

Ordinance 2024-18 Findings for Comprehensive Plan Adoption

The proposed Envision Sandy 2050 Comprehensive Plan (Exhibit B) will add, modify, delete, and retain the goals, policies, and objectives identified in the 1997 Sandy Comprehensive Plan, as amended through April 2018. The proposed legislative amendments encompass all six (6) chapters of the Envision Sandy 2050 Vision Statements and Vision Themes. The Envision Sandy 2050 Vision Statement provides a framework for the Comprehensive Plan and each chapter of the Comprehensive Plan is organized by the thematic areas of the vision. The organization of Envision Sandy 2050 Vision Themes correlate with the titles of applicable statewide planning goals (pages 44-46 of Exhibit B). The following code sections address the legislative initiation, the review criteria, the notification process, and the findings.

Sandy Municipal Code Chapter 17.24, *Comprehensive Plan Amendment Procedures*

The adopted Comprehensive Plan is the official statement of the City that sets forth major policies concerning desired future development of the community. The Comprehensive Plan is the controlling land use planning instrument for the City, and as such land development regulations and related actions are required to conform to the plan.

The City must demonstrate that the Plan is consistent with applicable state, regional, and local policies, rules, and regulations to adopt the proposed Plan. The following findings relate to compliance with all applicable criteria.

Sec. 17.24.20. Initiation.

Comprehensive Plan amendments may be initiated by one of the following:

- A. An application submitted by a property's owners or their authorized agents for a specific property; or
- B. A majority vote of the City Council.

Findings: The City of Sandy City Council proposed a major amendment to the Sandy Comprehensive Plan that will completely replace the current Plan adopted by Ordinance 8-97 in its entirety, with updated goals and policies. The Sandy City Council initiated this major Comprehensive Plan amendment by a majority vote in their goal setting sessions for the 2019-2021 biennium, recognizing that the existing Plan was outdated. Based on the initiation above to adopt a new updated Comprehensive Plan by City Council, this criterion is satisfied.

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

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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

Findings: While the City of Sandy's Comprehensive Plan has undergone several incremental changes, it has not been fully updated since 1997. The City Council recognized there is a community need to update the Comprehensive Plan predicated on the amount of commercial and residential development, increasing the population from 5,000 residents in 1997 to over 13,000 residents in 2024, and that the extent of changes in the community since 1997 necessitated a complete overhaul of the comprehensive plan rather than more incremental amendments to the existing plan. The proposed Envision Sandy 2050 Comprehensive Plan was drafted based on the public needs identified during an extensive community involvement process. Additionally, the Envision Sandy 2050 Comprehensive Plan is consistent with the City's most recent adopted Housing Capacity Analysis (HCA), Economic Opportunity Analysis (EOA), Parks and Trails Master Plan, Water Master Plan, and the Transportation System Plan (TSP). The new Comprehensive Plan will meet the intent of all applicable state and regional regulations. This criterion is satisfied.

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

Findings: 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).

Goal 1: Citizen Involvement

It is the purpose of this Goal to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Response: Over the course of nearly two years, City staff and the consultant 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.

The application is being reviewed through a Type IV process that requires two public hearings. A legal notice was published in the Sandy Post and a notice of the proposal was sent to the Department of Land Conservation and Development (DLCD). The Planning Commission reviewed the application at a public hearing on August 26, 2024, and made a recommendation to the City Council who held a public hearing on October 7, 2024.

Finding: Because the public had the opportunity to review and comment on the application, the proposal and process the City took meets the requirements of Goal 1.

Goal 2: Land Use

It is the purpose of this Goal to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Response: As described in further detail above and below, the process used to adopt the 2050 Comprehensive Plan is in conformance with Chapter 17.24 Comprehensive Plan Amendment Procedures. Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 2, Land Use Planning, can be found in the Governance and Growth Management Vision Theme section of the 2050 Comprehensive Plan.

Through the update process, various documents that form the City's factual base include: the City's Housing Capacity Analysis (HCA), the Economic Opportunity Analysis (EOA), the Transportation System Plan (TSP), the Parks and Trails System Master Plan, and others. Key findings from these documents have been integrated into the policies in the Plan, specifically into the themes.

The Comprehensive Plan Map includes land use designations establishing the intended urban pattern and the general use and intensity of development, as well as land use boundaries illustrating the Urban Growth Boundary (UGB), city limits, and specific area plans. The Comprehensive Plan Map plays a key role in maintaining and updating the City's Zoning Map with corresponding land use designations.

No Comprehensive Plan Map designations have been amended at this time. However, the symbols representing existing and future City Parks and primary and secondary schools have been removed. This was done as the symbol locations did not correspond with or are in direct conflict with future locations outlined in the Oregon Trail School District Facility Plan and the City's Parks and Trails System Master Plan.

Finding: The proposed Comprehensive Plan update complies with statewide land use Goal 2.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

It is the purpose of this Goal to protect natural resources and conserve scenic and historic areas and open spaces.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 5, Natural Resources, Scenic and Historic Areas, can be found in the Community and Culture Vision Theme and the Parks, Trails, and Natural Resources Vision Theme section of the 2050 Comprehensive Plan.

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The goals and policies of the new plan continue to support inventory and protection of natural resources and wildlife habitat by maintaining the Flood, Slope, and Hazard (FSH) overlay district. The City continues to follow the existing state and federal programs in place to govern these particular natural resources. In some cases, compliance with the state and/or federal program is sufficient to comply with Goal 5 for that resource.

Sandy's goals and policies and multiple chapters in the Sandy Municipal Code support the conservation and replenishment of areas that have significant ecological, aesthetic, and economic benefits of urban forests, by regulating tree removal on properties greater than one acre within the Sandy Urban Growth Boundary. The City of Sandy further recognizes the aesthetic and economic value of landscaping and encourages its use to establish a pleasant community character, unify developments, and buffer or screen unsightly features. The City desires and intends all properties to be landscaped and maintained.

The City is proud of its history and heritage and for the first time within a comprehensive plan included a chronological display of historical events. The City also supports the Sandy Historical Museum which was constructed in 2007. The museum is the key to preserving Sandy's history through artifact and information collection.

Finding: The proposed Comprehensive Plan update complies with statewide land use Goal 5.

Goal 6: Air, Water, and Land Resources Quality

It is the purpose of this Goal to maintain and improve the quality of the air, water, and land resources of the state.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 6, Air, Water, and Land Resources Quality can be found in the Natural Hazards and Resiliency Vision Theme section of the 2050 Comprehensive Plan.

The updated 2050 Comprehensive Plan includes goals, policies, and objectives aimed at maintaining and improving the quality of the air, water, and land resources of the city. The City refers to existing data sources pertaining to air, water, and resource quality compiled by known government agencies (e.g., United States Environmental Protection Agency) and enforces them when applicable.

Goal 6 requires cities and counties to ensure that solid waste, thermal, noise, atmospheric, or water pollutant and contaminant process discharges from existing and future developments do not violate state or federal environmental quality standards or degrade the quality of air, water, or land resources. The Oregon Department of Environmental Quality (DEQ) regulates air, water, and land with CWA Section 401 Water Quality, Water Quality Certificate, State 303(d) listed waters, Hazardous Wastes, Clean Air Act (CAA), and Section 402 NPDES Construction and Stormwater permits. DEQ regulates

sanitary sewer systems through Water Pollution Control Facilities Permits, solid waste facilities through Solid Waste Disposal Site Permits, and air quality through Air Contaminant Discharge Permits.

Goal 6 is upheld through grading and stormwater management standards that regulate impervious surface and stormwater runoff throughout the city.

Finding: Based on the response above, the proposed draft policies are consistent with statewide land use Goal 6 for Air, Water, and Land Resources Quality.

Goal 7: Areas subject to Natural Hazards

It is the purpose of this Goal to protect people and property from natural hazards.

Response: Sandy’s goals and policies related to Oregon Statewide Land Use Planning Goal 7, can be found in the Natural Hazards and Resiliency Vision Theme section of the 2050 Comprehensive Plan.

All future public and private development and infrastructure projects will need to comply with local, state, and national regulations related to earthquakes, floods, and other hazards. The City’s Comprehensive Plan demonstrates an understanding of the potential impact of natural and human-caused disasters and introduces policies that reduce hazard vulnerability to people, property, and the environment.

While community safety is often regulated within the context of public facilities and services, community health is not explicitly governed in a regulatory environment, rather relying on the interconnected nature of policies that deal with physical, environmental, and economic characteristics of cities. Therefore, good governance can help design communities that improve police and fire response times, reduce collective energy use, increase resilience in the face of natural hazards, and encourage land use patterns that reduce vehicle trips and congestion. Well-designed communities can also help mitigate the effects of public health outbreaks as well as natural hazards that pose the greatest risk to Sandy, such as drought, earthquakes, floods, and winter storms.

Chapter 17.56, Hillside Development, of the Sandy Municipal Code conforms to the goals and policies of the new plan and intent of Oregon Statewide land Use Planning Goal 7 (Natural Hazards) by minimizing landslide hazards and soil erosion associated with development on steep or unstable slopes. These regulations shall apply to any parcel with slopes greater than 25 percent as shown on the Hillside Development Overlay District Map or with slope hazards mapped by the Department of Geology and Mineral Industries (DOGAMI).

Finding: Based on the response above, the proposed policies are consistent with statewide land use Goal 7 in the comprehensive plan themes section.

Goal 8: Recreational Needs

It is the purpose of this Goal to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities.

Response: Sandy’s goals and policies related to Oregon Statewide Land Use Planning Goal 8, Recreational Needs can be found in the Parks, Trails, and Natural Resources Vision Theme section of the 2050 Comprehensive Plan.

The availability of parkland and open space is a critical element in maintaining and improving the quality of life in Sandy. Land that features trees, grass, and vegetation provides not only an aesthetically pleasing landscape but also buffers incompatible uses and preserves environmental sensitive features and natural resources. Parks and open space, together with support facilities, also help to meet the active and passive recreational needs of Sandy residents.

Goal 8 is incorporated into multiple chapters in the Sandy Municipal Code and is the foundation of the 2022 Parks and Trails Master Plan. The updated goals and policies will continue to outline provisions for parks and open space that will increase Sandy’s overall park inventory. These new goals and policies in the 2050 Comprehensive Plan include policy language that addresses future park needs and recreational facilities to satisfy the recreational needs of Sandy residents and visitors.

Finding: Based on the response above, the proposed policies are consistent with statewide land use Goal 8, Recreational Needs.

Goal 9: Economic Development

It is the purpose of this Goal to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Response: Sandy’s goals and policies related to Oregon Statewide Land Use Planning Goal 9, Economic Development can be found in the Housing and Economy Vision Theme section of the 2050 Comprehensive Plan.

The Economic Development chapter of the 2050 Plan amplifies the primary basis of Goal 9 to make land available that leads to economic growth and development opportunities. Commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare, and prosperity of a community. To be ready for these opportunities, local governments perform Economic Opportunity Analyses (EOA) based on a 20-year forecast of employment growth. The City of Sandy completed an EOA in 2023 to help guide the goals and policies in the comprehensive plan and the first ever Sandy Economic Development Strategic Plan.

The broader update of the Sandy Comprehensive Plan provided the opportunity to re-examine Sandy's employment land needs considering the continued changes in the national and regional economy since 2015, when the last EOA was completed.

The primary goals that came from the 2023 EOA are to (1) project the amount of land needed to accommodate the future employment growth within Sandy between 2023 and 2043, (2) evaluate the existing employment land supply within the city to determine if it is adequate to meet that need, (3) help the City understand its economic opportunities in the context of Sandy's comparative advantages and disadvantages, and (4) to fulfill state planning requirements for a twenty-year supply of employment land.

Most of the new goals and policies in the 2050 Housing and Economy chapter come from the data and recommendations from the 2023 EOA. Most new employment will come from an expansion of commercial and industrial lands, accounting for over 90 percent of new employment growth (2,339 employees) over the 2023 and 2043 planning period. Sandy is also projected to accommodate another 184 new government employees.

