses and conditional uses.

- A. *Minor Conditional Uses:*
1. Congregate living.
 2. Nursery/greenhouse.
 3. Outdoor product display or storage of merchandise covering greater than ten percent of the total retail sales area.
 4. Outdoor recreation.
 5. Public park, plaza, playground or recreational area, and associated buildings.
 6. Other uses similar in nature.
- B. *Conditional Uses:*
1. Automotive fueling stations.
 2. Buildings designed for one or more occupants with more than 7,500 square feet of gross floor area.

3. Drive-through facilities in conjunction with a bank, savings and loan, credit union, or an eating and drinking establishment on a site abutting a state highway, subject to all other applicable provisions of the Sandy Development Code and the following special conditions:
 - a. No drive-through facility will be permitted unless the development site is at least two acres in size and only one drive-through facility shall be allowed on each development site.
 - b. Each drive-through facility shall be oriented to the adjacent public street and shall be otherwise designed to prioritize pedestrian access and circulation over vehicular access and circulation. Pedestrians shall not have to cross drive-through lanes to access entry doors.
 - c. A drive-through facility may be conditioned to operate during hours that do not negatively impact adjacent residential uses in terms of noise and lighting.
 - d. Each drive-through facility may have only one drive-through lane, which shall not be positioned between the primary building and a local residential street.
4. Major public facility.
5. Other uses similar in nature.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Sec. 17.46.30. Development standards.

A.

Type	Standard
Lot Area	No minimum or maximum
Lot Width	No minimum
Lot Depth	Maximum 100 ft.
Lot Coverage	No maximum
Setbacks ¹	No minimum; maximum 20 ft.
Structure Height	45 ft. maximum
Landscaping	10% minimum (includes required civic space per 17.90.110.)
Off-Street Parking	See Chapter 17.98
Design Review Standards	See Section 17.90.110

Footnote:

¹ Unless abutting a more restrictive zoning district or as required to maintain the vision clearance area.

- B. Special Setbacks—Side or Rear Yard Abutting a More Restrictive District
 1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional ten feet shall be added for each ten foot increment in building height over 35 feet;
 2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be free-standing. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;

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3. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Ordinance 2026-03 Findings

Goal 1: Citizen Involvement

This goal calls for "the opportunity for citizens to be involved in all phases of the planning process."

Findings: The City held public hearings before both the Planning Commission and City Council to afford the public the opportunity to be involved. Notice of the two hearings was published in the Sandy Post, posted on the City's website, and on the City Facebook account. Notice was provided to the Department of Land Conservation and Development on February 13, 2026.

Conclusion: Goal 1 Public Involvement requirements are met.

Goal 2: Land Use

This goal requires each local government in Oregon to have and follow a comprehensive land use plan and implementing regulations. Cities and counties must build their comprehensive plans on a factual basis and follow their plan when making decisions on appropriate zoning.

Findings: The proposed code amendments provide the development community with a clear understanding of an approval process that was previously not aligned with ORS 197.660-667 for residential development. These amendments will update the local municipal code to align with ORS requirements that serve a portion of the population that require assistance in residential facilities and residential homes. With approval of these amendments the City will now be in compliance with ORS 197.660-667, pre-HB 2005.

Conclusion: Goal 2 Land Use requirements are met.

Goal 10: Housing

This goal calls for an adequate housing supply to ensure opportunity for and promotion of the provision of adequate numbers of needed housing units and the efficient use of land within a city's urban growth boundary. Additionally, this goal aims to promote safe, accessible, and affordable housing options for all Oregonians in their communities of choice, in alignment with the Affirmatively Furthering Fair Housing mandate.

