

**DATE OF THIS NOTICE:** August 18, 2021

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

The City of Sandy is requesting annexation of 16370 Royal Lane on behalf of the Miller Family Trust and Douglas and Barbara Rebok Revocable Trust. The annexation area includes 15.21 acres and the conceptual zoning designation for the property is General Commercial (C-2). The primary reason for the annexation is to accommodate the future extension of Bell Street.

Please see the included vicinity map for additional information.

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 p.m.** via Zoom. The City Council will hold a separate hearing via a hybrid model of in-person and Zoom on **Monday, October 18, 2021 at 7:00 p.m.** to review the Planning Commission's recommendation. The City Council meeting will be held at 39250 Pioneer Blvd. (lower level). 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 remotely at the hearings.

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**PROPERTY LOCATION:** West of Bell Street, north of Highway 26, south of Sandy Bluff Park

**FILE NO.:** 21-041 ANN Annexation of 16370 Royal Lane (TYPE IV)

**NOTICE IS MAILED TO:** Property Owners within 1,000 feet of the site, Interested Citizens and Agencies

**PROPERTY OWNERS:** Miller Family Trust, Douglas and Barbara Rebok Revocable Trust

**APPLICANT:** City of Sandy

**PHYSICAL ADDRESS:** 16370 Royal Lane

**TAX MAP/LOTS:** T2 R4E Section 11, Tax Lot 3500

**COMPREHENSIVE PLAN DESIGNATION:** Retail/Commercial

**CONCEPTUAL ZONING DISTRICT DESIGNATION:** General Commercial (C-2)

**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 the proposal and make a recommendation to the City Council. The City Council 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 1,000 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 (**21-041 ANN**) 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](mailto: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](mailto: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 or City Council to respond to the issue, you will not be able to appeal the decision to the 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](mailto:koneill@ci.sandy.or.us)



16370 SE Royal Lane  
Annexation

Red Line Outlines  
Property to be  
Annexed

