

**DATE OF THIS NOTICE:** April 17, 2020

## **WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT**

The applicant, Roll Tide Properties Corp., requests a Type IV Zone Map Amendment, Comprehensive Plan Map Amendment, and development of a 7 lot subdivision for two parcels totaling approximately 15.91 acres. Four lots are proposed as R-1 zoning and will each contain a single family dwelling. Three lots are proposed to have the R-3 zoning designation. The exact number of multifamily units will be determined with a subsequent design review application for these lots, but according to the submitted traffic impact study the site has the potential to have 220 apartment units. The applicant proposes to dedicate 1.95 acres for the eventual construction of Deer Pointe Park. This proposal also includes extension of Dubarko Road to intersect with Highway 26 at the existing intersection of Vista Loop Drive with Highway 26.

The current zone classification of the subject properties is Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3) and are proposed to be amended to Low-Density Residential (R-1) and High-Density Residential (R-3). The subject property is designated as Village on the Sandy Comprehensive Plan Map so the request will also require a Comprehensive Map change to Low-Density and High-Density Residential. The applicant is also requesting tree removal. While the majority of the trees on the property will be removed for development, the applicant is proposing retaining 59 trees.

Please see the included site plan and tree removal plan for additional information.

You are invited to take part in the City's review of this project by sending in your written comments and attending a public hearing before the **City of Sandy Planning Commission on Monday, May 27, 2020 at 7:00 PM with the projected date of a City Council hearing scheduled for Monday, June 15, 2020 at 7:00 PM.** If Governor Brown's COVID-19 mandates are still in place the public will need to follow physical distancing requirements. To maintain physical distancing and to maintain a capacity of less than 25 people the public is not allowed to attend the meeting in Council Chambers but may participate remotely. **Please consult the City's website at <https://www.ci.sandy.or.us/SandyElectronicMeetingInformation> for more information about how to participate remotely at the hearings.** If Governor Brown's COVID-19 mandates are lifted, then the meetings might be held with public attendance.

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**PROPERTY LOCATION:** South of Highway 26, east of Meadow Avenue

**FILE NO.:** 19-050 CPA/ZC/SUB Bull Run Terrace Subdivision (TYPE IV)

**NOTICE IS MAILED TO:** Property Owners within 500 feet of the site, Interested Citizens and Agencies

**PROPERTY OWNER/APPLICANT:** Roll Tide Properties Corp.

**PHYSICAL ADDRESS:** 10808 and 41010 Highway 26

**TAX MAP/LOTS:** T2 R5E Section 18 CD, Tax Lots 900 and 1000

**COMPREHENSIVE PLAN DESIGNATION:** Village

**ZONING DISTRICT DESIGNATION:** Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3)

**DECISION PROCESS:** In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed on the comment sheet. The Planning Commission will make a recommendation to City Council on this proposal; City Council will then make a decision on this proposal. Council will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

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**SUBMITTING COMMENTS:** We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards. Please include the file number (**19-050 CPA/ZC/SUB**) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:

City of Sandy  
Planning Division  
39250 Pioneer Boulevard  
Sandy, OR 97055

You can also email your comments to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) or the staff contact listed below.

**APPLICABLE MATERIALS:** All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. Due to concerns with COVID-19, City Hall is currently closed. You should email [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) or [sdenison@ci.sandy.or.us](mailto:sdenison@ci.sandy.or.us) to receive a copy of the materials or a link to the Municipal Code.

**APPEAL STANDING:** Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved, or fail to provide statements or evidence to allow the City Council to respond to the issue, you will not be able to appeal the decision to the Land Use Board of Appeals based on that particular issue.

**DECISION:** A notice of the final decision, summarizing the standards and facts that justified the decision will be mailed to persons who submitted written testimony. The notice of decision will also include information regarding your right to appeal the decision.

**STAFF CONTACT:** Shelley Denison  
Phone: 503-783-2587  
Email: [sdenison@ci.sandy.or.us](mailto:sdenison@ci.sandy.or.us)

