



General Land Use Application

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Name of Project:	Jewelberry Ridge Subdivision
Location or Address:	South of terminus of American St. in Sandy Bluff Neighborhood

Map & Tax Lot #	T: 2S	R: 4E	Section: 11AC	Tax Lot (s): 902
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Request: One year extension to preliminary plat approval

I am the (check one) owner lessee of the property listed above, and the statements and information contained herein are in all respects true, complete and correct to the best of my knowledge and belief.

Applicant (if different than owner)	Owner 4-J Land Co., LLC
Address	Address P.O. Box 189
City/State/Zip	City/State/Zip Boring, OR 97009
Email	Email jfschmidt4@gmail.com
Phone	Phone 503-704-9745
Signature	Signature <i>Jan E. Barkley</i>

Staff Use Only

File #: 20-021 EXT	Date: 5/29/20	Fee\$: 442.00	Planner: Emily Meharg
Type of review:	Type I <input type="checkbox"/>	Type II <input type="checkbox"/>	Type III <input checked="" type="checkbox"/> Type IV <input type="checkbox"/>
Has applicant attended a pre-app?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, date of pre-app meeting:

Narrative in Support of One Year Extension

Jewelberry Ridge Subdivision Preliminary Plat Approval

Dear City of Sandy Planning Commission & Planning Staff,

The Jewelberry Ridge Subdivision (File # 18-014 SUB/VAR/TREE) was approved on July 12th 2018 and per normal approval timelines was good for one year. We had hoped to position the subdivision for construction during summer of 2019 but by the time we had approved engineering plans and other necessary entitlements we were well into the summer of 2019 and missed that dry weather construction season. The preliminary plat approval was then extended for one year through July 12th, 2020. We had a buyer lined up to close on the property this spring and move forward with construction this spring/summer but they ended up backing out at the last minute in mid-April, citing concerns with the economic fallout from COVID-19.

Following that setback we re-listed the property and are now under contract to sell the property in early July (2020) to a builder/developer that intends to move forward with construction immediately. Assuming an approximately three-month construction project, they should wrap up in the fall and get a final plat later this year or early next year depending on how everything falls into place.

4-J Land Co., LLC appreciates your consideration of this one year extension to the preliminary plat approval, which will allow enough time for the subdivision to be completed per the approved plans.

Sincerely,

John Schmidt & Jan Barkley

4-J Land Co., LLC

July 25, 2019

4-J Land Co., LLC
ATTN: Jan Barkley
PO Box 189
Boring, OR 97009

Dear Ms. Barkley and Mr. Schmidt,

This letter regards my email to you on July 12, 2019 and the email request you submitted on July 13, 2019 to extend the tentative subdivision approval for the Jewelberry Ridge subdivision approved with File No. 18-014 SUB. The original expiration date as set forth in the findings of fact and final order was July 12, 2019. The extension I am permitting with this letter allows for a modified expiration date of **July 12, 2020**.

If you have any questions about this letter, you are welcome to call the City of Sandy Development Services Department at (503) 668-0880 for additional information.

Thank you,

Kelly O'Neill Jr.
Planning & Building Director
koneill@cityofsandy.com
direct line: (503) 489-2163

COMMENT SHEET for File No. 20-021 EXT:

June 9, 2020

As stated, before any trucks or equipment may not use 377th. This is a service road maintained by the homes / residents along 377th. The clearing has begun using 377th for equipment access. Stop!

RECEIVED
JUN 15 2020
City of Sandy

Jally & Jerry Jacobson 971-404-8773
Your Name Phone Number
15035 SE 377th Ave Sandy, OR. 97055
Address

APPLICABLE CRITERIA: Sandy Municipal Code: Chapter 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices.