

DATE OF THIS NOTICE: May 27, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Clackamas County submitted an application for a new health clinic facility located at 39831 Highway 26. The proposal includes demolishing the existing building and constructing a new 9,381 square foot building, along with associated site improvements. In addition, the applicant is requesting the following:

- Type II Adjustment to Section 17.90.110(B.3.b) to not include a base material on 18 percent of the building's façade.
- Type III Design Deviation to Section 17.90.110(B.3.d.1) to use vertical grooved sheet siding.
- Type III Design Deviation to Section 17.90.120(D.4) to not provide a primary entrance at the corner or within 40 feet of the corner.
- Type III Design Deviation to Section 17.90.110(D.7) to not provide a primary entrance that faces a public street or civic space.
- Type III Special Variance to Section 17.90.110(E.2) to not meet the 40 percent window requirement along street frontages and where the building abuts a civic space.

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 **Tuesday, June 30, 2020 at 6:30 PM via Zoom**. At the public hearing you will be given an opportunity to submit written testimony and present oral testimony. 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 hearing.**

FILE NO.: 20-006 DR/VAR/DEV/ADJ Clackamas County Health Clinic (Type III)

PROPERTY LOCATION: North of Highway 26, east of Ten Eyck Road, south of Pleasant Street

TAX MAP/LOTS: T2SR4E13AD, Tax lot 1001

COMPREHENSIVE PLAN DESIGNATION: Commercial

ZONING DISTRICT DESIGNATION: C-1, Central Business District

APPLICANT/OWNER: Clackamas County

ARCHITECT: Ankrom Moisan

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

DECISION PROCESS: In order to be approved, the application must meet the standards and criteria of the Sandy Development Code listed on the comment sheet. The Planning Commission will review and make a decision on this proposal. They may approve, approve with conditions, or deny the application based on the applicable approval criteria, the materials submitted with the application, and other information in the record.

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 (**20-006 DR/VAR/DEV/ADJ**) 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
Development Services Department
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 Planning Commission to respond to the issue, you will not be able to appeal the decision to the City Council or 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: Emily Meharg
Phone: 503-783-2585
Email: emeharg@ci.sandy.or.us

COMMENT SHEET for File No. 20-006 DR/VAR/DEV/ADJ:

Your Name

Phone Number

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.42 Central Business District (C-1); 17.66 Adjustments and Variances; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.84 Improvements Required with Development; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; and 15.30 Dark Sky.

Legend

Clackamas County Health Clinic



500 ft