

Ordinance 2024-01 Findings**Goal 1 Citizen Involvement**

1. Goal 1 establishes policies for development of a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process. The following policies are from the Sandy Comprehensive Plan:

Policy 1. The City of Sandy shall maintain a citizen involvement program to allow opportunity for citizen involvement in the ongoing planning process.

Policy 4. The City shall disseminate information and public notice to the residents of the Sandy area concerning on-going planning activities and pending actions.

Policy 5. The Planning Commission shall be the lead body responsible for ensuring ongoing citizen involvement related to the development, review, updating, and implementation of the Plan and implementing ordinances.

Findings: The City has discussed this topic openly at multiple work sessions and will hold public hearings before both the Planning Commission and City Council to afford the general public the opportunity to be involved. Notice of this meeting was posted in multiple public places, published in the Sandy Post, posted on the City's website project page, and promoted in the monthly City Newsletter. Notice was provided to the Department of Land Conservation and Development on December 11, 2023. Notice of the proposed amendments were mailed to every property owner in city limits on December 18, 2023. The letter was sent to notify property owners that the City of Sandy is proposing land use regulations that may affect the permissible uses of their property. This notice was sent in accordance with Ballot Measure 56 (1998).

Goal 2 Land Use

2. Goal 2 establishes policies for a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The following policy is from the Sandy Comprehensive Plan:

Policy 7. Land development proposals shall be consistent with the Sandy Development Code, Municipal Code, and all adopted standards and enforcement codes of the City of Sandy. The burden of proof with regard to consistency with the applicable standards and codes lies with the prospective developer.

Findings: The proposed Clear and Objective code amendments will remove uncertainty surrounding permitting requirements and resulting administrative burdens while still maintaining desired and predictable community outcomes. The proposed amendments are consistent with Oregon Revised Statute 197.307 that requires all local governments provide for clear and objective standards, conditions, and procedures in a collective effort to address the housing crisis. The projected impacts of the proposed changes include

facilitating development of affordable housing in areas zoned for commercial use consistent with Senate Bill 8 and House Bill 3395, which will benefit Sandy residents over the longer term by providing a wider variety of housing choices. This will ensure that city development standards and requirements are consistent with State law and will have the long-term effect of providing housing options that meet the needs of all Sandy residents.

Goal 5 Open Spaces, Historic Resources, and Natural Areas

3. Goal 5 establishes policies for conservation of open space and protection of natural and scenic resources. The following policy is from the Sandy Comprehensive Plan:

Policy 7. Employ development regulations to preserve and protect open space and environmentally sensitive lands, integrate the natural environment of Sandy into project designs, minimize the creation of impervious surface, and discourage the unnecessary clearing of trees and other natural vegetation.

Findings: Adopting clear and objective standards will help protect steep slopes, wetlands, and creeks by clarifying regulations that protect the City's natural and scenic resources. Adoption of the amended code will assist the city's homeowners and builders to be better informed about the regulations when building in or near a Flood and Slope Hazard (FSH) overlay zone.

Goal 9 Economic Development

4. Goal 9 establishes policies to diversify and improve the economy of the state. In order to create a vital downtown which has mixed uses to serve the variety of Sandy area residents and visitors, the City adheres to the following policies from the Sandy Comprehensive Plan:

Policy 11. Adopt design guidelines to provide the framework for public and private improvements within the downtown area.

Policy 12. Allow permitted and conditional uses which meet the purposes of the central business district, and which are in scale and character to a traditional downtown business district.

Policy 13. Adopt zoning regulations which allow a mix of uses appropriate and desirable in the downtown area, including public/civic uses, service/retail uses, professional office uses, art galleries and limited residential development.

Findings: The proposed code amendments will continue to support the retention of existing businesses and allow for a flexible approach to the operational needs of the city's economic development base. The amendments also ensure that residential development in the downtown business district will be compatible with adjacent commercial activities.

Goal 10 Housing

5. Goal 10 establishes policies to provide for housing needs of the state. The following policies are from the Sandy Comprehensive Plan:

Policy 3. Encourage innovations in construction, funding, regulation, and siting of housing in order to provide well designed and energy efficient housing.

Policy 9. Assure that residential densities are appropriately related to site conditions, including slopes, potential hazards, and natural features.

Policy 10. Link housing density and location to reduce automobile travel by locating higher density housing near village centers, schools, and potential transit routes.

Findings: The City will continue to seek and support a variety of housing choices which is evident in the adoption and expansion of middle housing options in residential districts, and affordable housing in commercial zoning districts. The proposed text amendments bring clarity and consistency to existing standards related to multi-family and single-family development and replace discretionary language that can result in uneven enforcement or results not intended by the City's decision makers or serve to discourage development of these needed housing types. The proposed Clear and Objective text amendments are intended to remove uncertainty and administrative burdens resulting from the City's existing discretionary standards, in compliance with Goal 10 and ORS 197.307. Changes are intended to be as policy neutral as possible and are intended to maintain the standards and desired outcomes of the existing regulations, but in a manner that provides for more timely and predictable review.

Goal 12 Transportation

6. Goal 12 establishes policies to provide and encourage a safe, convenient, and economic transportation system. The following policies are from the Sandy Comprehensive Plan:

Policy 1. Support a pattern of connected streets, sidewalks, and bicycle routes to: a) provide safe and convenient options for cars, bikes, and pedestrians; b) create a logical, recognizable pattern of circulation; and, c) spread traffic over local streets so that collector and arterial streets are not overburdened.

Policy 3. Require connected streets that form pedestrian-scaled blocks, except where it is shown that topography, existing land ownership patterns, or other conditions preclude the creation of blocks.

Policy 6. Encourage the development of neighborhood parks or other public or private open spaces connecting short cul-de-sac streets or other local streets in order to provide neighborhood focal points.

Findings: These amendments are appropriate to various sections of the Development Code to address new goals and policies outlined in the TSP. These amendments directly follow and are updated based on the Transportation Planning Rule (“TPR,” OAR 660, Division 12). These amendments will have a positive impact on addressing transportation and land use decisions more accurately. All of the proposed amendments will have a positive impact on the City’s economy by addressing current transportation needs and improvements, further allowing the City to make better informed land use decisions on its residential and commercially zoned lands.