

DATE OF THIS NOTICE: October 13, 2022

NOTICE OF UPDATED DEVELOPMENT PROPOSAL

This application is not subject to the moratorium on development adopted by Resolution 2022-24 because it was submitted prior to the effective date of the moratorium.

On December 29, 2020, the City Council issued a decision denying the Bull Run Terrace Subdivision application (File No. 19-050 CPA/ZC/SAP/SUB/TREE). The applicant, Roll Tide Properties Corp., appealed the City Council decision to the Oregon Land Use Board of Appeals (LUBA). The LUBA appeal was then placed on stay, meaning 'on hold', until the City could process the Deer Meadows Subdivision proposal. On May 2, 2022, the City Council issued a decision denying the Deer Meadows Subdivision application. The applicant then appealed that City Council decision to LUBA. In accordance with ORS 197.830(13)(b), the applicant asked the City Council to reconsider the Bull Run Terrace Subdivision proposal with certain modifications, including a residential dwelling cap not to exceed 200 dwelling units. The applicant states that the existing zoning could accommodate 226 dwelling units. The City Council has agreed to reconsider the proposal with the modifications.

The applicant requests a Type IV Zone Map Amendment, Comprehensive Plan Map Amendment, establishment of a Specific Area Plan, approval of a 7-lot subdivision, and tree removal. The development area would total 11.92 acres. Four lots are proposed as R-1 (low-density residential) zoning and will each contain a single-family dwelling or duplex. One lot at 6.50 acres is proposed to have the R-3 (high-density residential) zoning designation, one lot at 1.23 acres is proposed to have the R-2 (medium-density residential) zoning designation, and one lot at 3.28 acres is proposed to have the C-3 (village commercial) zoning designation. The R-3 and R-2 lots would contain multi-family dwellings and the one lot of C-3 would likely contain a mix of commercial and residential development.

The applicant also proposes to dedicate 1.755 acres for the eventual construction of Deer Pointe Park and zone this land as Parks and Open Space (POS). This reconsideration proposal also includes extension of Dubarko Road to intersect with Highway 26 at the existing intersection of Vista Loop Drive with Highway 26.

The current zone classification of the subject properties is Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3). The proposal for the subject property will necessitate a comprehensive map change, a zoning map change, and the establishment of a specific area plan. While the majority of the trees on the property will be removed for development, the applicant is proposing to retain 63 trees at 11 inches diameter at breast height (DBH) or greater.

Please see the included site plan and vicinity map for additional information.

You are invited to take part in the City's review of this project by sending in your written comments and attending a public hearing before the City of Sandy Council on **Monday, November 21, 2022, at 7:00 PM** via a hybrid model of in-person at 39250 Pioneer Blvd. (lower level) in Sandy, OR and virtually via Zoom. At the public hearing you will be given an opportunity to submit written testimony and present oral testimony. Please consult the City's calendar at <https://www.ci.sandy.or.us/calendar> and click on the hearing date for more information about how to participate remotely at the hearing.

PROPERTY LOCATION: South of Highway 26, east of Meadow Avenue

FILE NO.: 22-038 CPA/ZC/SAP/SUB/TREE Bull Run Terrace Subdivision Reconsideration (TYPE IV)

NOTICE IS MAILED TO: Property Owners within 500 feet of the site, Interested Citizens and Agencies

PROPERTY OWNER/APPLICANT: Roll Tide Properties Corp.

PHYSICAL ADDRESS: 40808 and 41010 Highway 26

TAX MAP/LOTS: T2 R5E Section 18 CD, Tax Lots 900 and 1000

COMPREHENSIVE PLAN DESIGNATION: Village

EXISTING ZONING DISTRICT DESIGNATION: Low-Density Residential (R-1), Medium-Density Residential (R-2), and Village Commercial (C-3)

PROPOSED ZONING DISTRICT DESIGNATION: Low-Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3), Village Commercial (C-3), and Parks and Open Space (POS)

DECISION PROCESS: In order to be approved, this proposal must meet the approval criteria and standards of the Sandy Development Code chapters as listed on the comment sheet. The City Council will review and make a decision on this proposal. The Council 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. The Council may also consider modifications to what was requested by the applicant.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send written comments regarding the proposal. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards and criteria in the Sandy Development Code. Please include the file number (**22-038 CPA/ZC/SAP/SUB/TREE**) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:

City of Sandy
Development Services Department
39250 Pioneer Boulevard
Sandy, OR 97055

You can also email your comments to planning@cityofsandy.com.

