

**DATE OF THIS NOTICE:** June 25, 2021

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

Lee Gibson submitted an application on behalf of property owners Laura and Martin Oakland to adjust the common property line between two adjacent lots (Lot 5 and Lot 6 of Block 1 of Otto Meinig's 2nd Addition to Sandy, Plat 0282) located at 39221 Pleasant Street. Lot 5 contains an existing house while Lot 6 is vacant. The common property line is proposed to be relocated 9-feet-3-inches to the east. Lot 5 will increase in area from 4,951 square feet to 5,917 square feet, while Lot 6 will decrease in area from 5,762 square feet to 4,796 square feet. The applicant states that the proposed relocation of the property line is to allow for the addition of a stairwell on the east side of the existing house while still meeting the required 5-foot side yard setback. The subject lots were created by plat; therefore, this application is processed as a minor replat.

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.:** 21-026 MP 39221 Pleasant Street Minor Replat

**PROPERTY LOCATION:** North side of Pleasant Street, east of Meinig Avenue, west of Hoffman Avenue

**ADDRESS:** 39221 Pleasant Street

**TAX MAP/LOTS:** T2SR4E13AC, Tax Lots 2600 and 2700

**COMPREHENSIVE PLAN DESIGNATION:** Commercial

**ZONING DISTRICT DESIGNATION:** C-1, Central Business District

**APPLICANT:** Lee Gibson

**OWNER:** Laura and Martin Oakland

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

**APPLICABLE CRITERIA:** Sandy Municipal Code: 15.20 Curbs, Sidewalks, and Underground Utilities; 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.40 High Density Residential (R-3); 17.42 Central Business District (C-1); 17.84 Improvements Required with Development; 17.92 Landscaping and Screening; and 17.100 Land Division.

**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

Page 1 of 3

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 (**21-026 MP**) 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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