

## NOTICE OF LAND USE DECISION

**NOTICE DATE:** December 6, 2022

**THIS NOTICE IS MAILED TO:** People who submitted written/oral testimony, agencies who submitted testimony, and the applicant team

**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)  
503-489-2163

**FILE NO.:** 22-038 CPA/ZC/SAP/SUB/TREE Bull Run Terrace Reconsideration

**EXPLANATION OF THE PROPOSAL:** The applicant requested a Type IV Zone Map Amendment, Comprehensive Plan Map Amendment, establishment of a Specific Area Plan, approval of a 7-lot subdivision, and tree removal. The subject site is approximately 15.91 acres. The site is located at 40808 and 41010 Highway 26. The development area would total 11.60 acres with the remaining acreage dedicated as right-of-way, two stormwater facilities, and parkland. Four lots totaling 0.59 acres are proposed to be zoned R-1 (low-density residential) and will each contain a single-family dwelling or duplex. One lot at 6.50 acres is proposed to have the R-3 (high-density residential) zoning designation, one lot at 1.23 acres is proposed to have the R-2 (medium-density residential) zoning designation, and one lot at 3.28 acres is proposed to have the C-3 (village commercial) zoning designation. The R-3 and R-2 lots would contain multi-family dwellings and the one lot of C-3 would likely contain a mix of commercial and residential development. The site is proposed to have a dwelling cap of 200 units. The applicant also proposes to dedicate 1.755 acres for the eventual construction of Deer Pointe Park and zone this land as Parks and Open Space (POS).

**EXPLANATION OF THE DECISION:** The Bull Run Terrace Reconsideration proposal was reviewed concurrently as a Type IV comprehensive plan amendment, zone change, subdivision, and specific area plan overlay with tree removal. The City Council **approved** the request by vote of 6:1 and passed Ordinance No. 2022-27.

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

**PHYSICAL ADDRESS:** 40808 and 41010 Highway 26

**TAX MAP/LOTS:** T2S R5E Section 18 CB, 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. Any person who appeared before the City Council, either orally or in writing, may appeal this decision to the Land Use Board of Appeals. An appeal to the Land

Use Board of Appeals must be made within 21 days of this order's date and must comply with ORS 197.830 and LUBA's rules at OAR Chapter 661, division 10. A notice filed thereafter will not be timely filed and LUBA will dismiss the appeal.

**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 ordinance, findings, and conditions, 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.