APPLICABLE MATERIALS: The application, all documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at a reasonable cost. Additionally, at least seven calendar days prior to the hearing, the staff report will be available for public review at no cost or a copy can be provided at a reasonable cost. You can email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Sandy Municipal Code, or you can visit City Hall between the hours of 9:00 A.M and 4:00 P.M., Monday through Friday.

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 City Council to

respond to the issue, you will not be able to appeal the decision to the Land Use Board of Appeals (LUBA) based on that particular issue.

DECISION: A notice of the final decision, summarizing the standards and facts that justified the decision will be mailed to persons who submitted oral or written testimony. 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 No. 22-038 CPA/ZC/SAP/SUB/TREE:

Your Name

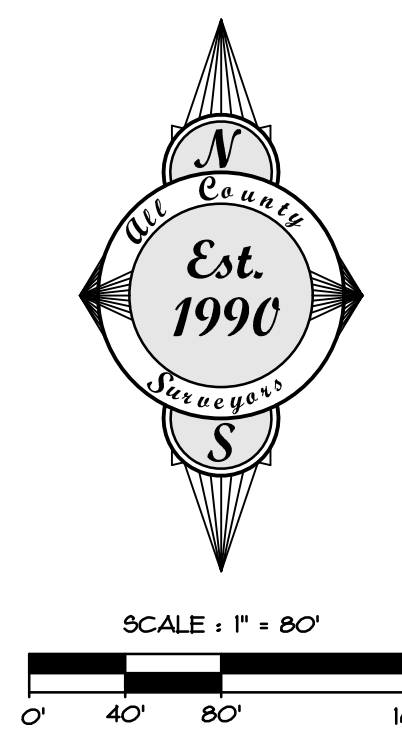
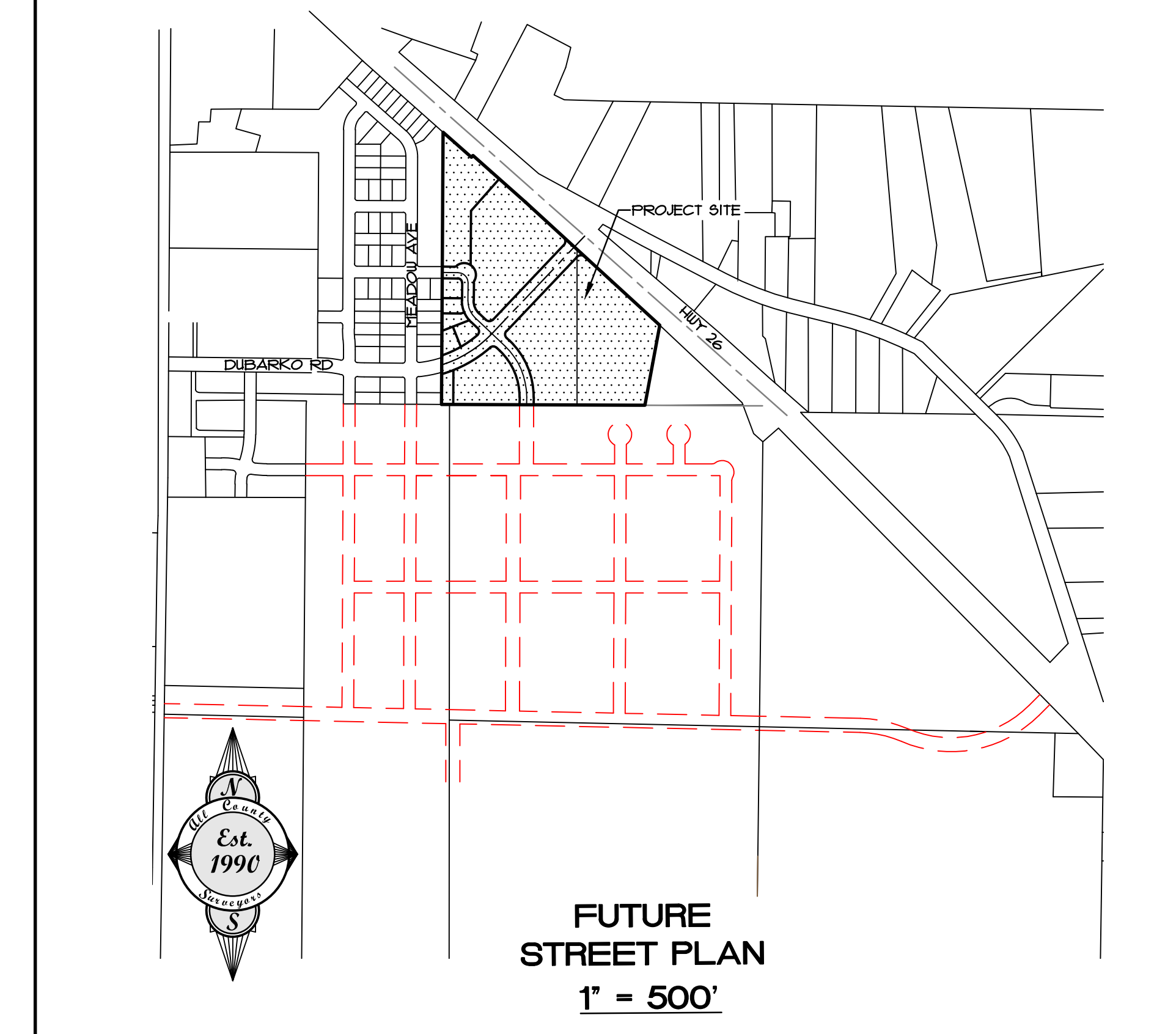
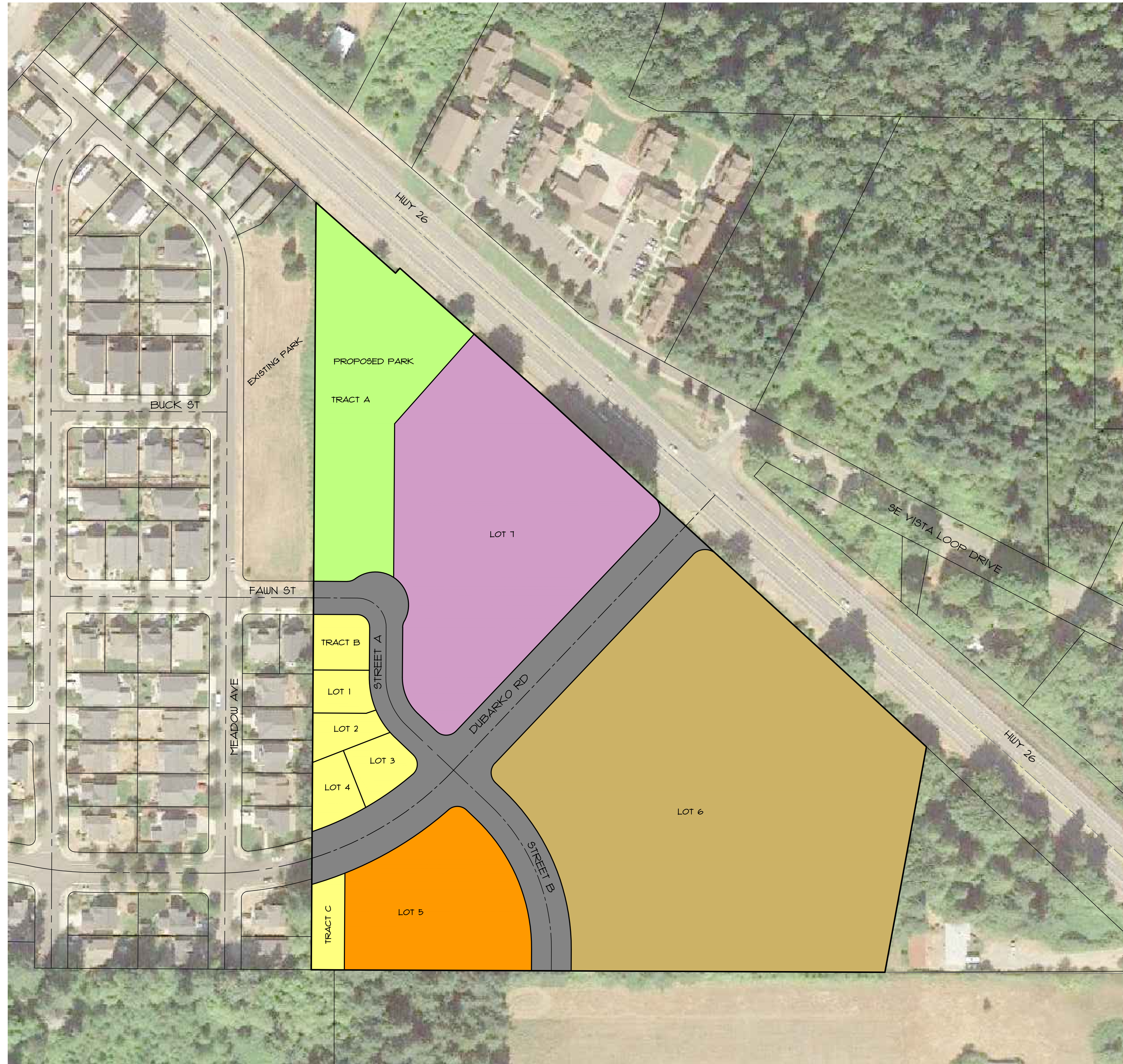
Phone Number

