

NOTICE OF LAND USE DECISION

NOTICE DATE: March 15, 2021

THIS NOTICE IS MAILED TO: People who submitted written/oral testimony before the Planning Commission and/or the City Council, agencies who submitted testimony, the applicant, the applicant's consultants, and the property owners.

FROM: City of Sandy Planning Division

STAFF CONTACT: Shelley Denison, Associate Planner, 503-783-2587, sdenison@ci.sandy.or.us

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

EXPLANATION OF THE PROPOSAL: The applicant, Even Better Homes, requested a Type IV combined planned development review to include both conceptual and detailed development plan reviews under Sandy Development Code (SDC) 17.64.10.A. The proposal was divided into two distinct phases: the "Lower Views" on the east side of Vista Loop Drive and the "Upper Views" on the west side of Vista Loop Drive. The proposal included a mix of housing types, recreational property with various amenities owned by a Homeowner's Association, and several variations from the development code standards. The proposal included 122 lots with 16 tracts. The development was proposed to include 120 lots for attached and detached single-family homes and two lots to accommodate a total of 39 multi-family dwelling units.

EXPLANATION OF THE DECISION: The Views PD proposal was reviewed concurrently as a Type IV planned development, subdivision, FSH review, zone change, and tree removal. For the reasons discussed in the final order, the application is **DENIED**.

APPLICANT: Even Better Homes, Inc.

OWNERS: Brad Picking, John Knapp

LOCATION: The site is located east and west of the eastern end of Vista Loop Drive near the intersection with Highway 26.

LEGAL DESCRIPTION: 25E 19, Tax Lots 200 and 500

DECISION PROCESS: This notice is to inform you that a decision has been issued on the above referenced land use file. Any person who appeared before the Planning Commission and/or the City Council, either orally or in writing, may appeal this decision to the Land Use Board of Appeals. This decision may be appealed to the Land Use Board of Appeals within 21 days of the date of the decision as provided in ORS 197.830 and OAR Chapter 661, Division 10.

FOR MORE INFORMATION: Additional information is available by sending an email to planning@ci.sandy.or.us or visiting the City of Sandy website. A copy of the final order, 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.