

DATE OF THIS NOTICE: February 18, 2021

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Michael Maiden submitted an application to remove nine (9) evergreen trees from 16600 362nd Drive. Three (3) of the trees are less than 11-inches diameter at breast height (DBH) and were removed prior to applying for this tree removal permit. The remaining six (6) trees are all 11-inches DBH or greater; 1 tree is in poor/fair condition, 4 trees are in fair condition, and 1 tree is in good condition. All of the trees are located in a tree preservation buffer and landscape management corridor along Highway 26. The tree preservation buffer is a 30 foot wide buffer strip for preservation, maintenance, and planting evergreen shrubs and other trees located on the north and west sides of the subject property as detailed in plat 2329; the landscape management corridor is defined as “the required yards abutting Highway 26 within the C-2, I-I and I-2 zoning districts where the Development Code requires native conifer and deciduous landscaping, creating the appearance of a forested corridor; openings or breaks in the landscape corridor are minimized, allowing for transportation access and framed views into development sites.” Removal of trees from the protected tree preservation buffer/landscape management corridor requires a variance to Section 17.90.00(D.1), which lists “excessive tree removal and/or grading that may harm existing vegetation within a designated landscape conservation area” as an element incompatible with the Sandy Style.

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 is a Type II Quasi-Judicial land use application and will not be reviewed by the Planning Commission or City Council unless the Development Services Director decides to elevate the proposal to a hearing, or this land use decision is appealed.

FILE NO.: 20-053 TREE/VAR 16600 362nd Drive Tree Removal and Variance

PROPERTY LOCATION: South of Highway 26, north of Industrial Way, east of 362nd Drive

TAX MAP/LOTS: T2SR4E14, Tax lot 1116

COMPREHENSIVE PLAN DESIGNATION: Light Industrial

ZONING DISTRICT DESIGNATION: I-2, Light Industrial

APPLICANT/OWNER: Michael Maiden

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.50 Light Industrial (I-2); 17.66 Adjustments and Variances; 17.90 Design Standards; 17.92 Landscaping and Screening; and 17.102 Urban Forestry.

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

DECISION PROCESS: In order to be approved, the application must meet the standards and criteria of the Sandy Development Code listed on the comment sheet. 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.

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 in relation to the code criteria or include proposed modifications you believe are necessary for approval according to the standards. Please include the file number (**20-053 TREE/VAR**) 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. 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 to receive a copy of the materials or a link to the Municipal Code.

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: Emily Meharg
Phone: 503-783-2585
Email: emeharg@ci.sandy.or.us

16600 362nd DRIVE VICINITY MAP

