

Exhibit K
Ordinance No. 2021-03

1. Goal 1 – Citizen Involvement. Both the Planning Commission and the City Council held a public hearing prior to adopting the ordinance. The Commission held a public hearing on January 25, 2021. The Council held a public hearing on March 15, 2021. The City provided notice of the public hearings in accordance with state law and the City’s development code. Goal 1 is satisfied.
2. Goal 2 – Land Use Planning. Goal 2 requires the ordinance to be coordinated with other governmental entities and to be supported by an adequate factual base. The City provided 35-day notice to the State of Oregon on December 8, 2020. Goal 2 is satisfied.
3. Goal 3 – Agricultural Lands. Goal 3 does not apply to the decision.
4. Goal 4 – Forest Lands. Goal 4 does not apply to the decision.
5. Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces. Goal 5 does not apply to the decision.
6. Goal 6 – Air, Water and Land Resources Quality. Goal 6 does not apply to the decision.
7. Goal 7 – Areas Subject to Natural Hazards. OAR 660-046-0010(3)(c) contains an exception for middle housing in areas subject to natural hazards. The City of Sandy has one natural hazard overlay, the Flood and Slope Hazard (FSH) Overlay, which currently permits construction or expansion of a single-family residence on a lot-of-record under specific prescribed conditions, as well as replacement of a single-family dwelling constructed over substantially the same footprint as the original dwelling. The City considered broadening the allowed uses to include construction, expansion, or replacement of duplexes, in addition to single-family residences; however, the City believes that a duplex would likely accommodate more residents than a single-family residence and, thus, would pose a greater risk to life. The City finds that expanding permitted uses in the FSH to include construction, expansion, or replacement of a duplex presents a greater risk to life or property as it could result in exposing more people to hazards, increasing risk of damage to natural infrastructure, and exacerbating the risk by altering natural resources, hydraulics, or hydrology. In order to reduce additional risk to life or property, the City will not be updating Chapter 17.60 as part of the House Bill 2001 code amendments. Goal 7 is satisfied.
8. Goal 8 – Recreational Needs. No resorts are contemplated or authorized by this decision. The City’s comprehensive plan, parks master plan, and development regulations governing recreational needs (e.g., park dedication/fee in-lieu-of requirements, open space provisions, etc.) are not affected by the decision. The proposed modifications clarify the parks fee in lieu calculation for duplexes. Goal 8 is satisfied to the extent it applies to the decision.
9. Goal 9 – Economic Development. The City has adopted an economic opportunities analysis (“EOA”) as Goal 9 requires. The EOA includes in its analysis all properties within the City’s urban growth boundary, including unincorporated property. Nothing in this text amendment affects any aspect of the EOA. Therefore, Goal 9 is satisfied.

10. Goal 10 – Housing. The City has an adopted buildable lands inventory (BLI) and housing needs analysis (HNA), both of which were completed in 2015. Adoption of these provisions could increase the zoned capacity of lands within the UGB. According to ORS 197.296(6)(b), this could be as great as a three percent increase in capacity, but the City lacks sufficient information on the development status of available lands to develop an accurate estimate. In accordance with House Bill 2003, the City will be updating the BLI and HNA by the end of 2024. The City will further consider the impacts of middle housing ordinances on land capacity in the next Housing Needs Analysis. In preparation for the next HNA, the City of Sandy has hired ECONorthwest to put together a housing strategy memo, which includes information about potential policies that could be implemented to address the City’s housing needs, including but not limited to property tax exemptions, waiving or deferring system development charges, and construction taxes. The policies are organized into the following categories: land use regulations, strategies to increase housing types, strategies to manage short-term rental housing, programs that provide financial assistance, strategies to lower development or operational costs, funding sources to support residential development, and policies to support housing equity. At time of adoption of this ordinance, the housing strategies memo is in draft form but is expected to be completed for a work session on March 15, 2021. Therefore, Goal 10 is satisfied.
11. Goal 11 – Public Facilities and Services. The City has an existing public facilities plan that includes all properties within the City’s urban growth boundary, including islands of unincorporated property. This text amendment will not undermine or contradict any aspect of the existing public facilities plan. Goal 11 is satisfied.
12. Goal 12 – Transportation. Section 3(5) of House Bill 2001 states: “When a local government makes a legislative decision to amend its comprehensive plan or land use regulations to allow middle housing in areas zoned for residential use that allow for detached single-family dwellings, the local government is not required to consider whether the amendments significantly affect an existing or planned transportation facility.” Thus, House Bill 2001 exempts this consideration. Therefore, Goal 12 is satisfied for the purposes of this decision.
13. Goal 13 – Energy Conservation. The City’s comprehensive plan with respect to Goal 13 and its standards governing energy conservation are not affected by the decision. Goal 13 is satisfied.
14. Goal 14 – Urbanization. The decision does not analyze or expand the City’s urban growth boundary. Goal 14 is not applicable.