

Date of this notice: May 2, 2023

We are interested in your comments on a proposed development.

Address: 38272 and 38330 Highway 211

Property Location: South of Highway 211, north of Bornstedt Park, east of Village Blvd., west of Pine Street

Legal Property Description: 24E24BC Tax Lots 4400 and 4500

Applicant: BCRA

Property Owner: DPS LLC

Property's Comprehensive Plan Designation: Village

Property's Zoning Designation: Low Density Residential (R-1), Medium Density Residential (R-2), Village Commercial (C-3) with the Bornstedt Village Overlay (BVO)

Application File Number: 22-039 DR/MP/VAR/TREE Cascade Creek Mixed-Use Development



The applicant, BCRA, submitted an application on behalf of the owner, DPS LLC, to construct a mixed-use development that includes a total of 78 multi-family residential units and 10 office spaces. The proposal consists of four (4) multi-family residential buildings to the south of Cascadia Village Drive and two (2) mixed-use office/residential buildings to the north of Cascadia Village Drive, as well as associated parking, landscaping, common open space, and roadway improvements. Cascadia Village Drive and Pine Street will be extended through the site, Village Blvd. will be widened, and frontage improvements will be completed on Highway 211. The applicant is also requesting a major partition to reconfigure the subject lots and the following four (4) variances:

1. Type III Variance to Sections 17.100.180(A), 17.84.50(E.2), and 17.84.50(J.3) to not provide 150 feet between intersections for Pine Street north and south of Cascadia Village Drive.
2. Type III Variance to Section 17.100.120(B) to exceed the 400-foot maximum block length on the west side of Pine Street between Sequoia Street and Cascadia Village Drive.
3. Type III Special Variance to Section 17.90.160(D) to not provide 8-foot offsets every 20 feet on all six (6) buildings.
4. Type III Variance to Tree Retention requirements 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 the following:

Development Services Department
ATTN: Kelly O’Neill Jr.
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 22-039 DR/MP/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: June 26, 2023, at 6:30 p.m.
City Hall at 39250 Pioneer Blvd., Sandy, OR 97055 -or-
Zoom: https://us02web.zoom.us/j/81832245497

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; 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.46 Village Commercial (C-3); 17.54 Specific Area Plan Overlay; 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; 17.100 Land Division; 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 producing copies and staff time. A copy of the staff report for this application will be available at least seven (7) 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.

Staff Contact: Kelly O’Neill Jr.
Development Services Director
Phone: 503-489-2163
Email: koneill@ci.sandy.or.us

Comment Sheet for file number 22-039 DR/MP/VAR/TREE

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.46 Village Commercial (C-3); 17.54 Specific Area Plan Overlay; 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; 17.100 Land Division; 17.102 Urban Forestry; 15.30 Dark Sky; and, 15.44 Erosion Control Regulations.