

DATE OF THIS NOTICE: July 20, 2022

WE WANT YOUR COMMENTS ON A PROPOSED LOT REPLAT

Two property owners, Tracy Ellis and Charles Anderson Jr., have submitted an application to replat their properties. As shown on the attached satellite images, a portion of 18055 Bluff Road extends north to the east of 38190 Sandy Heights Street. The applicants are requesting to replat these properties in order to add this portion of land to 38190 Sandy Heights Street. These properties were originally platted in 1981, possibly to allow for frontage on Sandy Heights Street for the 18055 Bluff Road property.

No development is being proposed on either of these properties at this time.

As per state law, this application type requires public notice and opportunity for the public to comment.

Please see the attached satellite maps for more information.

FILE NO.: 22-028 MP 38190 Sandy Heights Street

LEGAL DESCRIPTION: 24E 14DD Tax Lot # 00100

COMPREHENSIVE PLAN DESIGNATION: High Density Residential

ZONING DISTRICT DESIGNATION: High Density Residential (R-3)

APPLICANTS/OWNERS: Tracy Ellis and Charles Anderson Jr.

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

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 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.

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 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 (**22-028 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.

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.

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.

STAFF CONTACT: Shelley Denison
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Current Plat



Proposed Plat



38190 Sandy Heights Street

18055 Bluff Road