

March 14, 2022

EXHIBIT GGG

Kelly O'Neill, Jr.
Development Services Director
City of Sandy
39250 Pioneer Blvd.
Sandy, OR. 97055

RE: Roll Tide Properties Corp. - Deer Meadows Subdivision Revised Plan

Dear Kelly,

This letter is written to accompany the revised Deer Meadows Subdivision preliminary plat, dated March 7, 2022. The original preliminary plat containing 32 lots has been modified to remove two lots. In addition, an approximately one acre park has been added to the design. As reviewed below, the revised plat addresses the majority of recommended "reasons for denial" contained in the City Council Appeal Staff Report. Please refer to attorney Garrett Stephenson's February 22, 2022, letter for a review of all of these recommendations. The following items are attached to this letter:

1. Revised Plat with Parkland Dedication (3/7/22)
2. Revised Cul-De-Sac Exhibit (3/7/22)
3. Garrett Stephenson Letter (2/22/22)

Review of Staff Recommendations

1. **The subdivision proposal does not meet subdivision Criteria 17.100.60 (E)(1), (2), (3), (4), (5), and (6).**

Response: The Garrett Stephenson, 2/22/22 letter reviews this item.

2. **Cul-de-sacs require less than 50% of their circumference in driveway drops.**

Response: As shown on the revised cul-de-sac exhibit, both of the proposed cul-de-sacs are designed to contain less than 50% of their circumference in driveway drops. With this information this recommendation is no longer needed.

3. **The two cul-de-sacs do not include pedestrian connections to streets beyond the cul-de-sacs as required by Section 17.84.30.**

Response: The plan has been modified to include a combined tree protection tract and city park and both cul-de-sacs are designed to feature frontage on this park. A pedestrian path is shown on the plan to connect the end of each cul-de-sac through the park, to satisfy this requirement. The proposal complies with this standard and this recommendation is no longer needed.

4. **Lot 12 contains less than 20 feet of street frontage required by Section 17.36.30(C).**
Response: As noted above, the revised plan features two fewer lots than the original plan. As a result, lot numbers have been changed from the original plan. Regardless, all lots in the revised plan comply with this standard and this recommendation is no longer needed.
5. **The distance between Dubarko Road (an arterial) and Street C (a local street) are less than 150 ft apart required in Sections 17.84.50(E)(2) and 17.84.50(J)(3).**
Response: The original plan proposed Street C as an access lane, not a local street as reviewed in the staff report. As such, the stated code provision does not apply to this street classification. Regardless, the five lots in this area of the revised plan will now be accessed from a public alley. For this reason, this recommendation is no longer applicable or needed.
6. **The minimum 100 feet of tangent alignment required by Section 17.84.50(J)(5)(a) is not provided at the intersection of Dubarko Road and Street “B”.**
Response: A note has been added to the revised plan indicating the required 100’ long tangent centerline alignment will be detailed with the final engineering design in accordance with this section. The proposal complies with this standard and this item is no longer needed.
7. **Dubarko Road is not proposed to be extended to intersect with Highway 26.**
Response: The Garrett Stephenson, 2/22/22 letter reviews this item.
8. **Highway 26 frontage improvements are not proposed.**
Response: The Garrett Stephenson, 2/22/22 letter reviews this item.
9. **The plan does not clearly define if the 8-inch waterline is proposed to be replaced with an 18-inch line as detailed in the Water Master Plan.**
Response: The revised plan includes a note specifying, “Existing 8” water main to be replaced with new 18” water main as shown”. With this notation, this recommendation is no longer needed.
10. **The plan does not propose to extend the existing 12-inch water main in Highway 26.**
Response: The revised plan now shows a new 12-inch water main is proposed along Highway 26 to the eastern property line. This recommendation is no longer needed.
11. **The proposed 10-foot wide public storm drainage easement between Lots 27 and 28 and the rear of Lots 9-13 should be 15-feet wide.**
Response: As noted above, the revised plans features two fewer lots than the original plan and lot number may have changed. Regardless, all storm easements

shown on the revised plan are 15 feet wide as required. This recommendation is no longer needed.

12. The proposal does not include a 0.96 parkland dedication as required by Chapter 17.86.

Response: The revised plan now features a new 1.08 acre parkland dedication (Tracts A and C). Based on 30 lots in the revised plan, Chapter 17.86 requires 0.93 acres of parkland or payment of a fee in lieu. (28 single family lots x 3 x .0043 = 0.361 rounded to 0.36 acres, 66 multifamily units x 2 x .0043 = 0.567 rounded to 0.57, 0.36 + 0.57 = 0.93). The revised plan as proposed exceeds the requirements of Chapter 17.86 and this recommendation is longer needed.

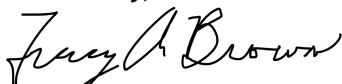
As noted with submittal of the original Bull Run Terrace application, the applicant continues to extend their offer to assist the city with constructing park improvements in exchange for SDC credits with the current application. This arrangement should prove to be the most cost effective way for the city to complete park improvements on both the existing unimproved Deer Pointe Park and the proposed Deer Meadows Park.

Conclusion

In conclusion, as detailed in this letter, the revised Preliminary Plat and cul-de-sac exhibit addresses the majority of the recommendations in the City Council Appeal Staff Report. The balance of these recommendations including item 1 (code criteria), 7 (Dubarko Road), and 8 (Highway 26 frontage improvement) are addressed in detail in Attorney, Garrett Stephenson's 2/22/22 letter. With this information, the applicant respectfully requests the appeal is granted and the application be approved.

Please let me know if you have any questions or require additional information.

Sincerely,



Tracy Brown

Tracy Brown Planning Consultants, LLC

cc: Chris Crean (via email)
Dave Vandehey (via email)
Ray Moore. (via email)
Mike Ard (via email)
Tyler Henderson (via email)
Alex Reverman (via email)
Carey Sheldon (via email)