Findings: These amendments update the City's regulations to allow residential treatment homes/facilities by right in areas zoned for residential and commercial uses, subject to specific criteria. The amendments will comply with ORS 197.660, and associated administrative rules, which impose a mandatory duty on local governments relating to residential development. The amendments in Ordinance 2026-03 will allow residential homes as a permitted use in any residential zone and in any commercial zone that allows a single-family dwelling, and to generally apply the same requirements to residential homes as it does to single family dwellings. The amendments in Ordinance 2026-03 will allow residential facilities as a permitted use in any zone where multifamily is a permitted use, and as a conditional use in any zone where multifamily is a conditional use.

Conclusion: Goal 10 Housing requirements are met.



STAFF REPORT

Meeting Type: City Council
Meeting Date: May 4, 2026
From: Kelly O’Neill Jr., Development Services Director
Subject: Nuisances Affecting Public Peace

THIS IS A CONTINUANCE OF THE DISCUSSION FROM THE WORK SESSION ON APRIL 20, 2026.

DECISION TO BE MADE:

Hold a work session (continued from April 20, 2026) to discuss proposed code amendments related to Chapter 8.20 Nuisances Affecting Public Peace in the Sandy Municipal Code.

APPLICABLE COUNCIL GOAL:

- **Goal 6.10:** Continue to improve and refine code language, policies, and practices related to code enforcement.

BACKGROUND / CONTEXT:

At the City Council meeting on [March 2, 2026](#), the City Council instructed staff to move forward with code amendments to noise and solicitation. [Chapter 8.20](#) includes regulations regarding noise. This chapter also includes a section titled, ‘Notices and advertisements’ which is being proposed to be replaced with a new code section regarding solicitation. While modifying Chapter 8.20, staff and the city attorney’s office have worked together to revise that chapter in full (Exhibit A).

The City Council held an initial work session on [April 20, 2026](#) during which the Council provided input to staff regarding noise, however due to time constraints the discussion regarding solicitation was very brief. **Staff would like to get feedback from the City Council regarding solicitation at this continued work session**, to prepare for a future work session or a public hearing.

KEY CONSIDERATIONS / ANALYSIS:

Proposed code amendments to Chapter 8.20 are summarized by section below. Note: the noise sections below are copied as originally presented on April 20th – they do not yet incorporate the feedback given by the Council during the April 20th work session.

Section 8.20.010. Radio and television interference

- The City Attorney modified this section to include necessary provisions.

Section 8.20.020. Unnecessary noise

- Added titles to each unnecessary noise provision and updated the language where necessary.
- Added a provision (Section 8.20.020.B.8.) for leaf blowers and similar devices not to be used between the hours of 7:00 p.m. and 7:00 a.m.
- Added a provision (Section 8.20.020.B.10.) for recreational areas on private property to not be used between the hours of 10:00 p.m. and 7:00 a.m.
- Added a provision (Section 8.20.020.B.14.) to cover other noise not identified in any of the other provisions between the hours of 10:00 p.m. and 7:00 a.m.
- Modified the noise exception request process for excavation and construction (Section 8.20.020.B.7.) and for musical devices (Section 8.20.020.B.11.) to allow the City Manager to approve exception requests.
- Added an appeals section (Section 8.20.020.D.) in the event that an applicant wants to appeal the noise exception decision by the City Manager.
- Added a list of exemptions (Section 8.20.020.C.) to a similar list that is found in other municipalities. This list also includes the 4th of July and the Sandy Mountain Festival programming.

Section 8.20.025. Public nuisance – Unlawful activities

- The City Attorney modified this entire section to include language that is easier to understand.
- Removed the list of offenses and instead reference the list in [Section 8.22.010](#), that was updated by the City Council in 2025 with Ordinance No. 2025-04.

Section 8.20.030. Solicitation (formerly Notices and advertisements)

- Removed the existing code provisions.
- Added solicitation code provisions that are similar to what is found in other municipalities.
- Clarified that it is unlawful to solicit between the hours of 7:00 p.m. to 9:00 a.m.

Section 8.20.040. Illegal signs

- Staff recommend removal of this section as it essentially duplicates the sign code provisions in Chapter 15.32.