**COMMENT SHEET for File No. 19-050 CPA/ZC/SUB:**

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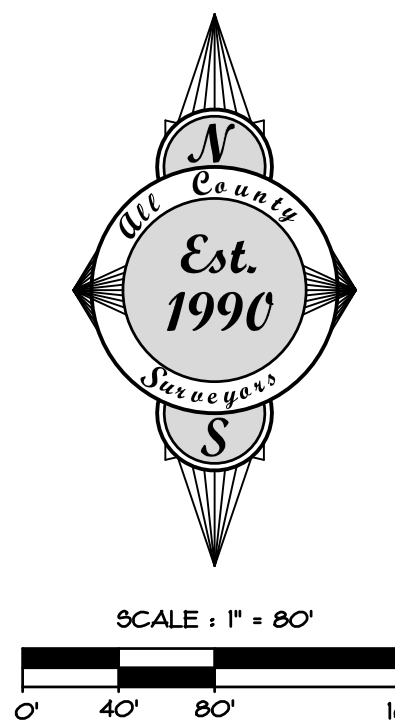
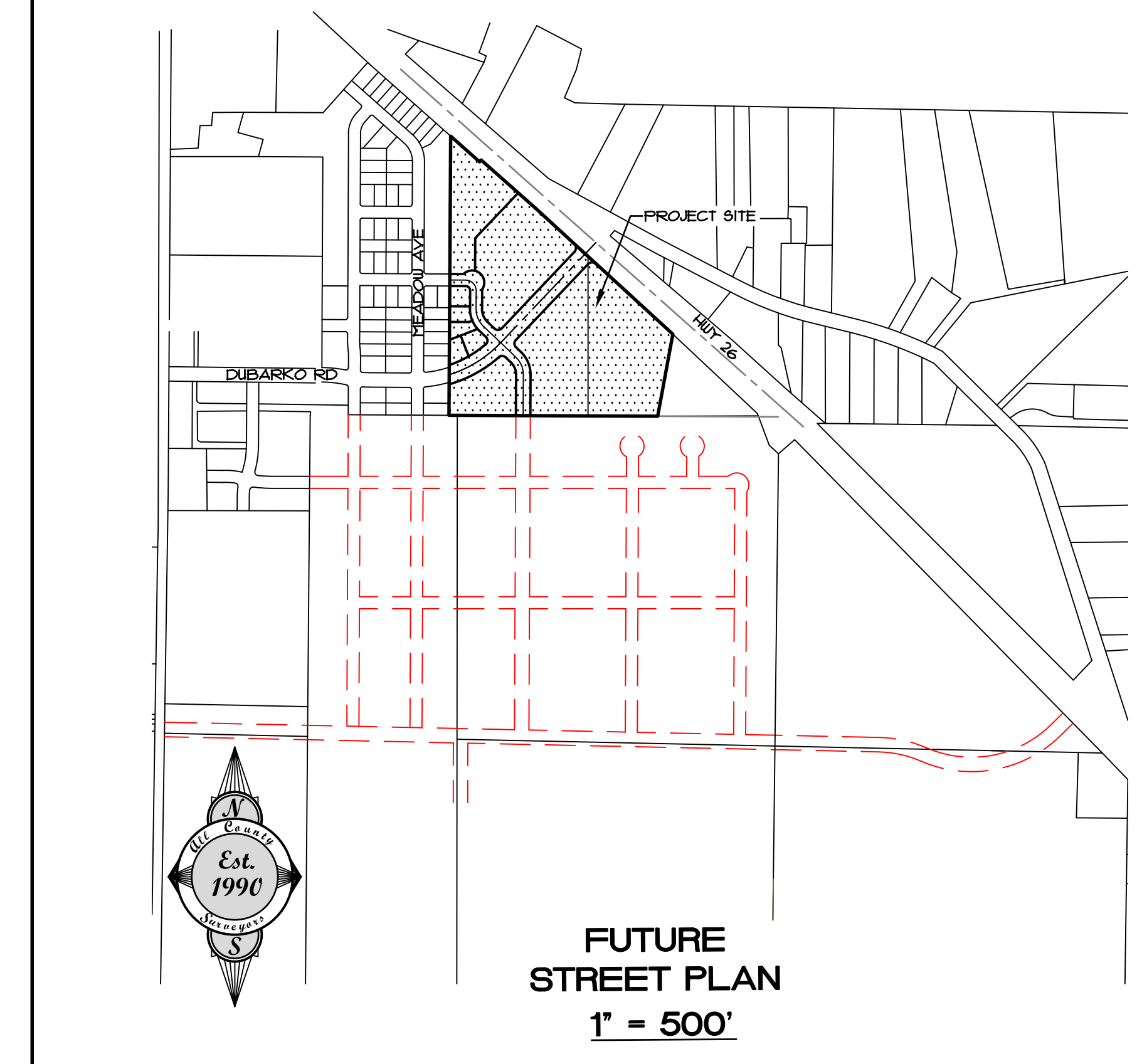
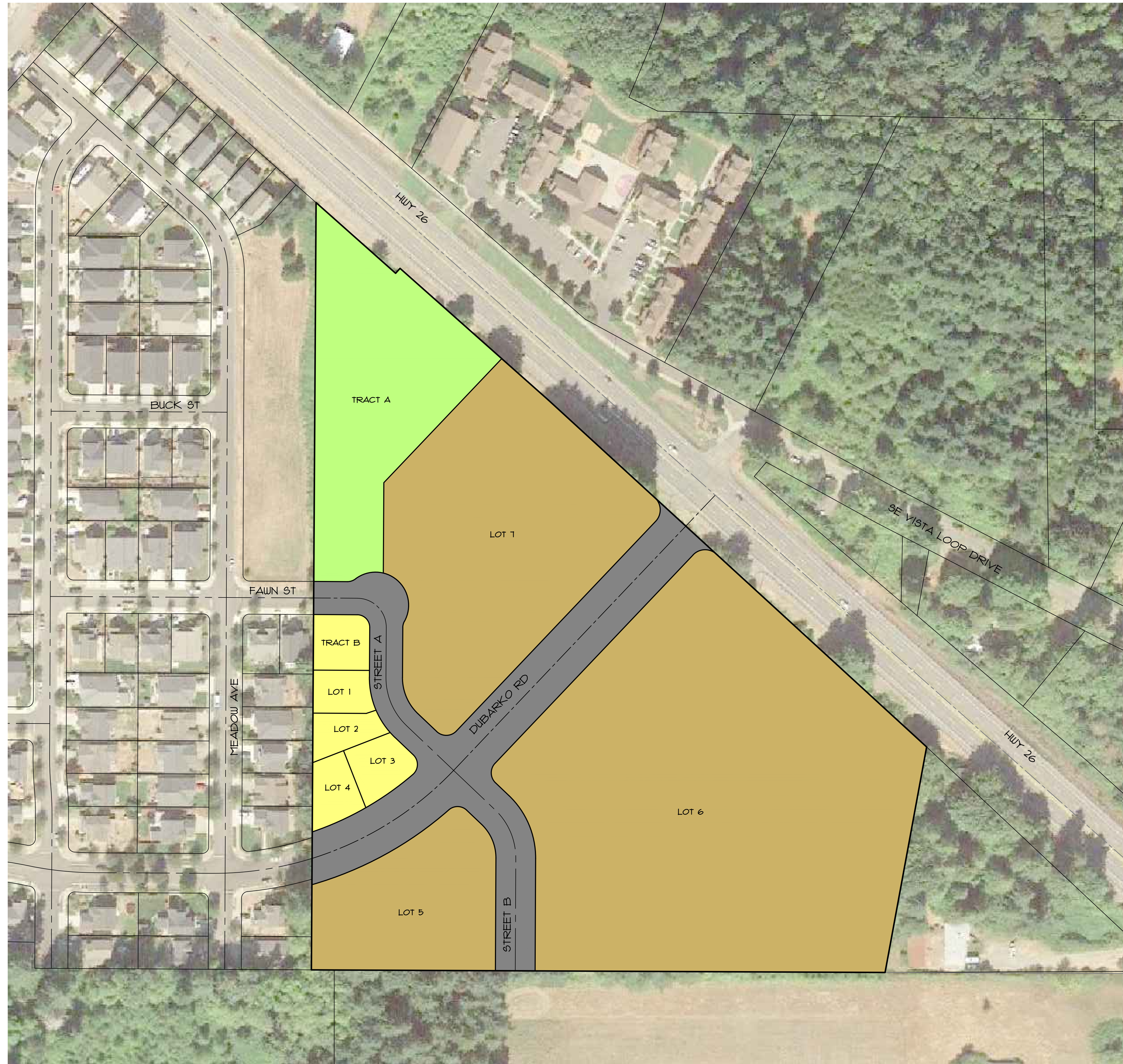
Your Name Phone Number

