

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.