

DATE OF THIS NOTICE: March 22, 2022

WE WANT YOUR COMMENTS ON A PROPOSED LAND REPLAT

The owner of a set of properties at 38922 and 38952 Pioneer Boulevard and 38953 Junker Street has requested a replat, which will combine the properties into a single lot. The applicant proposes replating these lots to remove all interior lot lines in order to construct a new veterinary clinic on the property. Please note that the actual development of the property will be part of a separate future application process.

Due to the type of application, state law dictates that property owners within 300 feet of the site be given written notice of the application. You are invited to take part in the City's review of this project by sending in your written comments on the proposal, should you have any. Review of this application is based solely on applicable criteria in the Sandy Development Code. Only those public comments which address these criteria can be considered in this review.

Please see the included proposed plat map for additional site information.

PROPERTY LOCATION: 38922 and 38952 Pioneer Blvd and 38953 Junker Street

FILE NO.: 22-008 MP

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

PROPERTY OWNER/APPLICANT: Shan Hill (Barlow Properties, LLC)

TAX MAP/LOTS: 2S 4E 13CA, tax lots 5400, 5500, 5600, and 5700

COMPREHENSIVE PLAN DESIGNATION: Commercial

ZONING DISTRICT DESIGNATION: C-1, Central Business District

APPLICABLE CRITERIA: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.42 Central Business District; 17.100 Land Division

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 Development Services Director (or his designee) 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 300 feet of the proposed new project. We invite you to send written comments regarding the proposal. Per Section 17.22.50, please send your comments within 14 days of 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 in the Sandy Municipal Code. Please include the file number (**22-008 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
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. You can email 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 4:00 P.M., Monday through Friday.

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 City staff to respond to the issue, you will not be able to appeal the decision to the Planning Commission 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 written testimony. The notice of decision will also include information regarding your right to appeal the decision.

STAFF CONTACT: Shelley Denison
Associate Planner
Phone: 503-783-2587
Email: sdenison@ci.sandy.or.us

