

## NOTICE OF LAND USE DECISION

**NOTICE DATE:** May 26, 2020

**THIS NOTICE IS MAILED TO:** Property Owners within 500 feet of the site, Interested Citizens, Agencies, and those previously commenting on this application.

**FROM:** City of Sandy Planning Division

**STAFF CONTACT:** Kelly O’Neill Jr., Development Services Director, 503-489-2163, [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us)

**FILE NO.:** 20-009 AP Bailey Meadows Subdivision

**EXPLANATION OF THE PROPOSAL:** Allied Homes & Development submitted an application to subdivide 23.42 acres into a 100-lot residential subdivision. The 100 proposed lots vary in size from 7,500 to 8,659 square feet. The Planning Commission approved the application with conditions. Several citizens appealed the Planning Commission decision on February 26, 2020.

**EXPLANATION OF THE DECISION:** The request by Allied Homes and Development to construct a 100-lot subdivision was approved by the City Council with conditions in accordance with a May 26, 2020 Final Order and Findings of Fact. The City Council passed a motion 6:1 to uphold the subdivision approval from the Planning Commission.

The motion was passed with the following findings and conditions:

- i. Add a finding that the front door of the houses on Lots 60-64 face the parkland consistent with Sandy Municipal Code Section 17.86.20.
- ii. Add a finding and modify the conditions to require the UGB expansion to be a condition of subdivision approval. The Council’s intent is that if the UGB expansion is not approved, the subdivision is not approved.
- iii. Add a finding and modify the conditions to require the annexation, the comprehensive plan map change, and the zoning map change to be conditions of subdivision approval.
- iv. Add a finding and modify the conditions related to the jurisdiction of HWY 211.
- v. Modify conditions A.3., D.3., G.1., and G.4. in the Planning Commission Final Order.

**APPLICANT:** Allied Homes & Development

**OWNER:** Grant E Sturm Trustee

**ADDRESS:** No situs address assigned

**LEGAL DESCRIPTION:** T2S R4E Section 23 Tax Lots 800, 801, 802, 803, 804

**DECISION PROCESS:** If you participated in the hearings before the City Council, either orally or in writing, you may be entitled to appeal the decision to the Land Use Board of Appeals (LUBA). A party with standing to appeal must file the appeal with LUBA by the required date and time and in the form and manner provided in ORS 197.805 to 197.850.

**FOR MORE INFORMATION:** Additional information is available by sending an email to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) or visiting the City of Sandy website. A copy of the final decision, summarizing the standards and facts that justified the decision is available upon request. In addition, all documents and evidence submitted with this application are also available for review. Additional copies are available at a reasonable cost.