

Ordinance 2025-31 Findings

CHAPTER 17.24 COMPREHENSIVE PLAN AMENDMENT PROCEDURES

Chapter 17.24 provides the criteria for Type IV Comprehensive Plan legislative amendments. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors. The decision-making criteria and findings are as follows.

Section 17.24.70. Review criteria.

Comprehensive Plan amendments shall be reviewed to assure consistency with the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. Amendments shall be approved only when the following findings are made:

A. The change being proposed is the best means of meeting the identified public need; and

Finding 1: City governments are responsible for the development of local comprehensive plans. The City is addressing the “Plan Amendment and Update Policies” of the Comprehensive Plan by considering the adoption of a new Economic Development Strategic Plan. Development Services Department staff believe that this technical report is the best means of meeting the requisite for a comprehensive, up-to-date plan for developing and maintaining the City’s economic development needs. As Sandy is anticipated to continue to grow in population and employment, this plan appropriately addresses forecasted needs using industry best practices in assessments and recommendations. **Conclusion: Criteria A. in Section 17.24.70. met.**

B. The change conforms to all applicable Statewide Planning Goals.

THE ECONOMIC DEVELOPMENT STRATEGIC PLAN

Goal 1: Citizen Involvement

Public involvement is a required part of land use planning in Oregon. This requirement is one of the things that make Oregon's land use planning program unique. The requirement for public participation is written in the first goal of nineteen in the statewide land use planning system.

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process."

Finding 2: The City has discussed this topic openly at multiple City Council meetings and the City will hold legislative 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 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

Goal 2: Land Use

Goal 2 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 base and follow their plan when making decisions on appropriate zoning.

Finding 3: The proposed Economic Development Strategic Plan (EDSP) will create policy that will remove uncertainty surrounding specific economic development needs while maintaining desired community outcomes. The EDSP assisted the City in compiling strong policies in the comprehensive land use plan and implementing regulations. The adoption of the EDSP fulfills Statewide Land Use Planning Goal 2 by building the City's comprehensive plan on a factual base where the City can follow their plan when making decisions on appropriate zoning.

Adding the EDSP as an amendment to the comprehensive plan will continue to assist in creating comprehensive plan policies that are consistent with State law and will have the long-term effect of providing economic development options that meet the needs of all Sandy residents. It will also assist in employment projects competing for distribution of the conditional 190 ERUs by prioritizing the projects that are consistent with the goals and strategies of the March 2023 Economic Development Strategic Plan (EDSP).

Conclusion: Goal 2 is satisfied

Goal 9: Economy

The purpose of Goal 9 planning is to make sure cities and counties have enough land available to realize economic growth and development opportunities. Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare, and prosperity of Oregon's citizens. To be ready for these opportunities, each local government shall have a unique local vision for economic development. Ideally, this vision reflects community aspirations and has specific objectives and actions.

Finding 4: Sandy's Economic Development Strategic Plan (EDSP) is consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009). Goal 9 describes that a City's economic obligation is to perform "an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends" and states that "a principal determinant in planning for major industrial and commercial developments should be the competitive advantage of the region within which the developments would

be located.” This is what the Sandy Economic Development Strategic Plan focuses on.

The primary goals of the EDSP are to project the amount of future employment growth within the Sandy city limits and employment land areas in the Urban Growth Boundary (UGB) and evaluate the existing employment land supply within Sandy to determine if it is adequate to meet that need.

The proposed EDSP presents the Goals, Strategies, and Actions aimed at growing a sustainable and inclusive economy for Sandy:

Goal 1: Improve systems to ensure broad and durable access to economic opportunity and maintain Sandy’s high quality of life.

Goal 2: Leverage our investments in technology to maximize economic benefits.

Goal 3: Build on our assets in manufacturing to establish Sandy as a destination for metals fabrication and related activities.

Goal 4: Cultivate innovation in specialty food and beverage industries and align with the region's robust food storage and processing sector.

Goal 5: Invest in hospitality and place-based tourism to make Sandy the most active and vibrant basecamp for Mt. Hood area adventures.

Goal 6: Be a leader as both retail hub and heart of East Clackamas County.

Conclusion: Goal 9 is satisfied.

Goal 11: Public Facilities

This goal is to establish policies to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding 5: The City’s comprehensive plan contains an acknowledged Goal 11 element that contains policies to ensure sufficient and adequate public services are available (or will be available as appropriate) to serve lands within the UGB. The Economic Development Strategic Plan will support these policies of the Comprehensive Plan.

Sandy will need to address wastewater system deficiencies to support future employment growth. To meet projected demand, Sandy has plans to fix aging sewer pipes, upgrade Sandy’s existing treatment plant, and expand Sandy’s wastewater system capacity, including establishing an alternative discharge location. Sandy’s plans for its wastewater system upgrades will allow Sandy to

accommodate the types and amounts of growth forecast in the Economic Development Strategic Plan.

Conclusion: Goal 11 is satisfied.

Goal 12: Transportation

This goal is to establish policies to provide and encourage a safe, convenient, and economic transportation system. The resulting plan should support a variety of transportation modes so residents are not limited in the ways they can access the jobs, goods, or services available in different parts of their community.

Finding 6: The City's comprehensive plan contains an acknowledged Goal 12 element that contains policies to ensure sufficient and adequate transportation facilities and services are available (or will be available as appropriate) to serve lands within the UGB.

The EDSP promotes a transportation system that serves the employment needs of the community, and priorities that address mobility and connectivity, capital investments/funding, community needs, and system management. Existing conditions and future transportation needs will be analyzed with respect to these goals and strategies.

The City supports economic development throughout Sandy through the function and efficiency of primary and secondary freight routes. Most projects recommended in the TSP support economic development in the city directly or indirectly given that they more efficiently use existing facilities and make transportation options more viable.

Conclusion: Goal 12 is satisfied.

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 established in this staff report, and the Economic Development Strategic Plan (Exhibit A) satisfies all applicable criteria of the City's Development Code for plan amendments and all applicable state criteria.