

DATE OF THIS NOTICE: April 22, 2020

WE WANT YOUR COMMENTS ON A PROPOSED ANNEXATION

The applicant, Allied Homes and Development, proposes to annex 6.42 acres to meet a need for certain public facilities (a minor arterial road and parkland). The applicant proposed a comprehensive plan designation of Low Density Residential and Parks and Open Space, and a zoning designation of Single Family Residential (SFR) for the roads and associated facilities totaling 4.04 acres and Parks and Open Space (POS) for the 2.38 acre park. Please see the map on page 4 of this notice. The applicant is not seeking to add land for additional residential, commercial or industrial development. Approving the proposed annexation would only allow a road and public parkland. The land is currently designated Urban Reserve, but the Clackamas County Board of Commissioners is considering a UGB Expansion on May 6, 2020.

Per the provisions of ORS 222.111 to 222.180 as modified by Senate Bill 1573, the Sandy City Council may approve an annexation without sending it to the voters if it is determined to be compliant with applicable City criteria.

You are invited to take part in the City's review of this project by sending in your written comments and attending one or more public hearings before the **City of Sandy Planning Commission on Wednesday, 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 at 39250 Pioneer Blvd., Sandy OR 97055 (lower level).

FILE NO.: 20-001 ANN/CPA/ZC Gunderson Road and Parkland Annexation

PHYSICAL ADDRESS: No situs

PROPERTY LOCATION: North of Highway 211 and South of Ponder Lane

TAX MAP/LOTS: T2S R4E Section 23 Tax Lot 701

CITY COMPREHENSIVE PLAN DESIGNATIONS: Low Density Residential, Parks & Open Space

CITY ZONING DISTRICT DESIGNATIONS: Single Family Residential (SFR), Parks & Open Space (POS)

COUNTY COMPREHENSIVE PLAN DESIGNATION: Agriculture (AG)

COUNTY ZONING DISTRICT DESIGNATION: Exclusive Farm Use (EFU)

PROPERTY OWNERS: Lawrence Pullen, Richard Pullen, and Sherrene TenEyck

APPLICANT: Allied Homes & Development

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

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 City Planning Commission will hold a hearing, consider oral and written testimony, and make a recommendation to the City Council. The City Council will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 500 feet of the proposed annexation. We invite you to send any written comments regarding the proposal. 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 (**20-001 ANN/CPA/ZC**) 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 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 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 oral or written testimony. The notice of decision will also include information regarding your right to appeal the decision.

STAFF CONTACT: Kelly O'Neill Jr.
Development Services Director
Phone: 503-489-2163
Email: koneill@ci.sandy.or.us

COMMENT SHEET for File No. 20-001 ANN/CPA/ZC:

Your Name

Phone Number

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.24 Comprehensive Plan Amendment Procedures; 17.26 Zoning District Amendments; 17.32 Parks and Open Space (POS); 17.34 Single Family Residential (SFR); 17.78 Annexation; 17.86 Parkland and Open Space.

VICINITY MAP (area within red lines is proposed to be annexed)

