



STAFF REPORT

Planning Commission

Meeting Type: Planning Commission
Meeting Date: January 13, 2025
From: Kelly O'Neill Jr., Development Services Director
Subject: 2025-2027 Planning Commission Goals Discussion

PURPOSE / OBJECTIVE:

Discuss past accomplishments, future goals as identified by staff, and seek input from the Planning Commission on goals/actions to target for the remainder of the current budget and biennial budget 2025-2027.

BACKGROUND / CONTEXT:

The City of Sandy budget process is completed every two-years and goal setting is accomplished by staff and the City Council at the same time. The Development Services Department (Building Division and Planning Division) completed some large projects in the current biennium, 2023-2025. Here are some of the projects the Development Services Department completed in the current biennium:

- Modified fees to increase cost recovery for the Building and Planning Divisions.
- Implemented electronic plan review in accordance with House Bill 2415.
- Created a handout for childcare facilities and a webpage for plumbing permits.
- Completed a request for proposals process to identify a consultant to assist the Building Official with electronic plan review.
- Completed Envision Sandy 2050, adopting the first Comprehensive Plan since 1997.
- Completed the clear and objective audit of the Sandy Development Code.
- Completed the Transportation Systems Plan (TSP) and adopted a revised SDC methodology.
- Adopted a revised violation schedule for the Sandy Municipal Code.
- Created the Code Enforcement Specialist position and coordinated roles/responsibilities with the Sandy Police Department.
- Worked with developers and Public Works to plat two subdivisions. Inspected and approved occupancy for numerous development projects.
- Processed several large development projects and pre-application meetings.
- Helped complete the final round of the covered structures program.
- Helped establish Moratorium 2.0 and Moratorium 3.0, administered the ERU allocation program for projects that are already approved, and completed detailed communication with property owners and the development community.

KEY CONSIDERATIONS / ANALYSIS:

The Development Services Department staff has a lot of considerations every biennium. Besides the day-to-day work that is completed, department staff identifies goals every two years.

Here are some goals that staff has compiled for 2025-2027, divided by division:

Building Division:

- Look for opportunities to increase cost recovery for the Building Division.
- Create a post disaster response program for conducting rapid assessments of damaged buildings and essential facilities.
- Adopt an addressing code to standardize and codify our processes.
- Adopt a property maintenance code to assist code enforcement.
- Create a handout for opening new food and beverage establishments.

Planning Division:

- Complete the Housing Production Strategy in accordance with House Bill 2003.
- Work closely with the Planning Commission to identify priority projects in the Envision Sandy 2050 Comprehensive Plan.
- Continue to modify the Sandy Municipal Code, including the development code and municipal code chapters that improve code enforcement practices. Such as, but not limited to:
 - Chapter 8.36 – Outdoor Burning
 - Chapter 15.32 – Sign Code
 - Chapter 17.06 – Enforcement
 - Chapter 17.74 – Fences, Retaining Walls, Temporary Uses, and Temporary Structures
 - Chapter 17.76 – Major Utility Siting Standards
 - Chapter 17.90 – Accessory Structures in commercial zoning districts
 - Chapter 17.94 – Drive-Up Uses
 - Chapter 17.102 – Urban Forestry
- Apply for a Safe Routes to School Grant with the Oregon Department of Transportation.
- Determine next steps on the Pleasant Street Master Plan.
- Create an ERU allocation program for the 190 ERUs that will be released by the EPA/DEQ when additional sanitary sewer treatment projects are completed.
- Continue to work on alternative sanitary sewer treatment options for commercial/industrial business growth.
- Work with developers to plat subdivisions, construct apartments, and successfully open several new commercial facilities while navigating the constraints of the moratorium.
- Administer Urban Renewal grant programs and projects to support and revitalize the city's commercial districts.

Envision Sandy 2050 which was the first comprehensive plan adopted since 1997 has 39 goals, each with multiple policies. Staff has identified 21 policies with proposed actions. The 21 policies are divided into six thematic areas, including economic development, housing choice and production, transportation planning, fire and natural hazard resiliency, water conservation, and wetland and urban forestry protections. **Bold red text** has been added defining actions that could be further explored in 2025-2027. Some of the following actions are consistent with Department goals that are identified earlier in this staff report.

Economic Development:

- Policy 3.5 Improve the physical characteristics of Downtown Sandy to reflect its history and character through installation of wayfinding signage, gateway elements, public art, lighting, street furniture, and other treatments.
- Policy 33.3 Attract businesses offering jobs that pay higher than Clackamas County's average wage, to provide opportunities for people to live and work in Sandy, focusing on industries such as metals fabrication, outdoor tools manufacturing, and related professional services.
- Policy 34.4 Encourage and support a variety of retail, restaurant, lodging, and recreational services to draw visitors and enhance community well-being for residents through strategic investments in hospitality, place-based tourism, and community development.
- Policy 35.4 Encourage collaboration between businesses and innovators in specialty food and beverage industries to strengthen Sandy's food storage and processing sector.