BUDGET IMPACT:

Staff and City Attorney expenses that have already been incurred.

RECOMMENDATION:

Staff recommend that the City Council discuss the proposed code amendments and provide staff with suggested edits prior to holding an additional work session or a public hearing.

LIST OF ATTACHMENTS / EXHIBITS:

- Ordinance No. 2026-09
 - Exhibit A. Chapter 8.20 Code Amendments in track changes



ORDINANCE NO. 2026-09

AN ORDINANCE UPDATING THE CITY’S REGULATIONS ON NUISANCES AFFECTING PUBLIC PEACE IN CHAPTER 8.20 OF THE SANDY MUNICIPAL CODE

WHEREAS, 2025-27 City Council Goal 6.10 tasked the Development Services Department to continue to improve and refine code language, policies, and practices related to code enforcement; and

WHEREAS, Title 8, Chapter 8.20 – Nuisance Affecting Public Peace includes regulations for radio and television interference, unnecessary noise, public nuisance, and solicitation within the city of Sandy; and

WHEREAS, the purpose of this ordinance is to ensure all regulations in this chapter follow best practices, make processes clearer, and modify the code for easier comprehension and implementation; and

WHEREAS, the City Council held a work session on April 20, 2026, and on May 4, 2026, making several requested changes that have been incorporated into the code amendments; and

WHEREAS, the City Council held a public hearing on xxxxx, 2026, allowing the public an opportunity to provide testimony on the proposed code amendments.

NOW, THEREFORE, THE CITY OF SANDY ORDAINS AS FOLLOWS:

Section 1. Sandy Municipal Code Chapter 8.20 is hereby amended as detailed in Exhibit A, attached and incorporated by reference.

Section 2. This Ordinance shall become effective 30 days from the date of adoption.

This ordinance is adopted by the City Council of the City of Sandy on this xxx day of xxx 2026.

Kathleen Walker, Mayor

ATTEST:

Jeffrey Aprati, City Recorder

Title 8 - HEALTH AND SAFETY
CHAPTER 8.20 NUISANCES AFFECTING PUBLIC PEACE

CHAPTER 8.20 NUISANCES AFFECTING PUBLIC PEACE

Sec. 8.20.010. Radio and television interference.

- A. No person may operate or use an electrical, mechanical, or other device, apparatus, instrument, or machine that causes ~~reasonably preventable~~ interference with radio or television reception, provided that the radio or television receiver interfered with is of good engineering design.
- B. This section does not apply to electrical and radio devices licensed, approved, and operated under the rules and regulations of the Federal Communications Commission.
- C. This section does not prohibit the use or operation of any such device, apparatus, instrument, or machine when necessary for the protection of life or property, for the care or treatment of sick or injured persons, or for the operation of a public utility.

~~(Ord. No. 1-73, § 15, 1973)~~

Sec. 8.20.020. Unnecessary noise.

- A. No person may make, assist in making, continue, or cause to be made any loud, disturbing, or unnecessary noise which either annoys, disturbs, injures, or endangers the comfort, repose, health, safety, or peace of others.
- B. Loud, disturbing, and unnecessary noises in violation of this section include, but are not limited to the following:
1. Animals: Unreasonably loud and raucous noise emitted or caused by an animal for which a person is responsible. A person is responsible for an animal if the person owns, controls, or otherwise cares for the animal.~~The keeping of any bird or animal which by causing frequent or long continued noise shall disturb the comfort and repose of any person in the vicinity;~~
 - ~~2. The attaching of a bell to an animal or allowing a bell to remain on an animal;~~
 - ~~3.~~ Vehicles: The use of a vehicle or engine, either stationary or moving, so out of repair, loaded, or operated as to create any loud or unnecessary grating, grinding, rattling, or other noise;
 - Engines: The discharge in the open air of the exhaust of a steam engine, internal combustion engine, motorboat, or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises and the emission of excessive smoke;
 4. Horns, Signaling Devices, and Similar Devices: The sound of a horn, or signaling device, gong, siren, or similar device on a vehicle on a street, public place, or private place, except as a necessary warning of danger;
 5. Stationary Boiler: The blowing of a steam whistle attached to a stationary boiler, except to give notice of the time to begin or stop work, as a warning of danger, or upon request of proper City authorities;
 6. Mechanical Device: The use of a mechanical device operated by compressed air, steam, or otherwise, unless the noise thereby created is effectively muffled;
 7. Excavation and Construction: Any excavation or construction, including but not limited to: erection, repair, alteration, or demolition of a building or structure, other than between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday, or between the hours of 8:00 a.m. to 5:00 p.m. on

