

DATE OF THIS NOTICE: August 10, 2021

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

The City of Sandy is seeking your input on an application for a proposed new development. The applicant, Roll Tide Properties Corp., requests to develop a 32-lot subdivision at 40808 and 41010 Highway 26. The development is proposed to include two partial street extensions and the creation of two new streets. The applicant proposes 30 lots of Low Density Residential (R-1) that will contain single family homes or duplexes, one small lot (9,023 square feet) of Medium Density Residential (R-2), and one large lot (7.35 acres) with a combination of Medium Density Residential (R-2) and Village Commercial (C-3). The 30 lots of R-1 land range in size from 5,500 square feet to 32,189 square feet. The applicant proposes to retain 48 existing trees and proposes to remove the remainder of the trees from the site.

The exact number of multifamily units will be determined with a subsequent design review application, but the applicant claims the number of multifamily dwelling units on the R-2 zoned land will be between 38 dwelling units and 66 dwelling units. The C-3 zoned land will likely contain a mix of commercial and residential development.

The applicant previously proposed a development at the site that was denied by the City Council (19-050 CPA/ZC/SUB/SAP/TREE Bull Run Terrace). This application is substantively different from that prior proposal. The applicant is not proposing a Comprehensive Plan amendment or Zone Change. The applicant does not propose to expand Deer Pointe Park or connect Dubarko Road to Highway 26. The existing parks master plan details the Deer Pointe neighborhood to have a Community Park. The existing transportation system plan classifies Dubarko Road as a minor arterial and shows it connecting to Highway 26.

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

Due to the interest in the previous proposal at the subject site, the Development Services Director elevated this application to a Type III decision to be heard and considered by the Planning Commission. 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 **Planning Commission on Monday, September 27, 2021 at 6:30 PM**. This meeting will be conducted in a hybrid in-person/online format. The Commission, or a portion of the Commission, will be present in-person in the Council Chambers in City Hall (lower level) at 39250 Pioneer Blvd., Sandy, OR 97055. Members of the public can attend in-person or participate in the meeting online via Zoom. 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 at the hearing.

PROPERTY LOCATION: South of Highway 26, east of Meadow Avenue

FILE NO.: 21-014 SUB/TREE Deer Meadows Subdivision (TYPE III)

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

PROPERTY OWNER/APPLICANT: Roll Tide Properties Corp.

PHYSICAL ADDRESS: 40808 and 41010 Highway 26

TAX MAP/LOTS: T2 R5E Section 18 CD, Tax Lots 900 and 1000

COMPREHENSIVE PLAN DESIGNATION: Village

ZONING DISTRICT DESIGNATION: Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3)

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 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 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 (**21-014 SUB/TREE**) 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. The Development Services Department in City Hall is open Monday through Friday, 9:00 AM to 4:00 PM. You can also 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 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 oral or written testimony. The notice of decision will also include information regarding your right to appeal the decision.

STAFF CONTACT: Kelly O’Neill Jr.
Development Services Director
Phone: 503-489-2163
Email: koneill@ci.sandy.or.us

COMMENT SHEET for File No. 21-014 SUB/TREE:

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; 17.28 Appeals; 17.30 Zoning District Amendments; 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.46 Village Commercial (C-3); 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.