

## NOTICE OF LAND USE ACTION – Measure 56

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**June 9, 2025**

File Number: 25-030 DCA

**This letter is to notify you that the City of Sandy is proposing land use regulations that may affect the permissible uses of your property and other properties.**

On June 30 and July 21, 2025, the City of Sandy will hold public hearings regarding the adoption of Ordinance Number 2025-16. The City of Sandy is proposing a number of code amendments to the Flood and Slope Hazard (FSH) Overlay District, which the City has determined may affect the permissible uses of your property and other properties in the affected zone and may change the value of your property. The proposed code changes include:

- Within the FSH Overlay District the code amendments add “No Net Loss” which may result in a stricter standard in some case where a mitigation assessment is required; see changes in the following sections:
  - 17.60.00. Intent.
  - 17.60.70. Floodplain regulations.

### **EXPLANATION OF THE PROPOSAL AND DECISION PROCESS:**

Ordinance 2025-16 (File No. 25-030 DCA) amends multiple sections in Chapter 17.60 of the Municipal Code. The primary goal of the amendments is to ensure that the City of Sandy is in compliance with the FEMA Pre-Implementation Compliance Measures (PICMs) and standards applicable to mitigation assessments to demonstrate compliance with the Endangered Species Act (ESA).

### **HEARING DATES:**

On **Monday, June 30, 2025, at 6:30 p.m.**, the City of Sandy Planning Commission will hold a public hearing regarding the draft code changes via a hybrid model of in-person at 39250 Pioneer Blvd. (lower level) in Sandy, and virtually via Zoom to review the code amendments and provide a recommendation to the City Council.

Additionally, on **Monday, July 21, 2025, at 7:00 p.m.** the City Council will hold a public hearing via a hybrid model of in-person at 39250 Pioneer Blvd. (lower level) in Sandy, and virtually via Zoom to review the Planning Commission’s recommendation and consider adoption of the draft code changes with Ordinance Number 2025-16.

Ordinance Number 2025-16 is available for inspection at Sandy City Hall, located at 39250 Pioneer Blvd. at no cost. A copy of Ordinance Number 2025-16 is also available for purchase at a cost of \$5.00. You can view the ordinance at no cost at: <https://www.ci.sandy.or.us/planning/project/fema-picm-code-modifications>

A copy of the reports prepared by City staff on this proposal will be available 7 days prior to the applicable hearing for review at <https://www.ci.sandy.or.us/planning/project/fema-picm-code-modifications>. Copies can be printed by the City at a reasonable cost.

Please consult the City's meeting calendar at <https://www.ci.sandy.or.us/meetings> and click on the hearing date for more information about how to participate remotely at either of the above hearings.

#### **HOW TO SUBMIT COMMENTS:**

Any person who would like to comment on this amendment may present oral testimony at the hearings or submit a letter prior to the hearings to the Development Services Department for distribution to the Planning Commission or City Council. To be considered by the hearing body, all written comments shall be received by 4:00 PM on the date of the hearing. All concerns and issues need to be raised at the hearings with sufficient detail to allow the Commission and/or Council to respond.

Mailed comments shall be sent to: City of Sandy, 39250 Pioneer Blvd., Sandy, OR 97055.

Emailed comments shall be sent to: [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us).

Handouts at the hearings are not allowed.

#### **STAFF CONTACT:**

For additional information concerning Ordinance Number 2025-16, information on receiving materials or navigating the City website, please contact Rebecca Markham, Executive Assistant, email: [rmarkham@ci.sandy.or.us](mailto:rmarkham@ci.sandy.or.us) or phone: (503) 489-2160.

For information on the proposed code amendments or the hearings process please contact Kelly O'Neill Jr., Development Services Director, email: [koneill@ci.sandy.or.us](mailto:koneill@ci.sandy.or.us) or phone: (503) 489-2166.