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~~weekends~~ Saturday and Sunday. However, site clearing, tree ~~fa~~lling, earth moving, installation, or construction of underground utilities, paving of streets and sidewalks, framing, ~~and~~ foundation pouring, roofing, and structure framing shall be entirely prohibited on Sundays.

Exceptions may be granted by the ~~e~~City ~~m~~Manager, upon application, ~~in cases of urgent necessity when the City Manager determines that granting the exception is~~ in the interest of the public welfare and safety ~~and that loss or convenience would result to any person unless the exception were granted;~~ ~~by~~ if so determined, the City Manager shall grant an exception via a permit for a period not to exceed ten days. Such permit may be renewed for periods of five days while such ~~emergency circumstances~~ continues to exist. The decision by the City Manager may impose such conditions on the approval as necessary to achieve the purposes of these regulations. A person requesting an exception may appeal the City Manager's decision to the City Council following the appeal process in subsection D of this section. ~~Exceptions may also be granted by the city council, by application before or during the progress of the work, upon a determination by the council that the public health, safety and welfare will not be impaired and that loss or inconvenience would result to any person unless such exception were granted.~~

Notwithstanding anything to the contrary provided in this section, The owner of property may do work on property actually occupied by him or her between the hours of 7:00 a.m. and 10:00 p.m. ~~weekdays~~ on Monday through Friday, and from 8:00 a.m. to 10:00 p.m. ~~weekends~~ on Saturday and Sunday, without obtaining a permit as herein required;

- ~~8. The use of a gong or siren upon a vehicle, other than police, fire or other emergency vehicle;~~
8. Blowers and Similar Devices: The operation of any noise-creating blower, power fan, or any similar device, the operation of which causes noise, provided that the noise can be heard across the property line of the property from which it emanates between the hours of 7:00 p.m. and 7:00 a.m.;
9. Noise Sensitive Areas: The creation of excessive noise on a street adjacent to a school, institution of learning, church, or court of justice, while the same are in use, or on a street adjacent to a hospital, nursing home, or other institution for the care of the sick or infirm, which unreasonably interferes with the operation of such institution or disturbs ~~or unduly annoys~~ patients;
- ~~10. The discharge in the open air of the exhaust of a steam engine, internal combustion engine, motorboat or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises and the emission of annoying smoke;~~
10. Recreational Areas on Private Property: The making of noise with a sports ball, racquet, bat, or any similar device, provided that the noise can be heard across the property line of the property from which it emanates between the hours of 10:00 p.m. and 7:00 a.m.;
11. Musical Devices: The use or operation of an automatic or electric piano, phonograph, gramophone, victrola, radio, television, loudspeaker, or any instrument for sound producing or any sound-amplifying device so loudly as to disturb persons in the vicinity thereof or in such a manner as renders the use thereof a nuisance.

