

Date of this notice: February 21, 2025

We are interested in your comments on a request to extend the placement of two temporary construction trailers for a period of one year.

We are mailing you information about this land use application because you own land within 300 feet of the property listed below. The applicant is proposing to extend the placement of two construction trailers originally approved on March 13, 2024, for a period of one year on the property being developed for Tickle Creek Village, located at the intersection of Dubarko Road and Ruben Lane. The trailers will be moved further east into the interior of the site to facilitate construction. We invite you to send any written comments regarding the proposal within 14 days from 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(s): 37101 Dubarko Road

Property Location: Tickle Creek Village (Dubarko Road and Ruben Lane)

Map and Tax Lot Number: Map 24E14 Tax Lot 03100

Applicant/Property Owner: Dubarko Development Corp.

Property's Comprehensive Plan Designation: High Density Residential

Property's Zoning Designation: High Density Residential (R-3)

Application File Number: 25-005 TEMP

The trailers will be in the "Tickle Creek Village" condominium project, approved in 2021. The applicant, Dubarko Development Corp., submitted an application requesting a Type II Temporary Structure Permit to place two temporary construction trailers on their development site. This application is reviewed as Type II per Section 17.74.60.B because it is a renewal to their first approval granted September 24, 2021. Here is what the Sandy Municipal Code states on temporary uses and structures:

Sec. 17.74.60. Temporary uses or structures.

- A. *Temporary Uses.* Temporary uses, as defined in Chapter 17.10—Definitions, not located within a structure, may be permitted for a period not to exceed 90 days, provided a temporary permit is first obtained under the Type I procedure. Renewal of a temporary permit shall be processed under the Type II procedure.
- B. *Temporary Structures.* Temporary structures in connection with the building or sale of dwellings and land, and construction of industrial or commercial facilities may be permitted, for a period not to exceed one (1) year, provided a temporary permit is first obtained under the Type I procedure. Renewal of a temporary permit shall be processed under the Type II procedure.

It is important to note that this application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or the subsequent resolutions because neither trailer will have a bathroom or is connected to the City's wastewater system.



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 and sections are being considered as part of the review of this application:

Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.40 High Density Residential (R-3); Section 17.74.60(B) Temporary Structures

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

How to get more information

You can 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 any application materials, 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 the 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 applicable 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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