

STAFF REPORT/FINDINGS OF FACT TYPE IV COMPREHENSIVE PLAN AMENDMENTS

DATE OF HEARING:	August 26, 2024
NATURE OF APPLICATION:	Adoption of the City of Sandy’s Comprehensive Plan (Envision Sandy 2050)
APPLICATION TYPE:	Type IV Review – Legislative Amendments
APPLICABLE CRITERIA:	SMC Section 17.24 – Comprehensive Plan Amendments Procedures
APPLICANT:	City of Sandy
STAFF CONTACT:	Kelly O’Neill Jr, Development Services Director Patrick Depa, Senior Planner
FILE NO.:	24-040 CPA

BACKGROUND

The Sandy Comprehensive Plan is a legislative regulatory guidebook intended to regulate development and guide growth for the city of Sandy. In late 2021 the City of Sandy applied for and received a Technical Assistance Grant from the Department of Land Conservation and Development (DLCD) for \$50,000. The grant helped fund the updates to the City’s Comprehensive Plan. The City applied some of the grant money to contract with ECONorthwest, a planning and economics consultant firm, to develop a Housing Capacity Analysis (HCA) and an Economic Opportunities Analysis (EOA). In spring 2022, the City of Sandy launched “Envision Sandy 2050,” a citywide engagement effort to update the Sandy Comprehensive Plan. The last time the Comprehensive Plan was completely rewritten was in 1997.

Over the course of the past couple of years, the City, with assistance from 3J Consulting, embarked on a public process to completely update the Comprehensive Plan and primarily its Goals and Policies, which form the bulk of the Plan and the factual base required by State law. City staff led outreach and engagement efforts to better understand the community’s vision and priorities related to Sandy’s future. The Envision Sandy 2050 process touched more than 1,000 community members through Community Conversations, community events, online surveys, and the Sandy Speaks webpage. Activities were designed to identify common themes around the aspirations and concerns of a community, which are a key piece to the development of a community-wide Vision Statement for the Comprehensive Plan.

After two years of data collection, holding multiple joint City Council and Planning Commission Work Sessions, and diligently editing the policies in the City’s six vision statements, the Comprehensive Plan ultimately coalesced into a final draft.

GENERAL FINDINGS OF FACT

1. Notice was provided to the Department of Land Conservation and Development (DLCD) on July 19, 2024. No comments were received from any state or federal agency. It should be noted that staff did receive input from DLCD on earlier drafts of the comprehensive plan.
2. Oregon Revised Statutes (ORS) 197.175(2) requires cities and counties to prepare, adopt, amend, and revise comprehensive plans in compliance with the statewide planning goals.
3. The Sandy Municipal Code (SMC) 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 findings explained in Exhibit A.
4. As described in detail in Exhibit A, the Comprehensive Plan update is consistent with the City's adopted Housing Capacity Analysis (HCA), Economic Opportunities Analysis (EOA), Transportation System Plan (TSP), 2022 Parks and Trails Master Plan, and all applicable state and regional regulations.
5. There are a total of nineteen statewide planning goals identified in Oregon Administrative Rules (OAR) under Chapter 660, Division 18. Of these goals, twelve are applicable to Sandy, which include: *Citizen Involvement* (Goal 1), *Land Use Planning* (Goal 2), *Natural Resources* (Goal 5), *Air, Water & Land Resource Quality* (Goal 6), *Natural Hazards* (Goal 7), *Recreational Needs* (Goal 8), *Economic Development* (Goal 9), *Housing* (10), *Public Facilities & Services* (Goal 11), *Transportation* (12), *Energy Conservation* (13) and *Urbanization* (14). The attached findings (Exhibit A) demonstrate how the draft Comprehensive Plan document complies with each of the above-listed statewide planning goals.

CONCLUSION AND RECOMMENDATION

Staff finds that the draft findings document (Exhibit A), and the proposed Envision Sandy 2050 Comprehensive Plan Amendment (Exhibit B) satisfies all applicable criteria of the City's Development Code for plan amendments and all applicable state and regional criteria. Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt the proposed Comprehensive Plan Amendment.

ORDINANCE/EXHIBITS

Draft Ordinance No. 2024-018

- Exhibit A. Draft Findings for Comprehensive Plan Adoption
- Exhibit B. Draft Envision Sandy 2050 Comprehensive Plan and Appendix