



NO. 2022-27

AN ORDINANCE AMENDING THE CITY OF SANDY COMPREHENSIVE PLAN MAP BY CHANGING THE COMPREHENSIVE PLAN MAP DESIGNATION FOR 1.755 ACRES AND CHANGING THE ZONING MAP DESIGNATION FOR 15.91 ACRES (13.68 NET ACRES), AND ADOPTING THE BULL RUN TERRACE SPECIFIC AREA PLAN

Whereas, 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 until the City could process the Deer Meadows Subdivision proposal for the same subject properties. 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;

Whereas, 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 stated that the existing zoning could accommodate 226 dwelling units. The City Council agreed to reconsider the proposal with the modifications;

Whereas, the applicant submitted, as part of the Bull Run Terrace subdivision application on reconsideration, a request to change the Comprehensive Plan Map and Zoning Map designation for a property identified as T2S R5E Section 18CD Tax Lots 900 and 1000, and to adopt a Specific Area Plan for the affected properties;

Whereas, more specifically, the applicant requested to change the Comprehensive Plan Map designation for 1.755 acres of land from Village to Parks and Open Space (POS), and to change the Zoning Map designation for the identified properties from 6.64 acres of Low Density Residential (R-1), 4.43 acres of Medium Density Residential (R-2), and 2.61 acres of Village Commercial (C-3) (totaling 13.68 net acres) to 0.91 acres of Low-Density Residential (R-1), 1.23 acres of Medium-Density Residential (R-2), 6.50 acres of High-Density Residential (R-3), 3.28 acres of Village Commercial (C-3), and 1.755 acres of Parks and Open Space (POS) (totaling 13.68 net acres), with the establishment of a Specific Area Plan;

Whereas, on October 7, 2022, the City provided notice of the proposed map amendments and Specific Area Plan to DLCD in conformance with ORS 197.610;

Whereas, the City Council held a public hearing to review the proposal on November 21, 2022.

NOW, THEREFORE, THE CITY OF SANDY ORDAINS AS FOLLOWS,

Section 1: The Council approves the Comprehensive Map and Zoning Map amendments for a property identified as T2S R5E Section 18CD Tax Lots 900 and 1000. The Comprehensive Plan Map designation for 1.755 acres of land will be changed from Village to Parks and Open Space (POS) as identified in Attachment A, and the Zoning Map designation for the identified property will be changed from 6.64 acres of Low Density Residential (R-1), 4.43 acres of Medium Density Residential (R-2), and 2.61 acres of Village Commercial (C-3) (totaling 13.68 net acres) to 0.91 acres of Low-Density Residential (R-1), 1.23 acres of Medium-Density Residential (R-2), 6.50 acres of High-Density Residential (R-3), 3.28 acres of Village Commercial (C-3), and 1.755 acres of Parks and Open Space (POS) (totaling 11.6 net acres), with the establishment of a Specific Area Plan, as identified in Attachment B. The Council further approves the adoption of the Bull Run Terrace Specific Area Plan as described in Attachment C.

Section 2: The Comprehensive Plan Map and Zoning Map amendments and adoption of the Bull Run Terrace Specific Area Plan are supported by the Findings and Conditions contained in the staff report published on November 14, 2022, attached as Attachment C and incorporated into this Ordinance. Attachment C contains findings supporting the above changes, and those changes are subject to the conditions contained in Attachment C.

This ordinance is adopted by the Common Council of the City of Sandy and approved by the Mayor this 21 day of November 2022

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder