

September 29, 2022

Mayor Pulliam and City Council
City of Sandy
39250 Pioneer Blvd.
Sandy, OR. 97055

Dear Mayor and Councilors,

On behalf of Roll Tide Properties Corp., I would like to thank the Council for reconsidering the revised Bull Run Terrace Subdivision application. As you review the new plan, we believe you will find it far superior to the previously presented plans and warrants your approval. As detailed in the application submittal package, the revised plan differs from the previous Bull Run plan in that the area devoted to parkland dedication has been increased in size by 0.325 acres to 1.755 acres. In this plan the applicant is also proposing to cap the number dwelling units for the entire subdivision at 200 units. In addition to these changes, the applicant also proposes constructing Dubarko Road through the property and completing Highway 26 frontage improvements.

As you are aware City Planning staff supported the original Bull Run Terrace application and the application was recommended for approval by unanimous vote of the Planning Commission in October 2020. The City Council then reviewed the application and adopted the first reading of an Ordinance approving the application. It was during the Council's consideration of the second reading of this Ordinance that confusion over the proposed unit count on the site resulted in Councilors changing their vote and the application was then denied. The current plan is the same as the original plan except a unit cap and a larger parkland dedication have been proposed.

It is our understanding during your discussion to reconsider the revised plan, the Council requested the applicant provide additional information regarding the validity of the existing zoning unit count calculations and to also prepare a conceptual plan showing how the property could be developed. Both items are discussed below.

Existing Zoning

My August 31, 2022, memo prepared for your reconsideration discussion compared the maximum dwelling unit count for the Revised Bull Run Terrace plan, to the Original Bull Run Terrace plan, and the Deer Meadows plan. In addition, the maximum unit count under the existing zoning designation was included. The calculation used for the existing zoning scenario followed the typical methodology used when conducting buildable lands inventories. In this scenario the net area of each zoning designation was derived after deducting assumed factors for roads, tree protection and parkland dedication. Based on these calculations, 226 dwelling units is the maximum unit count expected under existing zoning.

To provide additional certainty regarding the validity of these numbers, I reviewed the Vista Loop South Subdivision approved in 2006 on this site. This approval expired in 2008 but was later reinstated in 2013. Although the development never received final plat approval and was never built due to the high cost of improvements, all the zoning designations on the property as they exist today are the result of this approval.

The table to the right compares the maximum unit count calculated for existing zoning to the lot and unit count approved with the Vista Loop South subdivision application. As shown on this table, the maximum unit count under existing zoning, after factoring in the middle housing provisions of HB 2001, results in just two fewer units than the number of units approved with the Vista Loop Subdivision (226 to 228 units). I hope this additional information provides the Council with the information you were looking for regarding the accuracy of these calculations.

Zoning	Existing Zoning with Assumptions		Vista Loop as Approved	
	Density Units	Max Units	Approved Lots	Max Units
R-1	28	56	36	72
R-2	59	118	52	104
R-3	0	0	0	0
C-3	52	52	1	52
Total Dwelling Units	139	226	89	228

1. The C-3 zone unit count is based on 20 units/net acre maximum. The actual number of units on this lot will be determined with a future design review application.

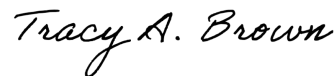
Conceptual Plan

As you requested, a Conceptual Plan is included with the revised application package. This plan is intended to show an initial layout for developing the property with the proposed lot changes. The R-1 zoned lots (Lots 1 - 4) on this plan are likely to be constructed with duplexes, the R-2 and R-3 lots with multi-family dwellings, and the C-3 zoned lot with a combination of multi-family dwellings and commercial development or commercial development only. The table below shows the proposed conceptual unit count for each zoning designation. As is proposed with the unit cap, the maximum unit count totals 200 dwellings. It is important to note that the layout shown on this sheet is only conceptual at this time and is likely to change following completion of a detailed grading analysis and submittal of a design review application at a future date.

Zoning District	Capped Units	Proposed Uses
R-1	8	4 Duplexes
R-2	17	Multi-family
R-3	127	Multi-family
C-3	48	Combination res./com. or commercial only
Total Dwelling Units	200	

On behalf of Roll Tide Properties Corp., I would like to thank the Council again for reconsidering the revised Bull Run Terrace plan. I hope the information in this letter and the Conceptual Plan have addressed your questions and concerns. We look forward to reviewing the application with you in more detail in the near future. Please do not hesitate to let us know if you have any further questions or need additional information.

Best Regards,



Tracy Brown
Tracy Brown Planning Consultants, LLC