

DATE OF THIS NOTICE: April 16, 2021

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Robert Mosier Architect submitted an application on behalf of Adventure Holdings LLC to construct a three-story building, including a full basement, ground floor, and mezzanine, to connect to the recent expansion at 38454 Pioneer Blvd. The proposed building is approximately 6,667 square feet total including the basement, first floor, and mezzanine. The old Winter Fox building will be demolished. Other site improvements include civic space, landscaping, and alterations to the existing parking area. The applicant is requesting two adjustments to Section 17.90.110(E.2) related to percent ground floor windows: a Type II Adjustment to provide less than 40 percent windows on the ground floor of the north (street-facing) elevation and a Type I Adjustment to provide less than 40 percent windows on the ground floor of the west elevation.

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 this land use decision is appealed.

FILE NO.: 21-006 DR/ADJ Next Adventure Phase III Addition

PROPERTY LOCATION: South side of Pioneer Blvd, east of Bluff Road, and west of Beers Avenue

TAX MAP/LOTS: T2SR4E13CB, Tax Lot 1700

COMPREHENSIVE PLAN DESIGNATION: Commercial

ZONING DISTRICT DESIGNATION: C-1, Central Business District

APPLICANT: Robert Mosier Architect

OWNER: Adventure Holdings LLC

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.

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 (**21-006 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.

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. You should email 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 within 12 days of issuance of the final order.

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

COMMENT SHEET for File No. 21-006 DR/ADJ:

Your Name

Phone Number

Address

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NEXT ADVENTURE VICINITY MAP