Address

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.24 Comprehensive Plan Amendment Procedures; 17.26 Zoning District Amendments; 17.30 Zoning District Amendments; 17.32 Parks and Open Space (POS); 17.36 Low Density Residential (R-1); 17.38 Medium Density Residential (R-2); 17.40 High Density Residential (R-3); 17.46 Village Commercial (C-3); 17.54 Specific Area Plan Overlay; 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; 17.92 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.

BULL RUN TERRACE

7-LOT SUBDIVISION



CLIENT
ROLL TIDE PROPERTIES CORPORATION
PO BOX 103
CORNELIUS, OR 97113

SURVEYOR/ENGINEER
ALL COUNTY SURVEYORS & PLANNERS, INC.
PO BOX 955
SANDY, OR 97055

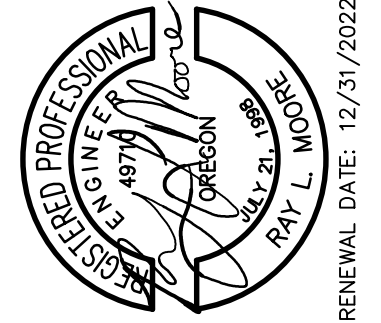
PLANNER
TRACY BROWN PLANNING CONSULTANTS, LLC
11015 FIR DR.
SANDY, OR 97055

LEGEND (PROPOSED ZONING)

	PARKS AND OPEN SPACE ZONE
	R-3 ZONE
	R-1 ZONE
	C-3 ZONE

SHEET INDEX

- COVER SHEET 4 FUTURE STREET PLAN
- PRELIMINARY PLAT MAP AND SPECIFIC AREA PLAN
- EXISTING CONDITIONS AND TREE RETENTION PLAN
- TREE TABLES
- MASTER STREET 4 UTILITY PLAN
- STREET SECTIONS
- PRELIMINARY STREET TREE 4 PARKING PLAN
- PROPOSED STRIPING PLAN
- PRELIMINARY GRADING 4 EROSION CONTROL PLAN
- SLOPE ANALYSIS
- CONCEPT PLAN
- NET ZONING AREA COMPARISON

 RAY L. WOOD PROFESSIONAL ENGINEER No. 10874 State of Oregon RENEWAL DATE: 12/31/2022	SHEET 01 OF 12
	REVISION NO. _____ DATE _____ DESIGNED: CTH DRAWN: CTH CHECKED: RLM APPROVED: RLM
SCALE: VERT: N/A HORIZ: 1"=80' DATE: 07/26/2018 FILE: 19-035-Planning-LDE-1-1-18	LEGAL SECTION: 18 TWP: 29 RANGE: 5E
PROJECT: BULL RUN TERRACE SUBDIVISION COVER SHEET, PRELIMINARY PLAT MAP, AND FUTURE STREET PLAN LOCATION: 40808 & 41010 HWY 26, SANDY, OR 97055	
CLIENT: ROLL TIDE PROPERTIES CORPORATION PO BOX 103 CORNELIUS, OR 97113	
SURVEYOR & PLANNERS, Inc. Surveying, Planning and Civil Engineering P.O. Box 955, Sandy, OR 97055 Phone: (503) 668-4730 Fax: (503) 668-4730 DATE OF PLOT: 9/7/22	