

**DATE OF THIS NOTICE:** October 28, 2020

## **WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT**

Robert Mosier Architect submitted an application on behalf of Rick Minor for development of a new daycare center and associated improvements at 38422 Hood Street. The proposed building is two stories and approximately 4,384 square feet total for both floors. Other site improvements include civic space and landscaping. The applicant is requesting a Type I Adjustment to Section 17.90.110(B.1.a) to exceed the 30 foot maximum wall plane allowed without a variation. The applicant is also requesting a Type II Adjustment to Section 17.90.110(E.2) to provide less than 40 percent windows on the ground floor of the north (street-facing) façade. For more information, you can watch a video describing the proposal at: [bit.ly/31SLi4](https://bit.ly/31SLi4).

You are encouraged to take part in the City's review of this project by sending us your written comments within 14 days from the date of this notice. This proposal will not be reviewed by the Planning Commission or City Council unless a member of the public requests a hearing, the Development Services Director decides to elevate the proposal to a hearing, or this land use decision is appealed.

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**FILE NO.:** 20-039 DR/ADJ Hood Street Daycare

**PROPERTY LOCATION:** South side of Hood Street, east of Bluff Road, and west of Beers Avenue

**TAX MAP/LOTS:** T2SR4E13BC, Tax lot 2400

**COMPREHENSIVE PLAN DESIGNATION:** Commercial

**ZONING DISTRICT DESIGNATION:** C-1, Central Business District

**APPLICANT:** Robert Mosier Architect

**OWNER:** Rick Minor

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

**APPLICABLE CRITERIA:** Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.42 Central Business District (C-1); 17.66 Adjustments and Variances; 17.74 Accessory Development; 17.84 Improvements Required with Development; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; and, 15.30 Dark Sky.

**DECISION PROCESS:** In order to be approved, the application must meet the standards and criteria of the Sandy Development Code listed above. The Development Services Director or the Director's designee will review and make a decision on the proposal. The Director (or designee) may approve, approve with conditions, or deny the application based on the applicable approval criteria, the materials submitted with the application, and other information in the record.

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**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 (**20-039 DR/ADJ**) 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  
Development Services Department  
39250 Pioneer Boulevard  
Sandy, OR 97055

You can also email your comments to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us).

**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. A staff report will be available for review at least seven days prior to the hearing. Due to concerns with COVID-19, City Hall is currently closed to the public. You should email [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) to receive a copy of the materials or a link to the Municipal Code.

**DECISION:** Notice of the Director's decision, including a brief description of the criteria and evidence upon which the decision is based, will be mailed to persons who submitted written testimony. The Director's decision is final unless appealed.

**STAFF CONTACT:** Emily Meharg  
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