

Date of this notice: January 24, 2024

We are interested in your comments on a proposed minor replat.

We are mailing you information about this project because you own land within 300 feet of the property proposing to re-plate five (5) lots into one (1) lot. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

Address: 38920 - 38800 Junker

Property Location: South Side of Junker Street between Bruns and Strauss Street

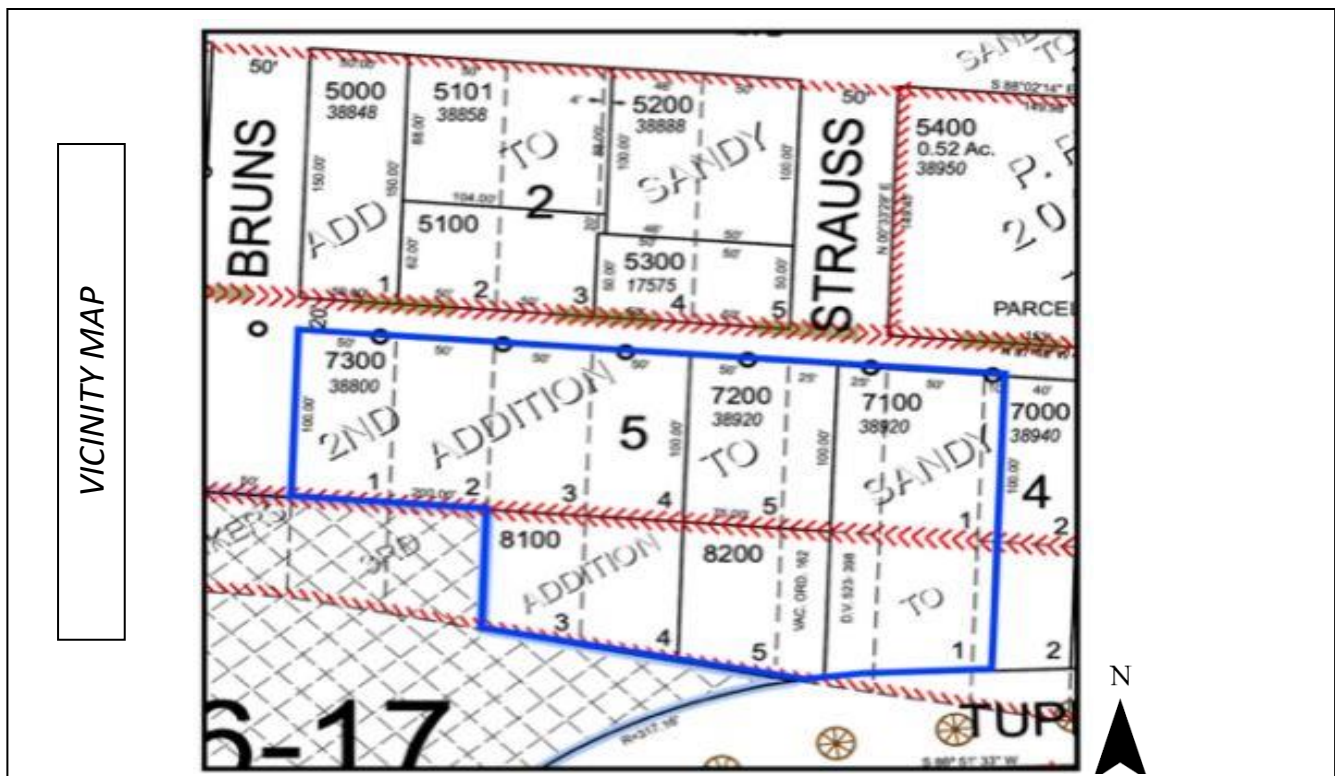
Legal Property Description: 24E13CA Tax Lot 7100, 7200, 7300, 8100, & 8200

Applicant/Property Owner: Brothers Development LLC

Property's Comprehensive Plan Designation: High Density Residential

Property's Zoning Designation: High Density Residential (R3)

Application File Number: 24-002 MP - Junker Street Replat



The applicant, Brothers Development, LLC, submitted an application requesting a Type II minor re-plat per Section 17.100.40(D) to re-plat five (5) lots into one (1) lot. This replat request reflects Block 5 “Junker’s Second and Third Additions to Sandy” Plat no. 236 and 262. The re-plat will assist in future development of the property.

It is important to note that this application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 because it doesn’t require any new sanitary sewer connections.

How to provide comments

You can submit written comments either by mail or email. Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is:

Sandy City Hall: Development Services Department
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us.

What to comment on

Because of state and federal laws, the City of Sandy can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Sandy Development Code chapters are being considered as part of the review of this application:

17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.40 High Density Residential (R3); and 17.100 Land Divisions.

You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/codeofordinances

How to get more information

You are able to review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 9:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of the application, a reasonable fee may be required to cover the cost of paper and staff time. For more information on the land use development process in general, please visit www.sandy-speaks.org/development-process.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed in this notice. The Development Services Director will review the application and make a decision on this proposal. The Director 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.

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 staff to respond to the issue, you will not be able to appeal the decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

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