

**Sandy Planning Commission
Regular Meeting (Virtual Only)
Monday, February 26, 2024**

Chair Wegener called the meeting to order at 6:33 p.m.

1. MEETING FORMAT NOTICE: Instructions for electronic meeting

2. ROLL CALL

Commissioner Crosby – Present
Commissioner Poulin – Excused
Commissioner Ramseyer – Present
Commissioner Myhrum – Absent
Commissioner Vincent – Present
Vice Chair Weinberg – Present
Chair Wegener – Present

Council Liaison Mayton – Present

Others present: Development Services Director Kelly O'Neill Jr., Executive Assistant Rebecca Markham, Senior Planner Patrick Depa

Chair Wegener formally thanked former Chair Jerry Crosby for his decades of service as the Chair of the Planning Commission.

3. APPROVAL OF MINUTES – January 22, 2024

Chair Wegener asked for any edits to the draft minutes. With no requested edits, Wegener declared the minutes approved.

4. REQUESTS FROM THE FLOOR – CITIZEN COMMUNICATION ON NON-AGENDA ITEMS:

None

5. DIRECTOR'S REPORT

Development Services Director Kelly O'Neill Jr. explained how he was hoping to give an update on the moratorium, but the City is still waiting to hear back from the EPA and DEQ. He hopes in the next few weeks he can email everyone an update.

O'Neill mentioned that the next Planning Commission meeting will be a work session on April 22 to discuss code revisions. The Commission will also be invited to a joint work session with the City Council on April 1 to discuss Block 3 of the Comprehensive Plan.

6. CITY COUNCIL LIAISON REPORT

City Council Liaison Chris Mayton told the Commission how the City Council authorized City Manager Tyler Deems to begin negotiations on purchasing a lot in downtown Sandy for additional downtown parking. The parking lot is located across from the AEC building on Pioneer Blvd.

7. NEW BUSINESS:

7.1. Adoption of Housing Capacity Analysis (HCA) and Economic Opportunities Analysis (EOA) Public Hearing

Chair Wegener opened the public hearing on File No. 23-049 CPA at 6:43 p.m. Wegener called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

O'Neill provided the Commission with the background and summary of the Housing Capacity Analysis (HCA) and Economic Opportunity Analysis (EOA). O'Neill explained to the Commission how both the HCA and EOA provide a "factual basis" and act as "background reports" to the Comprehensive Plan. He explained how these documents are meant to help guide development.

O'Neill also explained that House Bill (HB) 2003 requires cities such as Sandy to update their HCA every eight years. With that said, Sandy's on target to adopt by the deadline of 2025.

O'Neill also explained how the City will follow up the HCA with a Housing Production Strategy (HPS). The HPS will guide the City on how to produce and promote more housing as identified in the HCA. The HPS is another statutory requirement from HB 2003 the City must adopt by 2026. Work on the HPS will begin this year.

O'Neill explained that the Planning Commission's recommendation tonight will go before the City Council on April 1, 2024.

Presentation:

Beth Goodman
ECONorthwest
222 SW Columbia Street, Suite 1600
Portland, OR 97201

Ms. Goodman presented a slide show and guided the Commission through a presentation on the EOA. Goodman explained how legal requirements, understanding and forecasting existing and future conditions, planning for long term growth, and giving a factual basis to the Comprehensive Plan are all reasons why the City is working on adopting the EOA.

Goodman presented maps showing the buildable lands inventory as well as the unconstrained vacant and partially vacant lands. She followed up with data, statistics, and graphs on average wages and spoke about employment forecasts, future employment projections, and the land needed to accommodate that growth.

Goodman also discussed and explained forecasted population growth and the two "safe harbor" options the City can legally use to forecast that growth.

Goodman went over "land sufficiency" and told the Commissioners how the report shows a 9-acre deficit in industrial land but a 52-acre surplus in commercial. Goodman explained how the City doesn't have to address the industrial land deficit as it's different than a housing land deficit.

In conclusion, Goodman said that Sandy has a land base to meet the goals listed in the EOA.

Goodman then started her presentation on the HCA by first explaining the requirement for this

report. She went over the outcomes and explained how it satisfies the legal requirements in Housing Goal 10 as well as creating a factual basis for the Comprehensive Plan. It also helps determine whether Sandy has enough land to accommodate future population growth.

Goodman shared the “buildable land inventory” and “constraints” maps and followed up with data and graphs that showed the total buildable acres by zone. She went through the four types of housing, types of housing by tenure, and the median house sales which showed that Sandy was in line with other similar jurisdictions.

Goodman also explained the “housing forecast” data by housing type as well as factors that will affect future housing needs such as ‘demographics’, “increased housing costs”, and “affordability concerns” which led her to say that “Sandy needs a broader range of housing with a wider range of price points”.

O’Neill reiterated and wanted to make clear how it’s not just important to have a very honest community conversation about these topics on affordable housing but it’s also a statutory obligation.

Next, Goodman went over the “statutory obligations’ of Goal 10 Housing and then discussed the 2023 – 2043 “housing forecast” data which showed a possible population growth of 6,350 new residents. She also explained how they calculated the ‘assumed housing densities” by zone.

Goodman said that the State of Oregon is working on a new methodology for the HCAs which will be implemented later this year but won’t affect Sandy until the next required HCA in eight years.

Goodman finished her presentation by explaining how they got their data on the “capacity and land sufficiency results” which showed limited capacity in all zones, but low-density.

Director O’Neill said the draft Ordinance and findings attached to their meeting packet were reviewed by the city attorney but would like input from the Commission.

Public Testimony:

None

Motion: Motion to close the public hearing at 7:38 p.m.

Moved By: Commissioner Crosby

Seconded By: Commissioner Ramseyer

Yes votes: All Ayes

No votes: None

Abstentions: None

Discussion:

Commissioner Crosby gave compliments to the writers of the EOA and HCA. He said both were very well written and easy to follow.

Commissioner Crosby also asked what the “West Sandy Concept Plan” was that was mentioned in the EOA. O’Neill explained it was also referred to as the “Old Barn District”. It was a concept plan that was created by the former City Manager and went directly to the City Council for input. O’Neill stated he will send a copy of the concept plan to the Commission.

Commissioner Crosby also noted that the reference to 362nd Avenue as a future project in the

EOA should be updated now that the road has been completed.

Commissioner Crosby also mentioned how he noticed the acronym “HNA” was still being used in one of the reports. It was found to be in the staff report and O’Neill stated he would get that changed.

Vice Chair Weinberg asked if they could get an accurate number on how many new commercial acres were accessible now that Bell Street and 362nd Avenue has been completed. O’Neill said he would find that information and follow up with an email to the Commission.

Chair Wegener “echoed” Crosby’s statement on how easy the reports were to read and thanked ECONorthwest for a good job.

Motion: Motion to recommend approval to City Council of both the Economic Opportunities Analysis (EOA) and the Housing Capacity Analysis (HCA), with a few small edits as discussed.

Moved By: Commissioner Crosby
Seconded By: Commissioner Ramseyer
Yes votes: All Ayes
No votes: None
Abstentions: None

8. ADJOURNMENT

Chair Wegener adjourned the meeting at 7:46 p.m.

Chair Darren Wegener

Attest:

Date signed: _____

Kelly O’Neill Jr.,
Development Services Director