Address

**APPLICABLE CRITERIA:** Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.24 Comprehensive Plan Amendment Procedures; 17.26 Zoning District Amendments; 17.28 Appeals; 17.30 Zoning District Amendments; 17.32 Parks and Open Space (POS); 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.40 High Density Residential (R-3); 17.46 Village Commercial (C-3); 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

# BULL RUN TERRACE

## 7-LOT SUBDIVISION



**CLIENT**  
ROLL TIDE PROPERTIES CORPORATION  
PO BOX 103  
CORNELIUS, OR 97113

**SURVEYOR/ENGINEER**  
ALL COUNTY SURVEYORS & PLANNERS, INC.  
PO BOX 955  
SANDY, OR 97055

**PLANNER**  
TRACY BROWN PLANNING CONSULTANTS, LLC  
11015 FIR DR.  
SANDY, OR 97055

**LEGEND**

	PARKS AND OPEN SPACE ZONE
	R-3 ZONE
	R-1 ZONE

**SHEET INDEX**

1.	COVER SHEET & FUTURE STREET PLAN
2.	PRELIMINARY PLAT MAP
3.	EXISTING CONDITIONS AND TREE RETENTION PLAN
4.	TREE TABLES
5.	MASTER STREET & UTILITY PLAN
6.	STREET SECTIONS
7.	PRELIMINARY STREET TREE & PARKING PLAN
8.	PROPOSED STRIPING PLAN
9.	PRELIMINARY GRADING & EROSION CONTROL PLAN
10.	SLOPE ANALYSIS

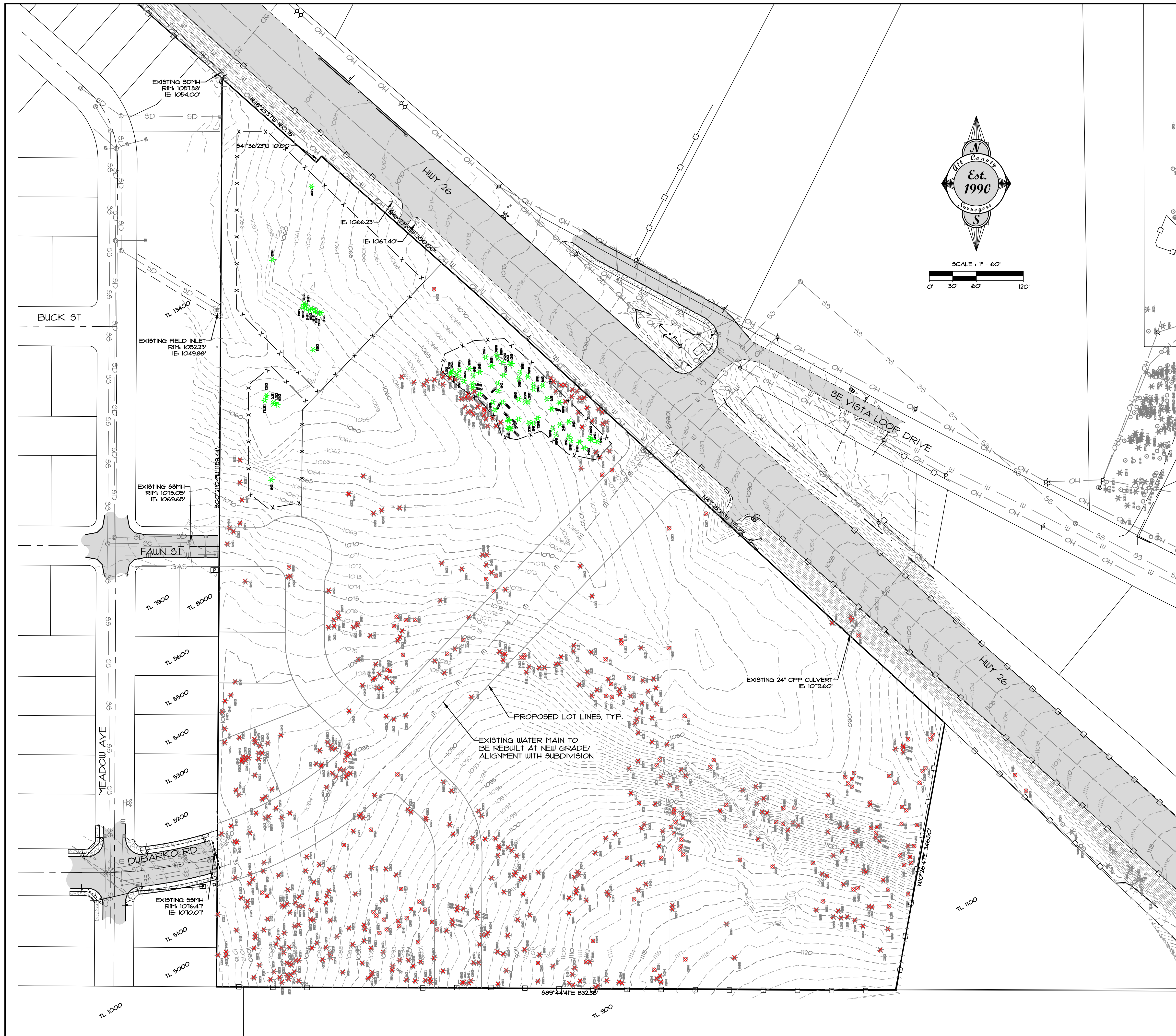
DATE	NO.	REVISION	BY	SHEET
				10
DESIGNED:	CTH			
DRAWN:	CTH			
CHECKED:	RLM			
APPROVED:	RLM			

