

Ordinance 2025-32 Findings

Statewide Planning Goal 1. Citizen Involvement

It is the purpose of this goal to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Comprehensive Plan Consistency:

The following civic engagement goal from the Sandy Comprehensive Plan is supportive of Goal 1 and applicable to the proposed amendments:

- ***Goal 1 – Implement and maintain a culture of public involvement by providing a broad array of inclusive engagement opportunities for all Sandy community members.***

Supportive Findings:

Sandy held a joint City Council-Planning Commission work session on February 18, 2025, to discuss the draft amendments. The community was able to provide comments on the amendments during this meeting as well.

Sandy is holding public hearings with the Planning Commission on October 27, 2025, and City Council on November 17, 2025. These hearings are open to the public and will provide an opportunity for community members to comment on the amendments. Notice of the two hearings was published in the Sandy Post, posted on the City's website, and promoted in the monthly City Newsletter. Notice was provided to the Department of Land Conservation and Development on September 19, 2025.

Conclusion: Goal 1 is satisfied

Statewide Planning Goal 2. Land Use Planning

It is the purpose of this goal to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to ensure an adequate factual base for such decisions and actions.

Comprehensive Plan Consistency:

The Sandy Comprehensive Plan establishes the policy framework as the basis for land use decisions, including those related to providing for needed housing. The recommended policy and regulatory updates will help promote a variety of housing types by helping to facilitate prefabricated, modular, and manufactured housing development that will utilize the City's residential land supply in an efficient manner.

- ***Goal 32 – Maintain a process and policy framework for land use planning and ensure an adequate factual base for land use decisions and actions.***

Supportive Findings:

The proposed amendments are necessary for consistency with Oregon Revised Statutes related to land use planning (ORS 197 and 197A). The amendments will help ensure Sandy is in compliance with ORS 197.478, which requires local governments to allow prefabricated structures on any lot that allow single-family detached housing as well as in manufactured dwelling parks. In addition, the proposed amendments are consistent with state rules for clear and objective requirements for housing, pursuant to ORS 197A.400.

The findings of fact identified herein establish the factual base for the City's decision to amend the Code. These amendments are subject to public notice, prior to hearings before the Planning Commission and the City Council. Thus, a well-established planning process and policy framework exists within the City and has been utilized to create, consider, and ultimately adopt the proposed amendments.

Conclusion: *Goal 2 is satisfied*

Statewide Planning Goal 7. Areas Subject to Natural Disasters and Hazards

It is the purpose of this goal to protect people and property from natural hazard.

Comprehensive Plan Consistency:

The following goals from the Sandy Comprehensive Plan are supportive of Goal 7 and applicable to the proposed amendments:

- ***Goal 18 – Prepare Sandy residents and business owners for wildfire.***
- ***Goal 19 – Prepare Sandy residents and business owners for earthquakes, floods, landslides, and other extreme weather events.***
- ***Goal 20 – Protect public and physical assets of the community from natural hazards.***

Supportive Findings:

Statewide Planning Goal 7 requires jurisdictions to apply appropriate safeguards when planning for development in areas subject to natural disasters or floods. The proposed code amendments do not include any changes to the regulations that implement Goal 7 requirements, which includes the City's Flood and Slope Hazard (FSH) Overlay regulations (SMC 17.60). The development restrictions and standards in these regulations that are intended to minimize risk apply to housing development, including prefabricated and manufactured housing.

Conclusion: *Goal 7 is satisfied*

Statewide Planning Goal 9. Economic Development

It is the purpose of this goal to provide adequate opportunities throughout the state for a variety of economic activities liable to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive Plan Consistency:

The following Economic Development goal from the Sandy Comprehensive Plan is supportive of Goal 9 and applicable to the proposed amendments:

- ***Goal 33*** – *Provide opportunities for a diverse range of businesses to thrive in Sandy, ensuring broader access to economic opportunity and maintaining Sandy’s high quality of life consistent with the Economic Development Strategic Plan.*

Supportive Findings:

The proposed amendments will remove regulatory barriers for the development of prefabricated and manufactured housing products, thereby enabling additional housing options to be developed in Sandy. Improving opportunities for a broader range of housing types, including those that can help provide for workforce housing, is one way in which Sandy can provide a supportive environment for the development and expansion of desired businesses and industry.

