

April 14, 2026

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 a property 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: 18855 Crooked River Street

Property Location: North side of Vista Loop Drive just east of Hwy 26

Legal Property Description: 25E19AA Tax Lot 00700

Applicant/Property Owner: Vadim Gayduchik

Property's Comprehensive Plan Designation: Low Density Residential

Property's Zoning Designation: Single Family Residential (SFR)

Case File #: 26-013 MHL D (Duplex)



The applicant, Vadim Gayduchik, submitted an application requesting a land division under Section 17.100.50. Middle Housing Land Divisions. The land in its current form was approved as a subdivision in 2021 under case File No. 21-012 SUB/FSH/TREE. The subject property containing the Hood View Height No. 2 subdivision received final plat approval in May 2023. The subdivision was approved for fifty-one (51) plated lots with ten (10) lots already subdivided per File No. 24-044 MHL - Middle Housing - Hood View Heights Phase II (Lots 78-87). The applicant requests approval to divide Lot 41 in the same subdivision into two lots each in accordance with Senate Bill 458.

This land division will create one additional lot converting one existing approved lot into two lots with an attached duplex that can be sold separately. It is important to note that this middle housing land division application can be processed as this middle housing land division and the subsequent need for one additional equivalent residential unit (ERU) can be accommodated in accordance with Section 10.b.ii. of Resolution 2025-14.

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; 17.34 Single Family Residential (SFR); 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 8:00 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

