



STAFF REPORT

Meeting Type: City Council
Meeting Date: October 7, 2024
From: Kelly O'Neill Jr., Development Services Director
Anais Mathez, Project Manager for 3J Consulting
Subject: PUBLIC HEARING - Ordinance 2024-18: Envision Sandy 2050 Adoption

DECISION TO BE MADE:

Hold a legislative public hearing for the adoption of Envision Sandy 2050.

PURPOSE / OBJECTIVE:

The Sandy Comprehensive Plan is a legislative regulatory guidebook intended to regulate development and guide growth for the city of Sandy. The purpose of this legislative public hearing is to gather input from the public and consider adoption of Envision Sandy 2050 which will replace the Sandy Comprehensive Plan that was adopted in 1997.

BACKGROUND / CONTEXT:

On February 20, 2020, the City Council adopted a Council goal to initiate an update of the City's Comprehensive Plan. This goal included a plan to review options and approve an implementation strategy to update the Comprehensive Plan. Over the following year, staff worked on identifying a schedule, forming a budget, applying for grants, and other miscellaneous tasks associated with initiating an update to the Comprehensive Plan. On March 8, 2021, the City Council adopted a Council goal to begin the update of the City's Comprehensive Plan and provided the Development Services Department with supplemental funds to hire a consultant.

Over the following year, staff received a technical assistance grant, executed a request for qualification process, and came to an agreement on a scope of work and budget with 3J Consulting. On March 7, 2022, the City of Sandy officially launched "Envision Sandy 2050," by holding the kickoff meeting with 3J Consulting.

Over the course of the past few years, City staff and volunteers (including the Planning Commission and City Council), with assistance from 3J Consulting, embarked on a public process to completely update the Comprehensive Plan. City staff and 3J Consulting 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 were a key piece to the development of the community-wide Vision Statement for the Comprehensive Plan.

As a reminder, the City of Sandy 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). These two documents were adopted in April of 2024 and provide a factual basis for some of the goals and polices in Envision Sandy 2050.

Since the last work session on May 20, 2024, the Envision Sandy 2050 document was modified to address the majority of the concerns raised by Councilor Hokanson. Then, on August 26, 2024, the Planning Commission held a public hearing. The Commission provided staff and 3J Consulting with a number of edits. These were the edits:

- Page 2 – Change 'Jan Weinberg' to 'Jan Lee.'
- Page 5 – The second paragraph has a huge white space after the word 'ultimately.'
- Page 22 – Describe the building that Ludwig Hoffman constructed in the 1919 note.
- Page 25 – Modify the 2008 note to be 2009 and state 15 years instead of 'last few decades.'
- Page 28 – In 'Commuting Flows' change the word 'lived' to 'live.' Make the tense the same with the sentence afterwards.
- Page 31 – Remove the word 'a' in the first sentence of the second paragraph.
- Page 50 – Remove the extra space after the word 'parcels' in the first bullet point.
- Page 51 – Capitalize the event name 'SOLVE.'
- Page 52 – Change AntFarm Youth Services to describe AntFarm as a nonprofit organization that provides work skills for youth.
- Page 56 – Change to City departments in the 'Open Data and Civic Technology' paragraph.
- Page 65 – Modify the last sentence of the first paragraph, bullet point gunlocks and firearms, and remove extra space in 'helmet program.'
- Page 67 – Make 'street's' possessive in the last sentence on the page.
- Page 73 – Add hyphen between 'well and connected' in Policy 4.1.
- Page 78 – Add the term 'natural disasters' in Policy 13.8.
- Page 78 – Modify Policy 13.9 to state the United States Forest Service.
- Page 95 – Change the sentence in the 2022 Parks and Trails Master Plan section to be past tense. "This plan was revised and readopted in 2022."
- Page 105 – Add 'Clackamas' before Soil and Water Conservation District in Policy 26.3.
- Page 120 – There is a missing parenthesis on the last paragraph after '2019.'

In addition to the above edits, the final document presented with Ordinance No. 2024-18 includes full incorporation of all goal and policy edits from the feedback that staff and the consultants received from the City Council and the Planning Commission over the course of several work sessions. After over two years of data collection, holding multiple joint City Council and Planning Commission Work Sessions, diligently editing the policies in the City's six vision statements, and making edits to the document as requested by Councilor Hokanson and the Planning Commission, the Comprehensive Plan ultimately coalesced into a final draft that is presented as Exhibit B.

KEY CONSIDERATIONS / ANALYSIS:

1. Notice was provided to the Department of Land Conservation and Development (DLCD) on July 19, 2024. No official 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 and as

discussed at past work sessions with the City Council, integrated some of the input from DLCD into Envision Sandy 2050.

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. 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.
6. 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.

BUDGET IMPACT:

Staff and the consultant can make additional modifications, but the budget for this project has been used. Additional modifications will result in a change order to the contract.

RECOMMENDATION:

The Planning Commission finds that the findings (Exhibit A) and the proposed Envision Sandy 2050 Comprehensive Plan Amendment (Exhibit B) satisfy all applicable criteria of the City's Development Code for plan amendments and all applicable state and regional criteria. At a public hearing on August 26, 2024, the Planning Commission recommended that the City Council adopt the proposed Comprehensive Plan Amendment.

SUGGESTED MOTION LANGUAGE:

"I move to approve the first reading of Ordinance 2024-18."

LIST OF ATTACHMENTS / EXHIBITS:

Ordinance No. 2024-18

- Exhibit A. Findings for Comprehensive Plan Adoption

- Exhibit B. Envision Sandy 2050 Comprehensive Plan and Appendix