Action #1: Administer Urban Renewal grant programs and projects to support and revitalize the city's commercial districts.

Action #2: Work with the Planning Commission, the City Council, and the Sandy Urban Renewal Agency to identify physical improvements that should be funded in Downtown Sandy.

Housing Choice and Production:

- Policy 31.3 As required by State policy, work with the State of Oregon to develop strategies that encourage the production of housing without negatively impacting infrastructure in Sandy.
- Policy 37.4 Allow for development of a range of housing types both for ownership and rental, that allow people to live and work in Sandy.
- Policy 37.5 As required by State legislation, identify barriers to private sector housing development for a range of housing types, including affordable housing, and develop policies to reduce development barriers.
- Policy 38.3 Reclassify the mixed-use village plan designation at Kelso Road / Bluff Road to eliminate commercial and promote additional housing.
- Policy 39.4 Identify approaches to support development of affordable housing by using tools that reduce development or operational costs as part of the state required Housing Production Strategy.

Action #1: Complete the Housing Production Strategy and look for opportunities to increase the range of housing types in Sandy.

Action #2: Contact the property owners at Kelso Road/Bluff Road to start the zone change process.

Transportation Planning:

- Policy 10.3 Provide safe pedestrian and bicycle routes between residential areas, schools, and public facilities.
- Policy 24.2 Provide safe pedestrian crossings on busier streets such as Highway 26, Highway 211, and Bluff Road through signalization and over-or-under-passes.

Action #1: Work collaboratively with the Oregon Trail School District and City Council to identify funding sources for a Safe Routes to School Grant that would complete the improvements as identified in the [2020 plan](#).

Action #2: Once funding has been identified then complete the grant application process for a Safe Routes to School Grant.

Fire and Natural Hazards Resiliency:

- Policy 18.3 Adopt state level Wildfire Hazard Mitigation regulatory requirements and building codes that reduce fire risk for new construction.
- Policy 20.6 Promote innovative site designs, building designs, and structural features that reduce the adverse impacts of natural hazards, such as creating defensible space, designing buildings in harmony with the landscape, and promoting stronger and more fire-resistant roofs.
- Policy 28.8 Employ fire mitigation measures to reduce wildfire risks, protect lives and property, and preserve natural landscapes for future generations.
- Policy 20.7 Analyze DOGAMI's landslide hazard susceptibility maps for Clackamas County to support the regulation of steep slopes and other landslide hazards within Sandy's UGB.
- Policy 21.6 Engage with the U.S. Forest Service and Oregon Department of Forestry regarding updates to forest management and timber harvest plans to ensure consideration of the needs of Sandy residents and strengthen relationships ahead of natural disasters, particularly wildfire.

Action #1: Research what steps are needed to adopt regulatory requirements and how those regulations will affect Sandy property owners.

Action #2: Work with the State Fire Marshal and the Clackamas County Fire Marshal to identify code modifications that could reduce wildfire risk to property in Sandy.

Action #3: Use information from the DOGAMI landslide hazard susceptibility maps to inform needed code modifications and policies related to land susceptible to landslide.

Water Conservation:

- Policy 22.1 Implement water conservation measures at City facilities and encourage and support water conservation efforts among residents and local businesses to reduce the strain of more frequent and severe droughts.
- Policy 27.3 Adopt procedures for City properties and rights-of-way that promote the use of drought tolerant, native trees and plants.
- Policy 29.8 Advocate for the use of xeriscaping as a water-wise landscaping practice that conserves water, reduces maintenance needs, and enhances sustainability.

Action #1: Review the Public Works Department's adopted 2016 Water Management and Conservation Plan, or any subsequent conservation plans, to identify strategies to conserve water.

Action #2: Adopt municipal code modifications to require drought tolerant and native plants.

Wetland and Urban Forestry Protections:

- Policy 26.5 Update the 1997 Wetlands Inventory and mapping of approximate areas of known stream corridors, wetlands, and associated buffers.
- Policy 27.1 Update the City urban forestry code to integrate consideration of changing climate conditions and invasive species.

Action #1: Work with FEMA and other stakeholders to obtain funding for updating the 1997 Wetland Inventory.

Action #2: Work with the Planning Commission to modify municipal code Chapter 17.102, Urban Forestry, so that tree retention and protection measures adequately protect trees while also mitigating for impacts to private and public property.

RECOMMENDATION:

City staff recommends that the Planning Commission discuss the goals, policies, and actions listed in this staff report and provide the Development Services Director with feedback. Some general questions that could be answered as part of the discussion are the following:

- Are there any goals, policies, or actions that should be added?
- Are there any goals, policies, or actions that should be removed?
- What are a few goals, policies, or actions that the Commission like to see prioritized?
- If you could pick three priority actions, what would those be?
- If you could pick what should be prioritized in 2025, what would those priorities be?
- Is there research that Planning Commissioners would be interested in completing related to the above actions from Envision Sandy 2050?