Finding: Based on the response above, the goals and policies developed from the EOA report and other sources are represented in the 2050 Comprehensive Plan and include policy language that conforms to the requirements of Statewide Land Use Planning Goal 9.

Goal 10: Housing

It is the purpose of Goal 10 to provide for the housing needs of citizens of the state.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 10, Housing can be found in the Housing and Economy Vision Theme section of the 2050 Comprehensive Plan.

The Housing Capacity Analysis (HCA) report is intended to identify issues with residential land use and unmet housing needs. The HCA addresses the specific requirement of Oregon's Statewide Planning Goal 10 and the Goal 10 administrative rules at OAR 660-008.

The HCA evaluates whether the City of Sandy has enough land to accommodate 20 years of population and housing growth. It provides the factual basis for an update to the City's Comprehensive Plan Housing Element, as well as the development of an action plan to implement the housing policies. The Housing Capacity Analysis (HCA) analyzes existing development patterns and intensity, existing land use designations and zoning, and building constraints to determine where there is vacant land and/or land that is likely to be redeveloped. Urban Growth Boundaries (UGBs) must accommodate residential, employment, and other land needs for 20-year study periods. The Residential Buildable Land Inventory in the HCA identifies how much land within the UGB is already developed and how much remains available to meet future housing needs. The planning horizon for the latest HCA was 2023-2043.

The HCA is based on an official population forecast and identifies the number of households and the characteristics of households the city needs to plan for today and in future years. Furthermore, it identifies the different types of housing needed for households of different income levels. Based on this information, the report identifies how much land is needed to accommodate a variety of different housing types. Comparing the capacity of the current residential buildable land supply in the UGB to the identified residential land need will clarify if current plans and policies will meet these needs.

The HCA played a large role in developing the goals and policies in the Housing and Economy Chapter of the 2050 Comprehensive Plan. Furthermore, recommendations in the HCA report were analyzed for inclusion into a housing-specific section of an updated Comprehensive Plan to provide specific housing policy guidance for Sandy going forward.

Findings: As housing supply is a critical part of the solution to meeting future housing demand, the goals and policies of the 2050 Comprehensive Plan were developed to address housing needs identified by the HCA and reflect the requirements of Statewide Land Use Goal 10. Based on the response above, the proposed policies are consistent with statewide land use Goal 10, Housing.

Goal 11: Public Facilities and Services

It is the purpose of Goal 11 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.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 11, Public Facilities and Services can be found in the Transportation and Infrastructure Vision Theme section of the 2050 Comprehensive Plan.

Goal 11 requires local governments to prepare Public Facilities Plans to plan and identify necessary infrastructure to serve future development. Sandy is to plan specifically for urban services (i.e., sanitary sewer, water, and storm drainage) for properties inside the UGB. New and modified policies and objectives in the 2050 Comprehensive Plan under Goal 11 speak to modernizing and maintaining municipal facilities in the most efficient and cost-effective manner to adequately serve the existing population and anticipated growth.

The City of Sandy provides many public facilities and services to its residents and coordinates with several other local service providers to provide timely, orderly, and efficient provision of services to serve the community. The City provides water, wastewater, stormwater, transportation facilities, public transit, and internet service. The City also coordinates with other facility providers, including the Oregon Trail School District, Portland General Electric, Hoodview Disposal & Recycling, Frontier, and

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Northwest Natural. Reliable and consistent public facilities are necessary to maintain the high quality of life that residents enjoy. Planning for future expansions and capacity is vital to accommodating growth over the next several decades.

The goals and policies of the Comprehensive Plan support the criteria required for evaluating these systems, as well as the process for identifying system deficiencies and recommended improvements, as outlined in each of these system master plans. In addition to public infrastructure and services like water, sanitary sewer, and stormwater, the expansion of highspeed broadband capabilities across Sandy is a priority. Growth in broadband as a public utility can aid in energy conservation, the deployment of smart city applications, and growth in other technologies.