~~However, upon application to the council, permits~~ Exceptions may be granted by the City Manager, upon application, to responsible persons or organizations for the ~~broadcast or amplification of utilization of programs of music, news, speeches, or general entertainment~~ any instrument for sound producing or any sound-amplifying device as a part of a national event, state event, ~~or e~~City event, school district event, public festivals, or outstanding events of a noncommercial nature. A "responsible person or organization" is a person or organization that takes sufficient measures to reduce noise, including that the broadcast or amplification shall not be audible for a distance of ~~more~~ greater than 1,000 feet from the instrument, speaker, or amplifier. ~~and i~~n no ~~event circumstance~~ shall a permit be granted where any obstruction is anticipated to the free and uninterrupted traffic, both vehicular and

pedestrian, in connection with the event which is utilizing the instrument for sound producing or the sound-amplifying device. The decision by the City Manager may impose such conditions on the approval as necessary to achieve the purposes of these regulations. A person requesting an exception may appeal the City Manager's decision to the City Council following the appeal process in subsection D of this section-~~will result;~~

12. Yelling, Shouting, and Similar Activities: The making of a noise by crying, calling, or shouting or by means of a whistle, rattle, bell, gong, clapper, horn, hammer, drum, musical instrument, or other device, ~~for the purpose of advertising goods, wares or merchandise, attracting attention, or inviting patronage of a person to a business~~ by a place of business, or the employees or independent contractors of a place of business, during that business's regular business hours. ~~However, newsboys may sell newspapers and magazines by public outcry;~~
13. Automotive Repair Shops: The conducting, operating, or maintaining of ~~a garage~~ an automotive repair shop within 100 feet of a ~~private residence, apartment dwelling unit, rooming house~~ short term rental, residential facility, residential home, or hotel in such manner as to cause loud or disturbing noises to be emitted therefrom between the hours of ~~10~~1:00 p.m. and 7:00 a.m.
14. Any other loud, disturbing, or unnecessary noise between the hours of 10:00 pm and 7:00 am which either annoys, disturbs, injures, or endangers the comfort, repose, health, safety, or peace of others.

C. Exemptions. Sounds caused by the following are exempt from the prohibitions set out in subsection B:

1. Motor vehicles on traffic ways of the city, provided that the prohibitions of subsection B continue to apply;
2. Repairs of utility facilities that pose a clear and immediate danger to life, health, or significant loss or property;
3. Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger;
4. The emission of sound to alert persons to the existence of an emergency or the emission of sound in the performance of emergency work;
5. Repairs or excavations of streets by or on behalf of the City or the State, between the hours of 7 p.m. and 7 a.m., when the public welfare and convenience renders it impractical to perform the work between 7 a.m. and 7 p.m., as determined by the City or the State in its sole discretion;
6. Reasonable activities conducted on public playgrounds and public or private school grounds that are conducted in accordance with the way such spaces are generally used, including but not limited to school athletic and school entertainment events;
7. Outdoor gatherings, public dances, shows, sporting events, and other similar outdoor events when the event is being hosted or sponsored by the City;
8. Noise emanating from the combustion, detonation, or concussion caused by using fireworks or other similar devices on July 4 of each year;
9. Noise emanating from the Sandy Mountain Festival, the Sandy Mountain Festival Parade, and the Sandy Mountain Festival Carnival in July of each year.

~~(Ord. No. 1 73, § 16, 1973; Ord. No. 2007-11)~~

D. Appeals. In the event an application for a noise exception under this chapter is denied or includes conditions that the applicant wants to challenge- the applicant shall have the right to appeal to the City Council.

1. The written notice of appeal to the City Council shall be filed with the City Manager within 12 days after the noise exception decision is issued.
2. The City Council shall hear and make a determination in regard to the appeal at a regularly scheduled meeting within 60 days of the filing of the appeal.
3. The decision of the City Council on the appeal shall be final and conclusive.

E. State law reference(s)—For statutory provisions regarding excessive noise, see ORS 467.010 et seq.; ~~for provisions prohibiting unnecessary muffler noise in motor vehicles, see ORS 483.448.~~

Sec. 8.20.025. Public nuisance—Unlawful activities.

