

Date of this notice: February 8, 2024

Case File#: 24-004 MHLD

We are interested in your comments on a Middle Housing Land Division.

We are mailing you information about this middle housing land division request because you own land within 100 feet of multiple properties proposed to be subdivided. We invite you to send any written comments regarding the proposal within 14 days of the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

Address: 39800, 39820, 39840, and 39860 Hood Street

39725, 39745, 39765, 39785, and 39805 Pleasant Street

Property Location: NE Corner of Pleasant Street and Ten Eyck Road

Legal Property Description: 24E13AD Tax Lot 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300 & 2400.

Applicant/Property Owner: Tom Orth and John Holmlund

Property's Comprehensive Plan Designation: Medium Density Residential

Property's Zoning Designation: Medium Density Residential (R-2)



The applicants, Tom Orth and John Holmlund, submitted an application requesting land divisions under Section 17.100.50 Middle Housing Land Divisions. The land in its current form was approved as a subdivision plat in 2021 under case file #21-015 SUB/TREE. The subject property containing the Ten Eyck Rim Subdivision received final plat approval in May 2023. The Subdivision was approved for nine (9) platted lots to accommodate nine (9) separate duplexes. The applicant requests approval to divide the platted lots into two lots each in accordance with Senate Bill 458.

This land division would not create additional dwellings, but rather divide the existing approved duplex lots into two individual lots that can be sold separately. It is important to note that this middle housing land division application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or subsequent resolutions because the number of dwellings already has City land use approval for nine duplexes (18 dwellings).

How to provide comments

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.

What to comment on

Because of state and federal laws, the City of Sandy 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 Sandy Development Code chapters are being considered as part of the review of this application:

17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.38 Medium Density Residential (R-2); 17.100 Land Divisions

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.

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 Development Services Director or Senior Planner will review the application and make a decision on this proposal. The Director or Senior Planner 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 staff 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: Patrick Depa
Senior Planner
Phone: 503-783-2585
Email: planning@ci.sandy.or.us

Comment Sheet for file number 24-004 MHL D

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: Sandy Development Code Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.38 Medium Density Residential (R-2); 17.100 Land Divisions