

39250 Pioneer Blvd. Sandy OR 97055
www.ci.sandy.or.us
Fax: 503-668-8714
Main Number: 503-668-5533

City of Sandy

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
Monday, November 23, 2020
7:00 P.M.**

The Planning Commission for the City of Sandy will hold a public hearing on **Monday, November 23, 2020** at 7:00 p.m. to review the following item. To maintain social distancing and to maintain a capacity of less than 25 people the public is not allowed to attend the meetings in Council Chambers but may participate remotely. Please consult the following website for more information about how to participate remotely at the hearing:

<https://www.ci.sandy.or.us/SandyElectronicMeetingInformation>



FILE NO.: 20-028 SUB/TREE/FSH/PD: The Views PD

APPLICANT: Even Better Homes, Inc.

EXPLANATION OF THE PROPOSAL & DECISION PROCESS: The applicant, Even Better Homes, Inc., is proposing to subdivide and develop a Planned Development on the subject properties adjacent to Vista Loop Drive, just east of Highway 26. These properties total 32.87 acres. Both parcels are zoned SFR, Single Family Residential. The applicant proposes constructing 120 single family dwellings (32 attached dwellings and 88 detached dwellings) and 48 multi family dwellings on two lots.

A Planned Development is a specific kind of development which allows for integrating different kinds of land uses. In this case, the applicant is proposing using mixed housing types with recreational amenities. Additionally, in a Planned Development application, the applicant can request that certain code requirements be waived in order to provide outstanding design elements while still meeting the intent of the code.

A section of the subject site falls within the Flood and Slope Hazard (FSH) area, which has specific code requirements prohibiting development. The City hopes to avoid adverse impacts from flooding, erosion, landslides, and degradation of water within the FSH area. As part of the development, the applicant is also requesting tree removal. According to calculations based on the site acreage, the applicant is required to retain a minimum of 99 trees at 11 inches DBH or greater. The applicant is proposing to retain 212 trees. No trees are proposed to be removed within the FSH area.

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.34 Single Family Residential (SFR); 17.56 Hillside Development; 17.60 Flood and Slope Hazard Overlay; 17.64 Planned Development; 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; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky Ordinance

GENERAL INFORMATION:

Any person who would like to comment on this development may present oral testimony at the hearing or submit a letter prior to the hearing to the Development Services Department for distribution to the Planning Commission or City Council. All concerns and issues need to be raised at the hearing with sufficient detail to allow the Commission or Council to respond.

Two public hearings will be held, with opportunity for public testimony by persons in favor and opposed to the development.

A copy of the report prepared by City staff on this proposal will be available 7 days prior to the hearing for review at City Hall. Copies of the proposal may be reviewed at City Hall or on the city's website at www.cityofsandy.com. Additional copies are available at a reasonable cost.

All written comments should be mailed to: City of Sandy, 39250 Pioneer Blvd., Sandy, OR 97055. For more information, please contact Shelley Denison, Associate Planner, phone: (503) 783-2587 or email: sdenison@ci.sandy.or.us.

PUBLISH ONE TIME ONLY

legals@theoutlookonline.com SANDY POST – Wednesday, November 11, 2020

Transmitted via email