Conclusion: *Goal 9 is satisfied*

Statewide Planning Goal 10. Housing

It is the purpose of this goal to provide for the housing needs of citizens of the state.

Comprehensive Plan Consistency:

The following Housing goals from the Sandy Comprehensive Plan are supportive of Goal 10 and applicable to the proposed amendments:

- ***Goal 37*** – *Maintain an adequate supply of developable land to allow for the development of a balance of diverse housing types, providing opportunities for people to live and work in Sandy and meet the forecast of population growth over the next 20 years.*
- ***Goal 38*** – *Provide residential districts that allow diverse housing types, including opportunities for mixed-use development.*
- ***Goal 39*** – *Provide opportunities for and support development of housing at prices that meet the needs of current and future residents of Sandy.*

Supportive Findings:

Goal 10 requires jurisdictions to encourage the availability of adequate numbers of needed housing units in price ranges and rent levels commensurate with the financial capabilities of the jurisdiction’s households, and to allow for flexibility of housing location, type, and density. Goal 10 defines needed housing types as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes.”

Local code amendments are proposed to expand the community's housing options by removing regulatory barriers to the development of prefabricated and manufactured housing products, as well as changing or adding provisions to better support opportunities for more affordable housing, including units constructed of mass timber. Smaller housing units, the components of which are manufactured off-site efficiently, may be more affordable than larger, site-built units. Facilitating construction of prefabricated and manufactured housing will enable more housing choices within existing and new neighborhoods, consistent with Goal 10's requirements around housing flexibility and may result in housing that is more affordable than existing options.

Conclusion: Goal 10 is satisfied

Statewide Planning Goal 14. Urbanization

It is the purpose of this goal to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Comprehensive Plan Consistency:

The following goal from the Comprehensive Plan is supportive of Goal 14 and applicable to the proposed amendments:

- ***Goal 30 – Promote efficient development within Sandy's Urban Growth Boundary (UGB) to accommodate long-range population and employment growth, minimize the cost of providing public services and infrastructure, and protect resource land.***

Supportive Findings:

The proposed amendments support sustainable residential growth, fully utilized planned residential land, and efficient land use patterns that discourage low-density sprawl. The amendments also support residential land use patterns and housing types that take full advantage of Sandy's zoned residential land. This means that land that is meant for providing homes is used efficiently, with the possibility for more homes in closer proximity to existing goods and services, thereby reducing the need for vehicular travel and dependency on the private automobile. Reducing barriers to, and creating more opportunities for, prefabricated and manufactured housing can also facilitate efficient provision of public services and facilities and permit building configurations which increase efficient energy use. The proposed amendments allow for housing options that have the potential to be more affordable for the community and that use residential land more efficiently within the urban growth boundary.

The proposed amendments support housing types that tend to be developed efficiently and in compact patterns. These housing types are suitable for infill development and support efficient use of residential land that is within the existing urban growth boundary. These housing types will help the City meet its housing needs, providing greater choice while at the

same time helping to alleviate pressure on finding additional land to urbanize in order to accommodate anticipated growth.

Conclusion: *Goal 14 is satisfied*

CONCLUSIONS

The findings for all applicable Statewide Land Use goals show that the proposed code amendments conform with State policy and meets this criterion.

The proposed code text amendments are consistent with the Comprehensive Plan policies and the Statewide Planning Goals and will be considered through a legislative approval process, consistent with procedures in the City's adopted Development Code. In particular, the proposed amendments to remove barriers to prefabricated and manufactured housing will support Statewide Planning Goal 10 to provide for the housing needs of residents and will support the City's policies to provide a variety of housing choices to meet the needs of a wider range of households.