

Ordinance 2024-03 Findings for the HCA

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 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

The findings for criteria A are addressed for the HCA.

1. City governments are responsible for the development of local comprehensive plans. The City is addressing the “Plan Amendment and Update Polices” of the Comprehensive Plan by considering the adoption of a new Housing Capacity Analysis (HCA) report. Development Services 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 housing needs. As Sandy is anticipated to continue to grow in population, this plan appropriately addresses forecasted needs using industry best practices in assessments and recommendations.

Conclusion: Criteria met.

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

The findings for criteria B pertaining to the HCA are evaluated separately as analyzed in findings 2 through 6.

Goal 1: Citizen Involvement

2. 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."

Findings: The City has discussed this topic openly at multiple joint City Council/ Planning Commission meetings and the City will hold 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 posted in multiple public places, 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 November 30, 2023. The City created a Technical Advisory Group for the purpose of reviewing the consultant's work and to have multiple opportunities for input. Besides staff, the group consisted of the executive director at the chamber of commerce and a few local business owners. Goal 1 public involvement requirements related to the HCA are met.

Goal 2: Land Use

3. 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.

Findings: The proposed Housing Capacity Analysis (HCA) report will create policy that will remove uncertainty surrounding specific housing development needs while maintaining desired community outcomes. The HCA assists the City in compiling strong policies in the comprehensive land use plan and implementing regulations. The completion of the HCA report 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.

Following OAR 660-025-0010, the City of Sandy completed the HCA report fulfilling the periodic review obligation and to ensure that the comprehensive plan and land use regulations remain in compliance with the statewide planning goals adopted pursuant to ORS 197.230, the commission's rules and applicable land use statutes.

This will assist in creating comprehensive plan policies that are consistent with State law and will have the long-term effect of providing housing options that meet the needs of all Sandy residents. Goal 2 land use requirements related to the HCA are met.

Goal 10: Housing

4. ORS 197.295-314 and 197.475-490 and Oregon Administrative Rule (OAR) 660-008 implement Goal 10, and the OAR requires that cities analyze housing needs to ensure opportunity for the provision of adequate numbers of needed housing units, the efficient use of buildable land within urban growth boundaries (UGBs), and to provide greater certainty in the development process so as to reduce housing costs.

Findings: As housing supply is a critical part of the solution to meeting future housing demand, the Housing Capacity Analysis (HCA) will be analyzed as part of the upcoming

Comprehensive Plan review to evaluate the degree to which Sandy’s land use plan can meet the housing needs identified by the HCA.

Furthermore, recommendations in the HCA report will be analyzed for inclusion into a housing-specific section of an updated Comprehensive Plan to provide specific housing policy guidance for Sandy going forward.

As detailed in Exhibit 1 in the HCA, Sandy’s population within its urban growth boundary (UGB) is expected to grow by around 6,350 people between 2023 and 2043, at an average annual growth rate of 1.9%.

Exhibit 1. Forecast of Population Growth, Sandy UGB, 2023 to 2043

Source: ECONorthwest based on US Decennial Census 2000, and Portland State University, Population Research Center 2020.



To accommodate the city’s forecasted population growth of 6,350 people, Sandy needs to plan for 2,424 new dwelling units or about 121 new dwelling units per year over the twenty-year planning period. The housing mix for this growth is expected to consist of 60% single-family detached homes, 7% townhouses, 5% duplexes, triplexes, and quadplexes, and 28% multi-dwelling housing with five or more units in each structure.

The City will add additional goals and policies relating to housing in the Envision Sandy 2050 Comprehensive Plan. The HCA has a range of strategies and action items that the City may consider that are consistent with the findings in the HCA report and will incorporate them into the Comprehensive Plan.

House Bill 2003 requirements stipulate that an HCA must be updated every eight (8) years. Keeping the HCA up to date will allow the City to periodically take stock of housing demand and supply in the community, undertake a critical review of housing policy with those factors in mind, and adjust accordingly. Goal 10 housing requirements related to the HCA are met.

Goal 11: Public Facilities

- 5. 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.

Findings: 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.

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 potentially 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 HCA. Goal 11 public facility requirements related to the HCA are met.

Goal 12: Transportation

6. This goal is to establish policies to provide and encourage a safe, convenient, and economic transportation system.

Findings: The City's Comprehensive Plan with respect to Goal 12, its transportation system plan, and its standards governing transportation and transportation-related facilities are not affected by this decision. 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. It should be noted that the TPR is triggered when a post acknowledgment amendment "significantly affects" a transportation facility. The City finds that the HCA does not meet the definition of a "significant effect" pursuant to OAR 660-012-0060(1)(a) - (c) because it will not: (1) change the functional classification of an existing or future facility; (2) change the standards implementing the functional classification system; or (3) result in any of the effects listed in 0060(1)(c)(A)-(C). Goal 12 transportation requirements related to the HCA are met.