

DATE OF THIS NOTICE: September 3, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Oregon Ariyamagga Okasati Refuge (OAOR) is applying to annex their property into the City of Sandy. The annexation area includes a single property and a portion of the Highway 211 right-of-way adjacent to the property. The subject property contains 5.11 acres and the entire annexation area contains approximately 5.73 acres. The applicant is also requesting that the Single Family Residential (SFR) zoning designation be applied to the property.

No development or tree removal is being proposed on the property at this time. The annexation is being requested consistent with an annexation agreement that was signed for extension of utility services to the subject property.

Please see the included vicinity map and site plan for additional site 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, September 28, 2020 at 7:00 PM** and **City Council on Monday, November 2, 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.**

PROPERTY LOCATION: 38730 Highway 211

FILE NO.: 20-025 ANN – OAOR Annexation

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

PROPERTY OWNER/APPLICANT: Oregon Ariyamagga Okasati Refuge (OAOR)

TAX MAP/LOTS: 24E24BA, Tax Lot 1100

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

ZONING DISTRICT DESIGNATION: Single Family Residential

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 on this proposal and forward their recommendation to the City Council for a decision. Both hearing bodies 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 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 (**20-025 ANN**) 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 or 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 (LUBA) 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.

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