

Ordinance 2025-16 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 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 14, 2025.

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 base and follow their plan when making decisions on appropriate zoning.

Findings: The proposed amendments include the adoption of regulatory changes required by the Federal Emergency Management Agency (FEMA), which will maintain the City's participation in the National Flood Insurance Program (NFIP) and protect public safety and welfare for properties located within the Flood and Slope Hazard (FSH) Overlay District.

Conclusion: *Goal 2 Land Use requirements are met.*

Goal 7: Areas Subject to Natural Hazards

This goal requires local comprehensive plans to address Oregon's natural hazards. Protecting people and property from natural hazards requires knowledge, planning, coordination, and education.

Findings: The proposed amendments include the adoption of updated regulations related to "no net loss" of the floodplain functions (storage, water quality, and vegetation). The existing regulations and proposed amendments to maintain no net loss of the floodplain functions ensures development can withstand hazardous events. The proposed amendments reduce the risk of loss of life and damage to property from severe weather events, particularly flooding events. These standards are applied in conjunction with the state building code to reduce the risk of damage to property.

Conclusion: *Goal 7 Areas Subject to Natural Hazards requirements are met.*

Goal 10: Housing

This goal requires that cities analyze housing needs to ensure opportunity for the provision of adequate numbers of needed housing units, the efficient use of buildable land within urban growth boundaries (UGBs), and to provide greater certainty in the development process so as to reduce housing costs.

Findings: The proposed amendments include “no net loss” standards to ensure floodplain functions, specifically floodplain storage, water quality, and vegetation. The proposed amendments allow residential development when located outside of the area of special flood hazard. Any development, including residential, must comply with all applicable standards when developing within the special flood hazard area.

Conclusion: *Goal 10 Housing requirements are met.*

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