

DATE OF THIS NOTICE: July 29, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

The applicant, Paul Reeder, is requesting approval for a lot line adjustment between tax lots 500 and 100 of 2S5E18CD to adjust the shared property line between the two lots. The reason for this adjustment is to allow for the eventual sale of both lots as buildable lots. The lots are zoned as Single Family Residential (SFR). There is no construction proposed with this land use application.

This type of application would typically be under the discretion of City staff, but as part of the subject site overlays with the FSH (flood and slope hazard) area, the City is seeking input from surrounding residents. The City hopes to avoid adverse impacts from flooding erosion, landslides, and degradation of water 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 on the application.

PROPERTY LOCATION: 41011 Vista Loop Drive

FILE NO.: 20-031 PLA/FSH Vista Loop Lot Line Adjustment (Type II)

NOTICE IS MAILED TO: Property Owners within 300 feet of the site, Interested Citizens and Agencies

PROPERTY OWNER/APPLICANT: Paul Reeder

TAX MAP/LOTS: 2S 5E Section 18 CD, Tax Lots 100 and 500

COMPREHENSIVE PLAN DESIGNATION: Residential

ZONING DISTRICT DESIGNATION: Single Family Residential (SFR)

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 Development Services Director or their designee will make a decision on this proposal. The Development Services Director or their designee 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 300 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 (**20-031 PLA/FSH**) 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 Development Services Director or their designee to respond to the issue, you will not be able to appeal the decision to the Planning Commission based on that particular issue.

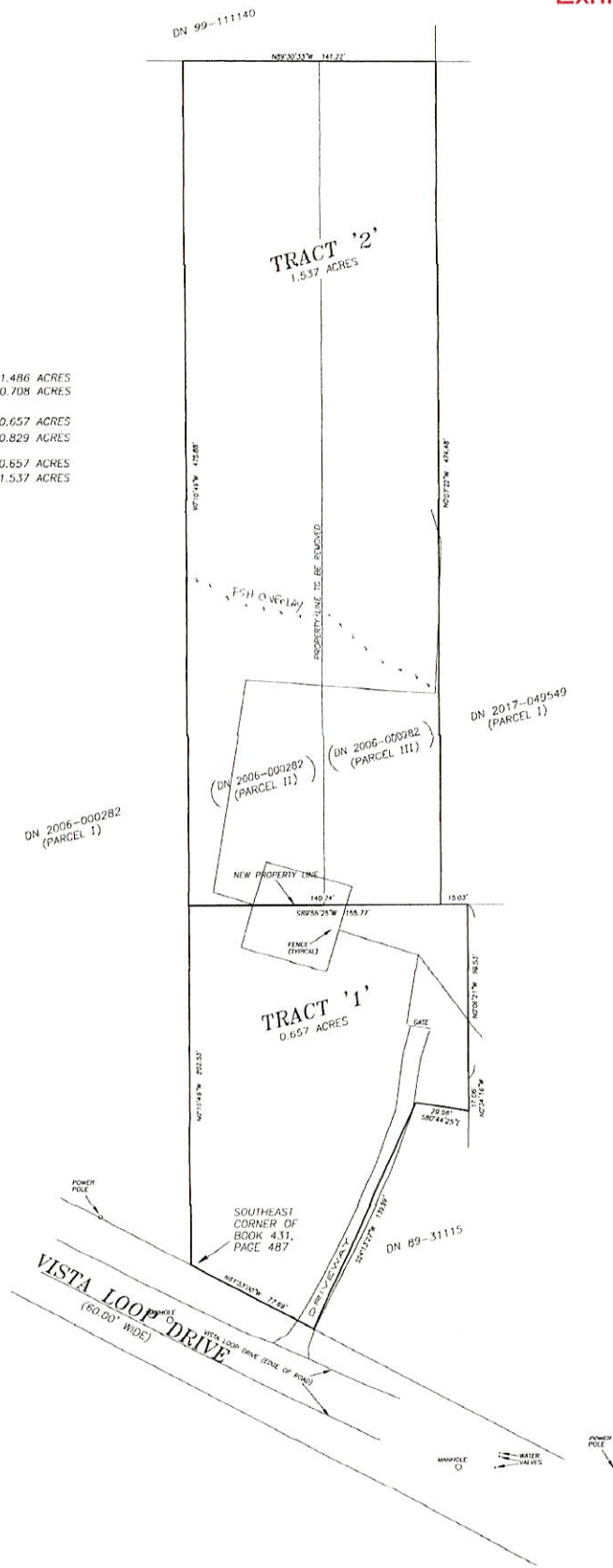
DECISION: A notice of the final decision, summarizing the standards and facts that justified the decision will be mailed to persons who submitted written testimony. The notice of decision will also include information regarding your right to appeal the decision.

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

Exhibit B

AREA SUMMARY:

DN 2006-000282 (PARCEL II) = 1.486 ACRES
 DN 2006-000282 (PARCEL III) = 0.708 ACRES
 PORTION OF (PARCEL II) TO TRACT '1' = 0.657 ACRES
 PORTION OF (PARCEL II) TO TRACT '2' = 0.829 ACRES
 TRACT '1' = 0.657 ACRES
 TRACT '2' = 1.537 ACRES





 DN 2006-000282
 MAP NO. 2247
 SCALE: 1" = 30'
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 11, 2008
 LEE A. SPURGEON
 EXHIBIT B
 EXPIRES 6/30/22

PROJECT: TENTATIVE MAP	
LOCATION: SW 1/4 OF SECTION 18, T.2S., R.5E., W.4M. CLATSOP COUNTY, OREGON	
CLIENT: PAUL REEDER	DATE: APRIL 20, 2020
SITE: 41011 VISTA LOOP DR. SANDY, OR	SCALE: 1" = 30'
JOB NUMBER: 20-7322	
TOWNSHIP SURVEYS, L.L.C. 1415 WASHINGTON STREET, OREGON CITY, OR 97045 (503)-666-4818	

20-031 PL/FSH

Subject site outlined in red

Legend

 FSH (Flood and Slope Hazard) Area

