

**DATE OF THIS NOTICE:** May 20, 2021

## **WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT**

Tom Orth submitted an application for a 9-lot subdivision located on a 1.17 acre parcel on the east side of Ten Eyck Road between Hood Street and Pleasant Street. The 9 lots range in size from 4,827 square feet to 8,604 square feet and all lots are proposed to gain access from either Pleasant Street or Hood Street. All lots are proposed to contain either a single-family home or a duplex. The proposal also includes frontage improvements and removal of all but three trees from the subject property. The applicant is not requesting any adjustments or variances to the Development Code so the subdivision will be processed as a Type II review with a decision made by City staff.

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

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 the City Council unless the land use decision is appealed.

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**FILE NO.:** 21-015 SUB/TREE Ten Eyck Rim Subdivision

**PROPERTY LOCATION:** East side of Ten Eyck Road, south of Hood street, north of Pleasant Street

**TAX MAP/LOTS:** T2SR4E13AD, Tax Lot 900

**COMPREHENSIVE PLAN DESIGNATION:** Medium Density Residential

**ZONING DISTRICT DESIGNATION:** R-2, Medium Density Residential

**APPLICANT/OWNER:** Tom Orth

**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; 17.38 Medium Density Residential (R-2); 17.74 Accessory Development; 17.80 Additional Setbacks on Collector & Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland & Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; 17.100 Land Division; 17.102 Urban Forestry; 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.

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**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 (**21-015 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  
Development Services Department  
39250 Pioneer Boulevard  
Sandy, OR 97055

You can also email your comments to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us).

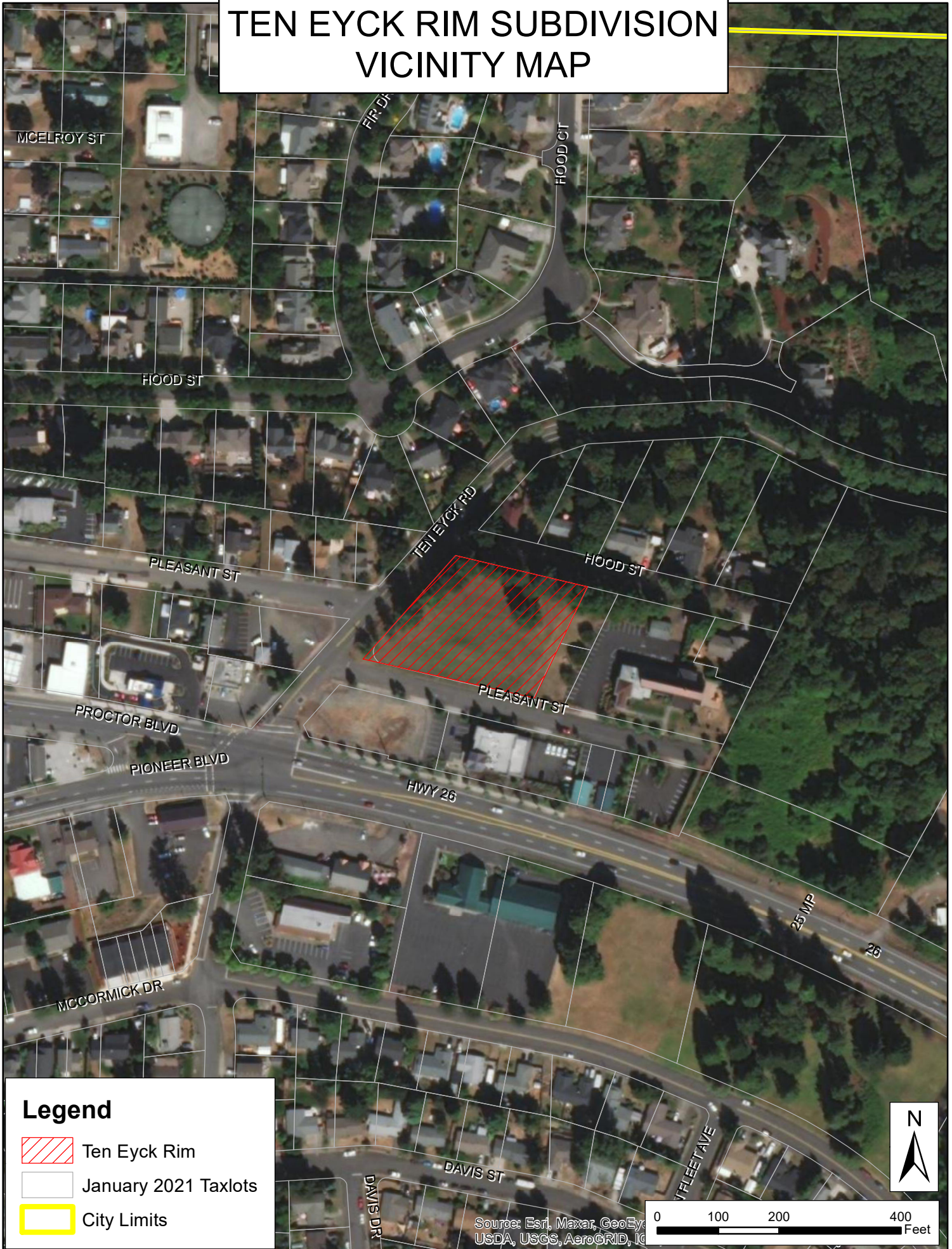
**APPLICABLE MATERIALS:** All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. You can email [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) to receive 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.

**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.




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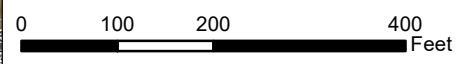


# TEN EYCK RIM SUBDIVISION VICINITY MAP



## Legend

-  Ten Eyck Rim
-  January 2021 Taxlots
-  City Limits



Source: Esri, Maxar, GeoEye, USDA, USGS, AeroGRID, IGN