



STAFF REPORT

Planning Commission

Meeting Type: Planning Commission
Meeting Date: June 10, 2024
From: Kelly O'Neill Jr., Development Services Director
Subject: Director's Report for June 2024

Upcoming Meetings:

August 26, 2024 (tentative): Public Hearing regarding the Comprehensive Plan

Moratorium Update: After months of negotiations with the Environmental Protection Agency (EPA) and the Oregon Department of Environmental Quality (DEQ), the City of Sandy is pleased to announce that we will soon have an additional 270 ERUs available for construction. As a reminder, one ERU is the equivalent sanitary sewer flow of one single-family home. These 270 ERUs are in addition to the 300 ERUs that were originally granted under the Consent Decree in June 2023, providing a new total of 570 ERUs. Since June 20, 2023, the City has distributed 111.7 ERUs to construction projects in Sandy, leaving a remainder of 458.3 ERUs available as of the writing of this report.

It is important to note that these additional ERUs will be allocated almost entirely to development projects that have already received land use approval. While this enables development projects with existing land use approvals to proceed with construction, it does not provide for the submission of new land use applications with an additional sanitary sewer connection or an increase in sanitary sewer flows through an existing connection.

Based on this provision of 270 additional ERUs from EPA and DEQ, City staff have drafted a new replacement sanitary sewer moratorium resolution for the City Council's consideration. This new resolution includes several significant changes, including but not limited to increased ERU numbers; allowance for zone change requests; terms and conditions for the limited transfer of ERUs; and an ERU allocation program for properties with an existing land use approval. The negotiations with EPA and DEQ also resulted in conditional provision of an extra 190 ERUs in the future, contingent upon the City completing additional sanitary sewer system improvements. City staff will continue to pursue these further improvements as quickly as possible.

The City Council will consider the draft moratorium resolution at a public hearing on June 3, 2024, at 7:00 PM.

Comprehensive Plan Update: Following the joint work session that occurred on May 20, 2024, City staff and 3J Consulting have been working on modifications to the comprehensive plan document. These modifications are based on feedback from Councilor Hokanson, Commissioner Lee, and additional input that was received from the Department of Land Conservation and Development (DLCD). The final document is being prepared for a public hearing before the Planning Commission that is tentatively set to occur on August 26, 2024.

Land Use Approval Extension Ordinance: On May 20, 2024, the City Council adopted the land use extension ordinance as recommended by the Planning Commission. The land use extension ordinance includes a process to request a two-year extension. This ordinance is only applicable to properties with an existing land use approval for an application that was submitted prior to the adoption of the moratorium on October 3, 2022.

City Hall Staffing Update: Due to the development moratorium and the limitations on new connections to our wastewater system (particularly the lack of any capacity for new commercial development applications), City Administration had to make the very difficult decision to discontinue the Economic Development Manager position, effective August 1.

David Snider has been a valued member of our organization for well over a decade, and he will be greatly missed. I wish him the very best and am confident he will be successful in his next endeavors.