SCALE	VERT.	N/A
HORIZ.	1"=80'	
DATE:	07/26/2018	
FILE:	19-035-Planning.dwg	
SECTION	TWP.	29
RANGE		5E
SECTION	18	

**BULL RUN TERRACE SUBDIVISION**  
COVER SHEET, PRELIMINARY PLAT MAP,  
AND FUTURE STREET PLAN  
40808 & 41010 HWY 26, SANDY, OR 97055

**Surveyors & Planners, Inc.**  
Surveying, Planning and  
Civil Engineering  
P.O. Box 955, Sandy, OR 97055  
Phone: (503) 668-4730  
Fax: (503) 668-4730  
DATE OF PLOT: 12/19/2018

**CLIENT:**  
ROLL TIDE PROPERTIES CORPORATION  
PO BOX 103  
CORNELIUS, OR 97113



### LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK/CONCRETE
	EXISTING CURB
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING UNDERGROUND POWER
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING GROUND CONTOUR
	EXISTING LIGHT POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	NEW LOT LINE
	NEW EASEMENT LINE
	NEW CURB
	NEW SIDEWALK/CONCRETE
	NEW AC
	NEW WATER LINE
	NEW SANITARY LINE
	NEW STORM LINE
	SAUCUT LINE
	NEW FINISH GRADE CONTOUR
	NEW WATER METER
	NEW STORM MANHOLE
	NEW CATCH BASIN
	NEW SANITARY MANHOLE
	NEW CLEANOUT
	NEW FIRE HYDRANT
	NEW WATER VALVE
	NEW STREET LIGHT
	NEW SIGN
	NEW MAILBOX UNIT

### LEGEND

	EXISTING DECIDUOUS TREE TO BE PRESERVED
	EXISTING CONIFEROUS TREE TO BE PRESERVED
	EXISTING DECIDUOUS TREE TO BE REMOVED
	EXISTING CONIFEROUS TREE TO BE REMOVED

INSTALL PROTECTIVE BARRIER FENCING TO PROTECT TREES DURING EXCAVATION FOR THE UTILITIES. REQUEST AN INSPECTION OF EROSION CONTROL MEASURES AND TREE PROTECTION MEASURES AS SPECIFIED IN SECTION 11.02.50(C) PRIOR TO CONSTRUCTION ACTIVITIES OR GRADING. REFER TO ARBORIST REPORT FOR DETAIL ON FENCING LOCATION.

### TREE RETENTION NOTES

TREES REQUIRED TO BE RETAINED:  
 3 TREES/ACRE X 15.91 ACRES = **49 TREES**

NUMBER OF TREES PROPOSED FOR RETENTION:  
**59 TREES**

### NOTES

1) THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.

2) UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AND LOCATED PAINTED ON THE GROUND AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.

3) UNDERGROUND UTILITY LOCATIONS MUST BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION.

4) THE ELEVATION DATUM IS BASED ON THE CITY OF SANDY BENCHMARK #33. THE BENCHMARK IS LOCATED AT THE INTERSECTION OF MCCORMICK AND LANGSEND. THE PUBLISHED ELEVATION IS 1021.5'



DATE	NO.	REVISION	BY	SHEET <b>3</b> OF <b>10</b>
	NO.	REVISION	BY	
	NO.	REVISION	BY	
	NO.	REVISION	BY	
DATE	NO.	REVISION	BY	DESIGNED: CTH
DATE	NO.	REVISION	BY	DRAWN: CTH
DATE	NO.	REVISION	BY	CHECKED: RLMT
DATE	NO.	REVISION	BY	APPROVED: RLMT
SCALE	VERT: N/A	HORIZ: 1"=60'	DATE: 07/26/2018	FILE: 19-035-Planning.dwg
LEGAL		SECTION	RANGE	TWP.
		18	25	5E
<b>BULL RUN TERRACE SUBDIVISION</b> <b>EXISTING CONDITIONS AND TREE RETENTION PLAN</b> <b>40808 &amp; 41010 HWY 26, SANDY, OR 97055</b>				
Surveyors & Planners, Inc. Surveying, Planning and Civil Engineering P.O. Box 955 Sandy, OR 97055 Phone: (503) 668-4731 Fax: (503) 668-4730				
CLIENT: PROPERTIES CORPORATION P.O. BOX 103 CORNELLUS, OR 97113				