

Date of this notice: February 2, 2023

We are interested in your comments on a proposed development.

Address: 38015 Highway 26

Property Location: North of Highway 26, south of Meeker Street, east of University Ave., west of Bluff Road

Legal Property Description: 24E14AD Tax Lots 902 and 1000

Applicant: State Street Homes

Property Owner: Paola, Jocelyn D Trustee (TL 1000) and State Street Homes (TL 902)

Property's Comprehensive Plan Designation: Commercial

Property's Zoning Designation: General Commercial (C-2)

Application File Number: 22-031 DR/VAR/TREE State Street Homes Mixed-Use Development



The applicant, State Street Homes, submitted an application on behalf of the owners, State Street Homes and Jocelyn Paola, to construct a four-story mixed-use building with associated parking and landscaping. The building will contain self-service storage on the ground floor and 42 multi-family residential units above. The proposed development and the existing Paola's Pizza Barn will share an access from Highway 26 and the existing Pizza Barn parking lot will be reconfigured. The applicant is also requesting the following four (4) variances:

1. Type III Special Variance to Section 17.74.40(B.2) to exceed the maximum 4-foot height of a wall/fence on a commercial property in the front yard.
2. Type III Special Variance to Section 17.74.40(B.4) to exceed the maximum 8-foot height of a wall/fence on a commercial property in the rear yard.
3. Type III Special Variance to Section 17.74.40(B.4) to exceed the maximum 8-foot height of a wall/fence on a commercial property in the side yard.
4. Type III Tree Removal Variance in accordance with Section 17.102.70.

It is important to note that this application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 because it was submitted prior to the effective date of the moratorium.

Please see the attached site plan included with this notice for more information.

How to provide comments

There are two ways you can provide comments on this application:

1. **You can submit written comments either by mail or email.** Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is:

Sandy City Hall: Development Services Department
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us. Please include the file number of the application, 22-031 DR/VAR/TREE, in your comments. All comments must be received by 4:00 PM on the day of the public hearing in order to be considered during the hearing.

2. **You can comment at a public hearing.** There will be 1 public hearing about this application:

Planning Commission: FEBRUARY 27, 2023, at 6:30 PM

All of the City's public hearings are held in-person as well as broadcasted online via Zoom. You are welcome to participate either in-person or online. In-person hearings are held on the lower level of City Hall at 39250 Pioneer Boulevard. To access the online Zoom broadcast and to learn about how to participate in the hearing, please visit www.ci.sandy.or.us/calendar.

What to comment on

Because of state and federal laws, the City can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Code sections are being considered as part of the review of this application:

Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.44 General Commercial (C-2); 17.66 Adjustments and Variances; 17.74 Accessory Development; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.82 Special Setbacks on Transit Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.

You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances.

How to get more information

You are able to review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 9:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of the application, a reasonable fee may be required to cover the cost of paper and staff time. A copy of the staff report for this application will be available at least seven days before the date of the hearing and can be reviewed in the same manner. For more information on the land use development process in general, please visit www.sandy-speaks.org/development-process.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed in this notice. The Planning Commission will review and make a decision on this proposal. The Commission 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.

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 to respond to the issue, you will not be able to appeal the decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

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