

DATE OF THIS NOTICE: September 8, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

The applicant, Even Better Homes, Inc., is proposing to subdivide and develop a Planned Unit 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 Unit 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 United 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.

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 a date to be determined**. A second notice will be sent once a date for the City Council meeting is determined. To maintain physical distancing the Planning Commission hearing will be held remotely via Zoom. **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.**

PROPERTY LOCATION: East and west of the eastern end of Vista Loop Drive, east of Highway 26

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

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

PROPERTY OWNER: Brad Picking (property east of Vista Loop Drive) and John Knapp (property west of Vista Loop Drive)

APPLICANT: Even Better Homes, Inc.

TAX MAP/LOTS: 25E 19, Tax Lots 200 and 500

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 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 (**20-028 SUB/TREE/FSH/PD**) 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.

STAFF CONTACT: Shelley Denison
Phone: 503-783-2587
Email: sdenison@ci.sandy.or.us

COMMENT SHEET for File No. 20-028 SUB/TREE/FSH/PD:

Your Name Phone Number

Address

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