A. It is a public nuisance for (1) any person in charge of real private property to permit three or more nuisance activities to occur on or in such property within a six month period, or (2) any person to cause to exist three or more nuisance activities to occur in any public place or in or on any real public property within a six month period ~~where patrons, employees, residents or occupants engage in a pattern of behavior in the neighborhood involving the commission of three or more of the following offenses. For purposes of this section, "nuisance activities" has the meaning set forth in Sandy Municipal Code Section 8.22.010.:~~

1. ~~Furnish Liquor to Intoxicated Person; ORS 471.410;~~
2. ~~Furnish Alcohol to a Minor; ORS 471.410;~~
3. ~~Prostitution; ORS 167.007;~~
4. ~~Patronizing Prostitution; ORS 167.008;~~
5. ~~Promoting Prostitution; ORS 167.012;~~
6. ~~Noise, SMC Section 8.20.020;~~
7. ~~Assault, ORS 163.160, 163.165, 163.175 or 163.185;~~
8. ~~Sexual abuse, ORS 163.415, 163.425 or 163.427;~~
9. ~~Public indecency, ORS 163.465;~~
10. ~~Criminal trespass, ORS 164.245 or 164.255;~~
11. ~~Criminal mischief, ORS 164.345, 164.354 or 164.365;~~
12. ~~Disorderly conduct, ORS 166.025;~~
13. ~~Harassment, ORS 166.065;~~
14. ~~Minor in possession of alcohol, ORS 471.430; or~~
15. ~~Unlawful manufacture, delivery or possession of a controlled substance, ORS 475.992;~~

B. ~~For purposes of this section, "pattern of behavior in the neighborhood" means one or more patrons, employees, residents, or occupants of the place or business having been arrested or issued a citation for violation of three or more of any of the offenses specified in subsection A. of this section that occur over any six month period at the place or business or within 300 feet thereof.~~

BC. It is unlawful for any place or business to be a public nuisance or to be used as a public nuisance, as defined in subsection A of this section. If any place or business is found to be a public nuisance or to be used as such, it shall be subject to a fine as provided in Chapter 8.28. ~~closure for a period of up to one year.~~

CD. Public nuisances ~~closure~~ will be subject to the abatement procedures provided in ~~SMC Sections 8.24.010 and 8.24.030.~~ Chapter 8.24.

{01014142; 1 }

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~~(Ord. No. 3-97, § 1, 1997)~~

Sec. 8.20.030. ~~Notices and advertisements~~Solicitation.

- A. The purpose of this section is to regulate residential soliciting hours and prohibit door-to-door solicitors at residences posting “No Soliciting” signs.
- B. For the purposes of this section, the terms “solicit” and “solicitation” shall mean the entry onto real property used for residential purposes by a person for the purpose of communicating with an occupant of the property, whether the communication is verbal, visual, or in writing.
- C. Prohibited acts. It is unlawful for any person to:
1. Solicit before 9:00 a.m. or after 7:00 p.m. without the consent of the occupant to do so.
 2. Leave written materials upon real property where a “No Solicitation” sign conforming to the requirements of this section is posted.
 3. Solicit where a “No Solicitation” sign conforming to the requirements of this section is posted.
 4. Allow or permit any person soliciting on their behalf or under their direction to commit any act prohibited by this section.
- D. Consent to enter real property.
1. It shall be an affirmative defense to an alleged violation of this section that the person charged received actual or constructive consent of the occupant prior to entering the real property. Constructive consent may be implied from the circumstances of each instance, the relationship of the parties, and actual or implied contractual relationships.
 2. The occupant of real property shall be considered to have given constructive consent to enter real property for the purpose of solicitation between the hours of 9:00 a.m. and 7:00 p.m. if they have not posted a “No Solicitation” sign, pursuant to this section.
- E. Effect of posting “No Soliciting” sign.
1. If an occupant of real property chooses to not invite solicitors, or certain types of solicitors, onto their property, the occupant may post a sign indicating their preference, such as a sign stating, “No Solicitation.” The effect of posting a sign stating, “No Solicitation,” or similar words to that effect, is to express the refusal of the occupant to grant consent to any person to enter their real property to solicit.
 2. Signs posted pursuant to this section shall be posted on or near the boundaries of the property at the normal points of entry.
 3. For real property possessing no apparent barriers to entry at the boundaries of the property that limit access to the primary entrance of a structure located on the property, placement on the sign at the primary entrance to the structure constitutes compliance with this section.
 4. A property shall not have more than two signs, each of which shall not exceed one square foot in size. This is in addition to other signage which may be allowed in accordance with Chapter 15.32.
- F. Violations. A person who enters or remains unlawfully on property posted with a “No Solicitation,” “No Trespassing,” or similar sign is subject to a fine as provided in Chapter 8.28.
- G. Compatibility. Nothing in this section shall relieve any person or entity who solicits and conducts business in the city from compliance with Title 5 of the Sandy Municipal Code.

