

DATE OF THIS NOTICE: June 2, 2020

WE WANT YOUR COMMENTS ON A TENTATIVE PLAT EXTENSION

On July 12, 2018 the Planning Commission approved the Jewelberry Ridge Subdivision (File No. 18-014 SUB/VAR/TREE) which is a 9-lot subdivision located northwest of Jewelberry Avenue, east of the Sandy Bluff Annex subdivision, and south of American Street. The tentative subdivision plat approval was valid for one (1) year. On July 25, 2019 the Development Services Director granted an extension to the approval that extended the tentative plat approval for one (1) additional year to July 12, 2020. The Development Code does not grant the Director authority to grant additional extensions. The applicant was advised by the Director to ask the Planning Commission to grant a tentative plat extension for one additional year to July 12, 2021 or another date as approved by the Planning Commission.

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 Planning Commission on **Tuesday, June 30, 2020 at 6:30 PM via Zoom**. At the public hearing you will be given an opportunity to submit written testimony and present oral testimony. To maintain physical distancing and to maintain a capacity of less than 25 people the public is not allowed to attend the meeting in Council Chambers but may participate remotely. **Please consult the City's website at <https://www.ci.sandy.or.us/SandyElectronicMeetingInformation> for more information about how to participate remotely at the hearing.**

FILE NO.: 20-021 EXT Jewelberry Ridge Subdivision Extension (Type III)

PHYSICAL ADDRESS: No situs

PROPERTY LOCATION: East of Penny Avenue, south of American Avenue, northwest of Jewelberry Avenue

TAX MAP/LOTS: T2S R4E Section 11AC, Tax lot 902

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

ZONING DISTRICT DESIGNATION: SFR, Single Family Residential

OWNER/APPLICANT: 4-J Land Co., LLC

ENGINEER: Sisul Engineering

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

DECISION PROCESS: In order to be approved, the application must meet the standards and criteria of the Sandy Development Code listed on the comment sheet. The Planning Commission will review and make a decision on this proposal. They may approve, approve with conditions, or deny the tentative plat extension based on the materials submitted with the application and other information in the record.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 500 feet of the proposed subdivision. We invite you to send any written comments regarding the tentative plat extension within 14 days from the date of this notice. Your comments should state why the application should or

should not be approved or include proposed modifications you believe are necessary for approval of the tentative plat extension. Please include the file number (**20-021 EXT**) 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@ci.sandy.or.us or the staff contact listed below.

APPLICABLE MATERIALS: 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 reasonable cost. Due to concerns with COVID-19, City Hall is currently closed. You should email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Municipal Code.

APPEAL STANDING: Prior to the close of the record, if you do not raise a specific issue related to why the tentative plat should or should not be extended, or fail to provide statements or evidence to allow the Planning Commission to respond to the issue, you will not be able to appeal the decision to the City Council or the Land Use Board of Appeals 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 written testimony. The notice of decision will also include information regarding your right to appeal the decision.

STAFF CONTACT: Emily Meharg
Phone: 503-783-2585
Email: emeharg@ci.sandy.or.us

