



STAFF REPORT

Planning Commission

Meeting Type: Planning Commission
Meeting Date: June 22, 2026
From: Kelly O'Neill Jr., Development Services Director
Subject: Director's Report for June 2026

Next Meetings:

No Planning Commission meeting in July.

August 24 at 6:30 PM – Two hearings will likely be scheduled.

Previous and future Development Services Department report content will be posted on the City's WordPress site, here: <https://reports.cityofsandy.com/planning/>

Wastewater System Update:

The City Council adopted the wastewater facility plan amendment at their meeting on June 8, 2026. The plan amendment includes the alternative for groundwater discharge. More information can be found here: <https://www.ci.sandy.or.us/publicworks/page/2026-wastewater-facility-plan-amendment>

Additionally, the City Council adopted Moratorium 5.0 (Resolution No. 2026-04) which includes a program on how to allocate 190 ERUs once they are released by the EPA/DEQ. That moratorium can be found here: <https://www.ci.sandy.or.us/publicworks/page/development-moratorium-information>

Moratorium 5.0 went into effect on June 1, 2026, and accomplishes the following:

1. Adopted a "Development Allocation Program (DAP)." The DAP is a detailed program that provides a framework for distribution of wastewater system capacity to developments as it becomes available in the future. During the period this moratorium is in effect, the City anticipates receiving approval from EPA and DEQ to access an additional 190 ERUs of wastewater system capacity based on improvements the City has been making to its wastewater system. The DAP would apply to that capacity, as well as any other capacity that becomes available for distribution because previous capacity allocations have expired. The DAP is based on an analysis of the City's development needs and forecasted growth, which is included as an exhibit to Resolution No. 2026-04.
2. Aligned the expiration dates of existing ERU allocations through one final time extension to December 31, 2027.
3. Clarified provisions relating to ERUs set aside for emergency purposes (e.g. failed septic systems) and a small number remaining in the duplex pool.