Following best practices in infrastructure and service planning, the City has also adopted several infrastructure Master plans, including:

2023 Sandy Transportation System Plan (TSP), (Ordinance No. 2023-24)
2022 Water System Master Plan, (Ordinance No. 2023-06)
2022 Parks and Trails Master Plan, (Ordinance No. 2021-26)
2020 Transit Master Plan (Resolution No. 2020-07)
2016 Water Management and Conservation Plan, (Ordinance No. 2023-06)
2003 Bornstedt Village Specific Area Plan (Ordinance No. 2003-09)
2002 Locally Significant Wetlands Determination (Ordinance No. 2002-18)

Finding: Sandy is planning for timely, orderly, and efficient arrangement of public facilities and services. Based on the response above, the 2050 Comprehensive Plan includes goals and policies regarding the future provision of public facilities and services staying consistent with Statewide Land Use Planning Goal 11.

Goal 12: Transportation

The purpose of Goal 12 is to provide and encourage a safe, convenient, and financially responsible transportation system.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 11, Transportation can be found in the Transportation and Infrastructure Vision Theme section of the 2050 Comprehensive Plan.

Goal 12 and the State Transportation Rule (TPR) (OAR 660-012) requires cities to provide and encourage a safe, convenient, and financially responsible transportation system. Together they require the City to develop and maintain a Transportation System Plan (TSP), which must be incorporated as part of the Comprehensive Plan. A local TSP acts as a guiding policy document for long-term transportation planning and presents the City's goals and policies while outlining and prioritizing proposed improvements for motor vehicle, pedestrian, bicycle, public transit, and freight systems in addition to neighborhood traffic management strategies. A local TSP also identifies funding sources

and collaborative partnerships to leverage resources for system maintenance and improvements. The City of Sandy last adopted a TSP in 2023 (Ordinance 2023-24).

TSPs are updated periodically due to changing economic, population, and travel trends. The TSP contains a set of goals and policies to guide the development of the future transportation system. Goal 12 requires that the land uses in the Comprehensive Plan and the supporting transportation facilities in the TSP are coordinated and compatible.

The transportation section of the 2050 Comprehensive Plan includes policy language supporting a transportation system that is safe, convenient, and provides transportation choices. The policies in the 2050 Comprehensive Plan promote a multi-modal system and prioritize street design features and techniques that promote safe and comfortable travel for all different transportation modes, based on the street context and function, to help reduce vehicle trips for daily needs. Other policies related to transportation include the support of cleaner and more efficient fuels, leveraging partnerships and funding, and ensuring safe and convenient transportation for all modes of travel.

The City's 2050 Comprehensive Plan contains a 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 2050 Comprehensive Plan 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). Furthermore, the 2050 Comprehensive Plan update does not propose zone changes or impacts to the transportation system pursuant to OAR 660-012-0060.

Finding: Based on the response above, the 2050 Comprehensive Plan includes goals and policies that are coordinated and compatible with the City's TSP, staying consistent with Statewide Land Use Planning Goal 12 and satisfies this standard.

Goal 13: Energy Conservation

The purpose of Goal 13 is to conserve energy.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 13, Energy Conservation can be found in the Natural Hazards and Resiliency Vision Theme section of the 2050 Comprehensive Plan.

The 2050 Comprehensive Plan identifies goals, policies, and objectives aimed at conserving existing energy resources and for developing alternative sources. The Comprehensive Plan identifies certain objectives that can be implemented via future

amendments to the Sandy Development Code. The City encourages drought-tolerant plants (as part of landscape plans for development review) and the following policies:

- Promote infill development that can take advantage of the close proximity to certain destinations to reduce vehicle trips.
- Ensure a responsive development code that encourages energy efficient design.
- Encourage the development of electric vehicle charging stations in existing development, new development, and during redevelopment.
- Expand infrastructure for walking, bicycling, and transit which uses less energy than other transportation modes.

Finding: Based on the response above, the goals and policies reflected in the 2050 Comprehensive Plan are consistent with Goal 13, Energy.

Goal 14: Urbanization

The purpose of Goal 14, Urbanization, is to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: Sandy's goals and policies related to Oregon Statewide Land Use Planning Goal 14, Urbanization can be found in the Governance and Growth Management Vision Theme section of the 2050 Comprehensive Plan.

