

DATE OF THIS NOTICE: March 2, 2021

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

John Mahaffy submitted an application for a variance to the tree retention standards of Section 17.102.50 to allow fewer than the minimum required retention trees. The Mairin's Viewpoint subdivision (File No. 17-053 SUB) was approved with conditions on December 28, 2017 and the plat was recorded on February 24, 2021. The subdivision approval included a condition that the applicant shall submit an updated arborist report and tree inventory for staff review and approval. The subject property is approximately 1.39 acres, which requires retention of four (4) healthy trees 11-inches diameter at breast height (DBH) or greater that are likely to grow to maturity and are located to minimize the potential for blow-down. The applicant and project arborist have been working with staff to identify four (4) retention trees; however, there are very few retention tree candidates on the subject property due to the trees' conditions, species, and locations in relation to building footprints and public improvements. The applicant is requesting a variance to Section 17.102.50 and is proposing to retain three (3) trees and plant two (2) mitigation trees in compliance with Section 17.102.70.

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, March 29, 2021 at 6:30 PM via Zoom**. At the public hearing you will be given an opportunity to submit written testimony and present oral testimony. Please consult the City's calendar at <https://www.ci.sandy.or.us/calendar> and click on the hearing date for more information about how to participate remotely at the hearing.

FILE NO.: 21-004 TREE/VAR Mairin's Viewpoint Tree Variance

PROPERTY LOCATION: West of Bluff Road, south of Olson Street

TAX MAP/LOTS: T2SR4E11DA, Tax Lot 400

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

ZONING DISTRICT DESIGNATION: SFR, Single Family Residential

APPLICANT/OWNER: John Mahaffy

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; and 17.102 Urban Forestry.

NOTICE IS MAILED TO: Property Owners within 500 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 Planning Commission will review and make a decision on this proposal. The Commission 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 500 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 (**21-004 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. Due to concerns with COVID-19, City Hall is currently closed. You should email planning@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 Planning Commission to respond to the issue, you will not be able to appeal the decision to the City Council or the Land Use Board of Appeals 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.

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MAIRIN'S VIEWPOINT VICINITY MAP

