



## STAFF REPORT PLANNING COMMISSION

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| <b>Meeting Type:</b> | Planning Commission                          |
| <b>Meeting Date:</b> | October 27, 2025                             |
| <b>From:</b>         | Patrick Depa, Senior Planner                 |
| <b>Subject:</b>      | Economic Development Strategic Plan Adoption |

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### DECISION TO BE MADE:

Hold a legislative public hearing to review the 2023 Economic Development Strategic Plan (EDSP) and make a recommendation to the City Council to adopt the EDSP as a supportive document to the Envision Sandy 2050 Comprehensive Plan .

### APPLICABLE COUNCIL GOAL:

#### Development Services

- **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 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 having an ordinance 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.

## **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 Planning Commission review the supportive findings, hold a legislative hearing and provide a recommendation to the City Council, however, staff prefer that the Planning Commission does not take an excessive appraisal of the document as it has already been acknowledged by the City Council through motion. If you feel strongly about something you believe needs to be changed or updated, staff will take suggestions on content, however, the consultants are no longer under contract to update the substance or the formatting of the document. The EDSP is only a couple years old so new data may be unavailable but 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 recommend that the Planning Commission hold a legislative public hearing and forward a recommendation to the City Council to adopt the Economic Development Strategic Plan as an addendum to the Comprehensive Plan.

**SUGGESTED MOTION LANGUAGE:**

I move to recommend that the City Council adopt the Economic Development Strategic Plan, as presented as Exhibit A and supported by the findings in Exhibit B.

**LIST OF ATTACHMENTS / EXHIBITS:**

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