Goal 14 explains how local jurisdictions are required to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries (UGBs), and to provide for livable communities. Goal 14 also describes the purpose and function of UGBs.

The Governance and Growth Management Chapter addresses urbanization that includes background information related to the most recently adopted Housing Capacity Analysis (HCA) and Economic Opportunities Analysis (EOA) which is essential data for determining if UGB expansion is warranted. It also references the Urban Growth Management Agreement (UGMA) between the City of Sandy and Clackamas County, which serves as a guide to extension of public services to urbanizing areas. Goals 9 and 10 call for "growth and development in a manner that implements the City's 2050 Comprehensive Plan and maintains an urban growth boundary that supports and accommodates projected population and employment during the 20-year planning period." Policies and strategies under these goals relate to efficient use of land and infrastructure, more compact walkable neighborhoods, and balanced land uses to provide for housing and employment.

Finding: Based on the response above, the 2050 Comprehensive Plan includes goals and

policies that stay consistent with Statewide Land Use Planning Goal 14 and satisfies this standard.

As the Comprehensive Plan explains, seven other statewide goals were not considered applicable. These goals include Goal 3, *Agriculture Lands*, Goal 4 *Forest Lands*, Goal 15 *Willamette River Greenway*, Goal 16 *Estuarine Resources*, Goal 17 *Coastal Shorelands*, Goal 18 *Beaches and Dunes*, and Goal 19 *Ocean Resources*. It is acknowledged that Sandy is primarily urban and not located in proximity to the Willamette River, estuaries, shorelands, beaches, or the Pacific Ocean.

Conclusion: Based on the facts and findings above, the proposed Legislative Amendment complies with applicable Oregon Statewide Land Use Planning Goals.

Sec. 17.24.80. Action by the hearing body.

- A. *Planning Commission.* The Planning Commission shall conduct a public hearing in accordance with Chapter 17.20—Public Hearings. Following the close of the public hearing, the Commission shall make a recommendation to the City Council concerning the proposed Comprehensive Plan map amendment. The Commission's recommendations shall include findings that specify how the proposal has or has not complied with the above review criteria.
- B. *City Council.* Upon receipt of the Planning Commission's recommendation the matter shall be set for a de novo public hearing before the City Council. Following the close of the public hearing, the City Council shall either deny the application or adopt an ordinance approving the proposed Comprehensive Plan map amendment or a modification thereof. The City Council's decision shall include findings that specify how the proposal has or has not complied with the above review criteria.
- C. Notwithstanding any contrary code provision and in the City Council's sole discretion, it may allow an amendment to proceed directly to a public hearing before the City Council without a hearing or recommendation from the Planning Commission.

Findings: As stated above, this is a City initiated amendment to the Comprehensive Plan. This is a Type IV review process, and as such, the Planning Commission conducted a public hearing and provided a recommendation to the City Council. The public hearing on August 26, 2024, was the first of two hearings required by the Sandy Development Code as described in Section 17.12.40 (the Type IV Legislative Procedure) and procedures required by state law. The second hearing occurred before the City Council on October 7, 2024. All Comprehensive Plan Amendments are subject to “Post-Acknowledgement Procedures” described in ORS 197.610 through 197.651. Content of public notice for hearing purposes, timing, and due process for appeals are described therein. In review of ORS 197.610 through 197.651, the following key procedural items have been completed as follows:

- On July 19, 2024, the Oregon Department of Land Conservation and Development (DLCD) received required notification of the proposed Comprehensive Plan

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amendment commensurate with the timing required (35-days) prior to the first public hearing at which public testimony or new evidence is to be received. The hearings-ready document (Exhibit B) and these proposed findings were uploaded to the DLCD website on that day.

- On August 14, 2024, pursuant to Section 17.22.30, the Sandy Post newspaper company published required notice of said public hearings.

The Comprehensive Plan document dated October 2024 (Exhibit B) and Appendix are subject to public hearing and subsequent ordinance adoption.