

Ordinance 2026-17 Findings

Goal 1: Citizen Involvement

This goal calls for "the opportunity for citizens to be involved in all phases of the planning process."

Findings: The City held public hearings before both the Planning Commission and the City Council to afford the public the opportunity to be involved. Notice of the two hearings was published in the Sandy Post, posted on the City's website, and on the City Facebook account. Notice was provided to the Department of Land Conservation and Development on May 15, 2026.

Conclusion: Goal 1 Public Involvement requirements are met.

Goal 2: Land Use

This goal 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 basis and follow their plan when making decisions on appropriate zoning.

Findings: The proposed code amendments provide the development community with a clear understanding of an approval process that was previously not aligned with ORS 215.213, 215.283, and 215.755 for dwellings damaged by involuntary causes. These amendments will update the local municipal code to align with ORS requirements requiring local governments to approve restoration or replacement of dwellings rendered uninhabitable under an alternative process that is not a land use decision. With approval of these amendments the City will now be in compliance with SB 1561.

Conclusion: Goal 2 Land Use requirements are met.

Goal 10: Housing

This goal calls for an adequate housing supply to ensure opportunity for and promotion of the provision of adequate numbers of needed housing units and the efficient use of land within a city's urban growth boundary. Additionally, this goal aims to promote safe, accessible, and affordable housing options for all Oregonians in their communities of choice, in alignment with the Affirmatively Furthering Fair Housing mandate.

Findings: SB 1561 introduces new provisions for the purpose of addressing issues surrounding the effects of wildfires and other natural occurring events. These amendments update the City's regulations to allow an owner a separate path to restore a destroyed home. The amendments will comply with ORS 215.213, 215.283, and 215.755, and associated administrative rules, which impose the right to rebuild a non-conforming dwelling where prior to these amendments it would not have been allowed. In addition, these amendments provide a process to rebuild and maintain housing stock during emergencies that are declared by the United States Federal Government, the State of Oregon, or the City of Sandy.

Conclusion: Goal 10 Housing requirements are met.