



# STAFF REPORT

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**Meeting Type:** City Council / Planning Commission Work Session  
**Meeting Date:** April 1, 2024  
**From:** Kelly O’Neill, Jr., Development Services Director  
Anais Mathez, 3J Consulting  
**Subject:** Comprehensive Plan – Block 3 Draft Goals and Policies

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## **DECISION TO BE MADE:**

Provide input on the Comprehensive Plan Block 3 Goals and Policies (Exhibit A).

## **PURPOSE / OBJECTIVE:**

The purpose of this work session is to gather input from City Council and Planning Commission on the current draft of goals and policies for the Governance and Growth Management element of the Comprehensive Plan (“Block 3”). This block includes the topics of urbanization, economic development, housing, and land use planning. This is the final block of new Comprehensive Plan goals and policies for review.

A draft of the new Comprehensive Plan document, which will be a compilation of all the work done to date, will be reviewed in a series of joint work sessions in spring 2024. Adoption proceedings are scheduled to begin in summer 2024. See the attached Phase Schedule (Exhibit B) for more information.

## **BACKGROUND / CONTEXT:**

The goals and policies for Block 3 were drafted by the consulting team based on the following sources of information:

1. Feedback gathered through the Envision Sandy 2050 community visioning process, including conversations with targeted stakeholder groups and members of the public, which resulted in the Envision Sandy 2050 vision statement.
2. Data and trends from the Housing Capacity Analysis (HCA) report, a technical document that provides factual data regarding Sandy’s buildable lands inventory, housing market, demographic and socioeconomic characteristics of residents, housing affordability, forecast of new housing, and land sufficiency.
3. Data and trends from the Economic Opportunities Analysis (EOA) report, a technical document that describes existing economic conditions and forecasts future conditions to inform land use policy and plan for long-term growth, in coordination with the Economic Development Strategic Plan (EDSP).

4. Implementation strategies from the 2023 Economic Development Strategic Plan (EDSP).
5. Existing goals and policies from the current 1997 Comprehensive Plan.
6. Evaluation by internal City staff, the Economic Development Advisory Board, and Development Services Department staff.
7. A preliminary review by City Council and the Planning Commission via email in January 2024.
8. Review by the Community Advisory Committee (CAC).

**KEY CONSIDERATIONS / ANALYSIS:**

Staff is requesting that the City Council and the Planning Commission consider the following questions during this work session:

- Do the goals and policies accurately reflect your understanding of the priorities uncovered during the community visioning process?
- Do the goals and policies accurately reflect your understanding of the factual basis and trends from the HCA and EOA?
- Are there additional individuals, groups, or sources we should consult in finalizing these goals and policies?

Any edits generated at this work session will be incorporated into the document, at which point Block 3 will be considered to be complete pending final adoption of the updated Comprehensive Plan.

**LIST OF ATTACHMENTS / EXHIBITS:**

- Exhibit A. Block 3 Draft Goals and Policies
- Exhibit B. Comprehensive Plan Phase Schedule