

DATE OF THIS NOTICE: January 5, 2021

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

The applicant, Rogue Fabrication, is requesting a zone change for their 1.69 acre property at the Southeast corner of Industrial Way and Champion Way.

The current zoning designation for the site is I-1 (Industrial Park). The applicant is requesting a rezoning of the site to I-2 (Light Industrial). The key difference between these zoning designations are architectural requirements, screening requirements, and setback requirements. I-1 has stricter requirements as these sites are meant to be visible from Highway 26. The applicant states that the site is not visible from Highway 26 and therefore an I-2 designation is more appropriate. Additionally, I-2 zones have fewer expected vehicle trips than I-1 zones based on a reasonable worst-case scenario.

Please see the included vicinity map 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, January 25, 2021 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: South of the intersection of Industrial Way and Champion Way

FILE NO.: 20-041 ZC Rogue Fabrication Rezone

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

PROPERTY OWNER: Eastwinds Industrial Park, Inc.

APPLICANT: JRG Property Management

TAX MAP/LOTS: 24E 15A0 Tax Lot 205

COMPREHENSIVE PLAN DESIGNATION: Industrial

EXISTING ZONING DISTRICT DESIGNATION: I-1 Industrial Park

PROPOSED ZONING DISTRICT DESIGNATION: I-2 Light Industrial

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 (**20-041 ZC**) 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. 20-041 ZC:

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; 17.26 Zoning District Amendments; 17.30 Zoning Districts; 17.48 Industrial Park (I-1); 17.50 Light Industrial (I-2)