

DATE OF THIS NOTICE: December 30, 2021

**NOTICE OF CITY COUNCIL HEARING FOR FILE NO. 21-061 AP,
APPEAL OF FILE NO. 21-014 SUB/TREE, DEER MEADOWS SUBDIVISION**

The applicant, Roll Tide Properties Corp., seeks approval for a 32-lot subdivision at 40808 and 41010 Highway 26. The development proposal includes two partial street extensions and the creation of two new streets. The applicant proposes 30 lots of Low Density Residential (R-1) that would 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 proposed 30 lots with R-1 zoning range in size from 5,500 square feet to 32,189 square feet. The applicant also proposes to retain 48 existing trees and 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 Planning Commission denied the Deer Meadows subdivision proposal with a vote of 5:0 on November 8, 2021. The final order (i.e., written decision) was signed by Chairman Crosby and issued on November 18, 2021. The applicant filed a timely appeal of the Planning Commission decision on November 30, 2021.

You are invited to take part in the appeal hearing before the **City Council on Tuesday, January 18, 2022 at 7:00 PM**. You may participate in writing, orally, or both. As of the date of this notice, the City plans to conduct the hearing in a hybrid in-person/online format. The City Council 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 the hearing in-person or may participate online via Zoom.

The City Council will determine the scope of its review on January 3, 2022. This will determine whether testimony will be limited to the Planning Commission record or whether parties may submit new evidence and raise new issues during the January 18 hearing (a “de novo” hearing). 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. The information available through this link will be updated after January 3 to clarify whether the hearing will be on the record or de novo.

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

FILE NO.: 21-061 AP Deer Meadows Subdivision (TYPE III)

NOTICE IS MAILED TO: Property Owners within 500 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)

NOTICE IS MAILED TO: Property Owners within 500 feet of the site, persons who submitted oral or written testimony to the Planning Commission, other persons entitled to notice and affected agencies

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 City Council will hold a hearing, consider oral and written testimony, and make a decision on this proposal. They will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 500 feet of the proposed new subdivision. We invite you to send any written comments regarding the proposal. 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 **(21-061 AP)** 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 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 to the Land Use Board of Appeals.

STAFF CONTACT: Kelly O'Neill Jr.
Development Services Director
Phone: 503-489-2163
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