

**SUPPLEMENTAL NARRATIVE  
JIFFY LUBE, TACO BELL, AND ADVANCE AUTO PARTS  
MINOR PARTITIONS**

*Introduction: This supplemental narrative addresses the criteria in Section 17.100.40(D). Because each minor partition contains similar circumstances, only one narrative is provided for all three partitions.*

**17.100 LAND DIVISION**

**17.100.40 - MINOR AND MAJOR PARTITIONS**

Approval of a partition is required for a land division of three or fewer parcels in a calendar year. Partitions, which do not require creation or extension of a street for access, is classified as a Type I minor partition. Partitions, which require creation or extension of a street for access, are classified as Type II, major partitions.

*Response: Based on the definition in this section, because all streets adjacent to the subject property are existing, the proposed land division is classified as a Type I, Minor Partition.*

D. Approval Criteria. The Director or Planning Commission shall review the tentative plan for a minor or major partition based on the classification procedure (Type I, II or III) and the following approval criteria:

1. The proposed partition or replat meets the density requirements, setbacks, and dimensional standards for all lots in the base zoning district or zoning districts if multiple zoning districts exist in the proposed partition or replat.

*Response: As reviewed in the provided narrative, the proposal complies with all setbacks and dimensional standards in the C-2 zone. The proposal complies with this criteria.*

2. The proposed partition or replat meets the requirements of the Bornstedt Village Overlay (BVO), if the proposed partition or replat is located in the BVO, or other specific area plan, if the proposed partition or replat is located in another specific plan area, as required in Chapter 17.54.

*Response: The subject property is not located within the BVO.*

3. The proposed partition or replat meets the requirements of hillside development as required in Chapter 17.56.

4. The proposed partition or replat meets the requirements of the flood and slope hazard overlay district as required in Chapter 17.60.

*Response: The subject property is not located within a Hillside or FSH Overlay and this criteria is not applicable.*

5. The proposed partition or replat meets the additional setback standards on collector and arterial streets as required in Chapter 17.80.

6. The proposed partition or replat meets the building orientation standards on transit streets as required in Chapter 17.82.

**Response:** *All structures are existing and the proposal complies with these criteria.*

7. The proposed partition or replat meets all improvement standards for sidewalks, pedestrian connections including tracts and easements, bicycle facilities, water facilities, sanitary sewer facilities, stormwater facilities, and all other standards as required in Chapter 17.84.

**Response:** *All structures are existing and the proposal complies with this criteria.*

8. The proposed partition or replat includes the dedication of land, or a fee in-lieu of land as required in Chapter 17.86 and the 2022 Parks and Trails Master Plan.
9. The proposed partition or replat will meet the requirements of Chapter 17.90 at the time of house construction.

**Response:** *These criteria are not applicable to the proposal.*

10. The proposed partition or replat meets the landscaping requirements of Chapter 17.92.

**Response:** *All landscaping is existing and the proposal generally complies with all requirements of this Chapter.*

11. The proposed partition or replat provides on-street parking, off-street parking, driveway spacing, and driveway widths as required in Chapter 17.98.

**Response:** *All site improvements are existing and the proposal complies with this criteria.*

12. The proposed partition or replat provides tree retention as required in Chapter 17.102.

**Response:** *No tree removal is proposed and this criteria is not applicable.*

13. The proposed partition or replat provides a street pattern that meets the dimensional standards for blocks as required in Chapter 17.100 and street cross-sections that meet the width requirements as detailed in Chapter 17.10, Definitions.

14. The proposed street layout includes the siting of all collector and arterial streets substantially as depicted in the 2011 Transportation System Master Plan.

**Response:** *No new streets will be created or are necessary with the proposal and these criteria are not applicable.*

15. The proposed street improvements, including sidewalks, planter strips or swales, street trees, street lighting, curbs, asphalt, and vehicular and bicycle lanes and striping, are consistent with Figures 6 through 13 of the 2011 Transportation System Master Plan. The improvements shall be constructed to the standards described in the Oregon Standard Specifications for Construction

(OSSC) 2021 (or most recent revision) and the AASHTO Policy on Geometric Design of Highways and Streets (Green Book)—2018 (or most recent revision).  
**Response:** *All site improvements are existing and will not be affected by the proposed partition. The proposal generally complies with this criteria.*

16. The proposed partition or replat is consistent with the design standards set forth in this chapter.

**Response:** *All structures are existing and the proposal complies with this criteria.*

17. The proposed street pattern is connected and consistent with the Comprehensive Plan or official street plan for the City of Sandy.

18. The proposed partition or replat creates traffic volumes that do not exceed average daily traffic (ADT) standards for local streets as detailed in Chapter 17.10, Definitions.

19. The proposed subdivision includes utilities that meet the requirements of the City of Sandy Water System Master Plan and the City of Sandy Wastewater System Facilities Plan.

20. The proposed partition or replat includes the installation of all utilities underground, including electric, natural gas, fiber, telecommunication lines, water, and sanitary sewer, and the required easements for such utilities.

**Response:** *All streets and structures are existing and these criteria are not applicable.*