

DATE OF THIS NOTICE: May 7, 2021

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

The applicant, Even Better Homes, is proposing an 89-lot subdivision on the subject properties adjacent to Vista Loop Drive, just east of Highway 26. These properties total 32.87 acres. Both parcels are zoned SFR, Single Family Residential. The homes on the proposed lots may be a mix of detached single-family homes and duplexes. This mix of housing will be determined at time of building permit submission. The lots range in size from 7,500 square feet to 19,534 square feet. The proposal includes three stormwater tracts, four private drive tracts, and three open space tracts.

As part of the development process, the applicant will need to remove a number of trees. The code requires that, based on the acreage of the subject site, 99 trees are to be retained. The applicant intends to retain 99 trees. Additionally, a portion of the subject site overlays with the Flood and Slope Hazard (FSH) area. Development is prohibited in this area. The applicant is not proposing development in the FSH area.

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.

Please see the included vicinity map and site plan for additional site information.

PROPERTY LOCATION: East and west of the eastern end of Vista Loop Drive, east of Highway 26

FILE NO.: 21-012 SUB/TREE/FSH Cedar Creek Heights

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

PROPERTY OWNER: Brad Picking (property east of Vista Loop Drive) and John Knapp (property west of Vista Loop Drive)

APPLICANT: Even Better Homes, Inc.

TAX MAP/LOTS: 25E 19, Tax Lots 200 and 500

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

ZONING DISTRICT DESIGNATION: Single Family Residential

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 Development Services Director 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 300 feet of the proposed new project. We invite you to send written comments regarding the proposal. Per Section 17.22.50, please send your comments within 14 days of 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 in the Sandy Municipal Code. Please include the file number (**21-012 SUB/TREE/FSH**) 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. You can email planning@ci.sandy.or.us or sdenison@ci.sandy.or.us to receive a copy of the materials or a link to the Sandy Municipal Code, or you can visit City Hall between the hours of 9:00 A.M and 3:00 P.M., Monday through Friday.

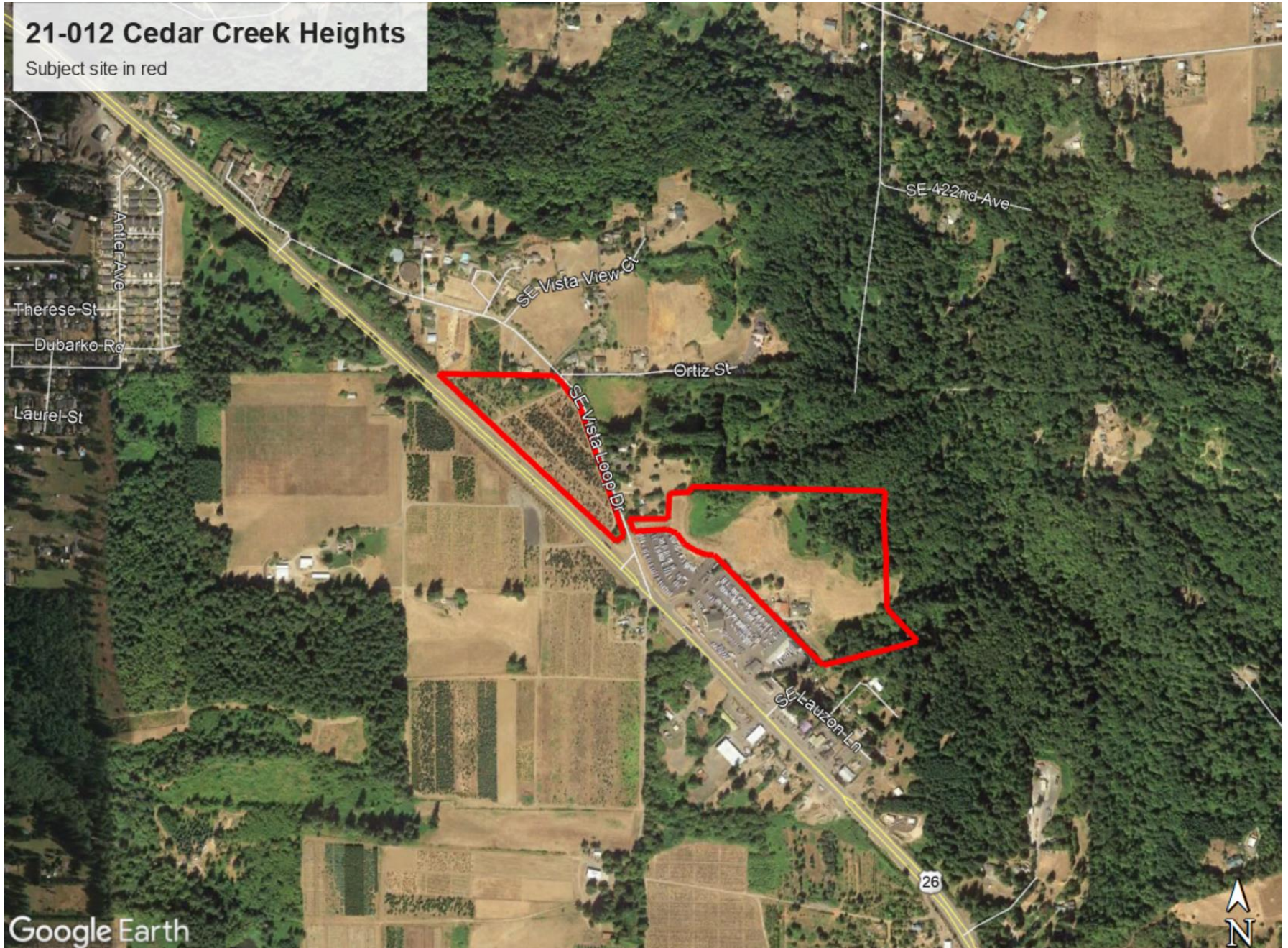
APPEAL STANDING: Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved or fail to provide statements or evidence to allow City staff to respond to the issue, you will not be able to appeal the decision to the Planning Commission 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

21-012 Cedar Creek Heights

Subject site in red



Google Earth

21-012 Cedar Creek Heights
Vicinity Map