{01014142; 1 }

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(Supp. No. 5, Update 3)

H. Severability. The subsections of this section are severable. The invalidity of any subsection shall not affect the validity of the remaining subsections.

- ~~A. No person may affix or cause any placard, bill, advertisement or poster to be affixed upon real or personal property, public or private property, without first securing permission from the owner or person in control of the property. This section shall not be construed as an amendment to or a repeal of any regulation now or hereafter adopted by the city regulating the use of and the location of signs and advertising.~~
- ~~B. No person, either as principal or agent, may scatter, distribute or cause any placards, advertisements or other similar material to be scattered or distributed on public or private property.~~
- ~~C. This section does not prohibit the distribution of advertising material during a parade or approved public gathering.~~

~~(Ord. No. 1-73, § 17, 1973)~~

Sec. 8.20.040. Illegal signs.

~~No person may erect or maintain any sign or any abandoned sign in violation of the provisions of Chapter 15.32 of this Code.~~

~~(Ord. No. 4-88, § 15, 1988)~~

Meeting Type: City Council
Meeting Date: May 4, 2026
From: Tyler Deems, City Manager
Subject: Bin List Check-in

DECISION TO BE MADE:

Discuss items and tasks that can be added to our ongoing bin list for future work.

APPLICABLE COUNCIL GOAL:

n/a

BACKGROUND / CONTEXT:

The City Council adopts a list of goals each biennium; the most recent adoption of Council goals took place in early 2025. The list of current goals can be found [here](#). Beyond the official list of goals, Council members have proposed several additional projects they would like to see accomplished related to good governance or city operations. These have been consolidated into a bin list.

The Council previously discussed the bin list at the [March 2, 2026](#), meeting. The intent of this process is to ensure that the items that staff plan to work on in the coming months have Council support, and any new ideas that are discussed have support by a majority of the Council.

KEY CONSIDERATIONS / ANALYSIS:

The purpose of this agenda item is to ensure that Council is aware of items on the current bin list and identify if there is consensus on any of the listed items to move forward at this time.

Below is a list of items that have been brought up by Council members:

- Noise ordinance – **currently in process**
- Solicitation (door to door sales) ordinance – **currently in process**
- Utility bill due dates and practices (the billing timeline has been tightened up and this no longer appears to be an issue at this time)
- Roles and responsibilities of City Council (refresher on Council Rules)
- Boards and Commission bylaws review
- Traffic discussion at Cedar Ridge Middle School and Sandy High School
- Driveway lengths in higher density zones
- Cedar Park Ambassador program
- City slogan update (return to Gateway to Mt. Hood)
- Natural Hazard Mitigation Plan amendment
- Speed studies for roads that are not currently designated as 25 mph zones

Any other ideas from the Council are welcomed and discussion can take place to determine the priority/consensus of any additional items.

BUDGET IMPACT:

None at this time.

RECOMMENDATION:

Discuss the existing list that was put together by staff, add any additional items where consensus among the Council is identified.