

May 21, 2025

NW Executive Homes and Development  
ATTN: Alex Flikkema, Property Owner  
PO Box 818  
Boring, OR 97009

SUBJECT: The Riffles Food Cart (File No. 22-012 DR/VAR/TREE/DEV/CART)

Dear Mr. Flikkema,

This letter regards your written request you submitted on May 15, 2025, to extend the design review approval for 37095, 37115, and 37133 Highway 26, otherwise known as Lots 8, 9, and 10 of Twin Cedars No. 2, approved with File No. 22-012 DR/VAR/TREE/DEV/CART. The original expiration date to submit building permits as set forth in the findings of fact and final order was August 2, 2024. On May 8, 2024, the City of Sandy granted a one-year extension to August 2, 2025, in accordance with Section 17.90.70 of the Sandy Municipal Code. On May 20, 2024, and in response to the development moratorium, the City Council adopted Ordinance 2024-09 which allows property owners with an existing land use approval to request an additional extension in addition to any other extension which may be available under the Sandy Municipal Code.

After reviewing your extension request and the letter from Wasatch Credit Association dated May 20, 2025, I am permitting a two-year extension of the Design Review to a modified expiration date of **August 2, 2027**. Based on this extension date you will need to have building permits submitted to the City of Sandy Development Services Department by August 2, 2027. This extension is only for the design review approved with the land use decision defined as File No. 22-012 DR/VAR/TREE/DEV/CART.

If you have any questions about this letter, you are welcome to contact me at the email or phone number below.

Thank you,



Kelly O'Neill Jr.  
Development Services Director  
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