



STAFF REPORT

Meeting Type: City Council
Meeting Date: November 17, 2025
From: Kelly O'Neill Jr., Development Service Director
Patrick Depa, Senior Planner
Subject: PUBLIC HEARING: Ordinance 2025-31 – Adopting the Economic Development Strategic Plan as an Addendum to the Envision Sandy 2050 Comprehensive Plan

DECISION TO BE MADE:

Hold a legislative public hearing to consider adoption of the 2023 Economic Development Strategic Plan (EDSP) as an addendum to the Envision Sandy 2050 Comprehensive Plan.

APPLICABLE COUNCIL GOAL:

- **Goal 6.2:** Review and formally adopt the Economic Development Strategic Plan as a Comprehensive Plan background document.

BACKGROUND / CONTEXT:

In early 2021, the City Council met and established their 2021-2023 Biennial City Council Goals. One of the goals discussed was the need to grow the City's economic base. From that came: Goal 3. Foster Economic Recovery and Growth:

"Develop a long-term plan for economic development that provides clear direction for commercial, industrial, and small business growth."

In July 2022, the City contracted with Community Attributes Inc. to produce an Economic Development Strategic Plan (See Exhibit A). The Economic Development Advisory Board (EDAB) was tasked to review the data, provide input, and assist in developing a work plan that included tactics, tasks, and measurable action steps.

Community Attributes Inc. and the Economic Development Advisory Board (EDAB) met four (4) times in 2022 to help develop and provide feedback on the elements of the Economic Development Strategic Plan (EDSP). At the beginning of 2023, Community Attributes Inc. and the EDAB held two meetings to review the rough draft of the EDSP, with the first of these meetings on March 1, 2023. After a final draft

was developed, a work session with the City Council took place in May of 2023. At the work session, City Council recommended two changes to be incorporated into the EDSP. The changes were completed and the EDSP was approved by motion at the June 5, 2023, City Council meeting.

Because no formal resolution or ordinance was adopted by City Council at that meeting, our City Attorney advised the City that adopting the EDSP as a formal addendum to the Envision Sandy 2050 Comprehensive Plan would set a stronger foundation for supporting various actions when the City sets new economic development policy or uses existing policy to implement community and economic development activities. For instance, the 2023 Economic Development Strategic Plan (EDSP) will assist in distribution of the conditional 190 ERUs. Also, if employment projects are consistent with the goals and strategies of the EDSP, they should be prioritized.

On October 27, 2025, the Planning Commission held a legislative public hearing and moved to recommend adoption of the 2023 Economic Development Strategic Plan associated with Ordinance No. 2025-31.

KEY CONSIDERATIONS / ANALYSIS:

This economic development strategic plan is a tool to articulate and realize our community's economic vision and take control of our economic future. At the heart of the Economic Development Strategic Plan (EDSP) is a roadmap to achieving the economic vision for the City of Sandy for a 5- to 10-year time horizon.

The Economic Development Strategic Plan (EDSP) is intended to identify issues pertaining to commercial and industrial land use and unmet economic needs. The project goals of the plan are to establish a clear economic development direction that identifies the city's strengths and opportunities, and its position in the broader Mt. Hood and east Clackamas County region (See Exhibit B – Supportive Findings).

Staff are asking that the City Council review the supportive findings, hold a legislative hearing and vote; however, staff would not recommend extensive re-appraisal of the document, as it has already been acknowledged by the City Council through motion. The consultants are no longer under contract to update the substance or the formatting of the document. The EDSP is only two years old so staff believe the data used for this plan is still relevant.

Conclusion

The Sandy Comprehensive Plan is a legislative regulatory guidebook intended to regulate development and guide growth for the city of Sandy. The Comprehensive Plan also needs to be amended over time by introducing revised supportive technical documents to respond to a growing population and economy. Staff find that the draft findings (Exhibit B) established in this staff report, and the Economic Development Strategic Plan satisfies all applicable criteria of the City's Development Code for plan amendments and is consistent with all the Statewide Planning Goals. Staff find that the Economic Development Strategic Plan is in full compliance with all state statutes and administrative rules.

BUDGET IMPACT:

City Attorney charges

RECOMMENDATION:

Staff and the Planning Commission recommend that the City Council hold a legislative public hearing, take comments, and vote to adopt the Economic Development Strategic Plan as an addendum to the Comprehensive Plan.

SUGGESTED MOTION LANGUAGE:

"I move to approve the first reading of Ordinance No. 2025-31."

LIST OF ATTACHMENTS / EXHIBITS:

- Attachment 1. Draft Ordinance No. 2025-31
 - Exhibit A. Economic Development Strategic Plan
 - Exhibit B. Supportive Findings
- Presentation Slides