

## NOTICE OF LAND USE DECISION

**NOTICE DATE:** May 2, 2022

**THIS NOTICE IS MAILED TO:** People who submitted written/oral testimony before the Planning Commission and/or the City Council, agencies who submitted testimony, the applicant, the applicant's consultants, and the property owners.

**FROM:** City of Sandy Planning Division

**STAFF CONTACT:** Kelly O'Neill Jr., Development Services Director, [koneill@ci.sandy.or.us](mailto:koneill@ci.sandy.or.us)

**FILE NO.:** 21-061 AP – Deer Meadows subdivision appeal

**EXPLANATION OF THE PROPOSAL:** With modifications received on March 14, 2022, the applicant, Roll Tide Properties Corp., requested approval for a 30-lot subdivision. The development proposal included two partial street extensions and the creation of two new streets. The applicant proposed 28 lots of Low Density Residential (R-1) that would contain single family homes or duplexes, one small lot (10,036 square feet) of Medium Density Residential (R-2) that would likely contain multi-family housing, and one large lot (7.35 acres) with a combination of Medium Density Residential (R-2) and Village Commercial (C-3) that would likely contain multi-family housing. The proposed 28 lots with R-1 zoning range in size from 5,500 square feet to 13,193 square feet. The applicant proposed to retain 48 existing trees and proposed to remove the remainder of the trees from the site.

**EXPLANATION OF THE DECISION:** On April 25, 2022, the City Council **denied** the Deer Meadows subdivision application and upheld the Planning Commission decision. The reason for denial is explained in the findings of fact and final order.

**APPLICANT/OWNER:** Roll Tide Properties, Corp.

**LOCATION:** The subject site is located south of Highway 26, east of the terminus of Dubarko Road, and north of Knapp Farms. The addresses are 40808 and 41010 Highway 26.

**LEGAL DESCRIPTION:** T2 R5E Section 18CD, Tax Lots 900 and 1000

**DECISION PROCESS:** This notice is to inform you that a decision has been issued on the above referenced land use file. The decision may be appealed to the Land Use Board of Appeals within 21 days of the date of the decision as provided in ORS 197.830 and OAR Chapter 661, Division 10.

**FOR MORE INFORMATION:** Additional information is available by sending an email to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) or visiting the City of Sandy website. A copy of the final order, summarizing the standards and facts that justified the decision is available upon request. In addition, all documents and evidence submitted with this application are also available for review. Additional copies are available at a reasonable cost.