



All County Surveyors & Planners, Inc.

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September 16, 2021

City of Sandy
ATTN: Kelly O'Neill
39250 Pioneer Blvd.
Sandy, OR 97055

**RE: Deer Meadow Subdivision City File No. 21-014 SUB/TREE
Our Job Number: 19-035**

Dear Mr. O'Neill,

The purpose of this letter is to respond to the public and agency comments received to date for the Deer Meadow Subdivision.

In response to the Sandy Fire District comments from Gary Boyles, dated August 10, 2021:

These are the typical, boiler-plate comments provided during initial review of new development. The applicant intends to meet the requirements of the current Oregon Fire Code, which will satisfy the provided comments. All County will work with the fire department to determine hydrant locations, and locate turnarounds onsite, as needed, at the time of final engineering.

In response to the comments from Gary Roche, dated August 16, 2021:

The proposed subdivision is being processed as a "needed housing" development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. A traffic study was conducted for the proposed subdivision which demonstrates the existing facilities can accommodate the additional proposed lots. Refer to submitted transportation report, as well as response letter from transportation consultant.

In response to the comments from Dave and Nancy Allan, dated August 23, 2021:

The proposed subdivision is being processed as a "needed housing" development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. A traffic study was conducted for the proposed subdivision which demonstrates the existing facilities can accommodate the additional proposed lots. Refer to submitted transportation report, as well as response letter from transportation consultant.

In response to the comments from Ashley Yukich, dated August 23, 2021:

The proposed subdivision is being processed as a “needed housing” development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. The applicant is meeting the approval criteria for tree retention. No park is proposed with the development as legal counsel has advised the applicant that none is needed under the clear and objective development standards process. A traffic study was conducted for the proposed subdivision which demonstrates the existing facilities can accommodate the additional proposed lots. Refer to submitted transportation report, as well as response letter from transportation consultant. Multifamily dwellings are allowed uses within the R-2 and C-3 zones. The applicant will adhere to the density requirements of the applicable code sections for these zones.

In response to the Sandy Transit comments from Andi Howell, dated August 26, 2021:

The proposed subdivision is being processed as a “needed housing” development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. It is the belief of legal counsel that the TSP is not incorporated into the Sandy Development Code (SDC) in an adequate fashion to require the extension of Dubarko Road to Highway 26. As such, no connection to Highway 26 is proposed with this application. The applicant will provide the requested transit amenities. All County will work with city staff to finalize the locations of said amenities, at the time of final engineering.

In response to the Parks and Trails Advisory Board comments from Sarah Richardson, dated August 30, 2021:

The proposed subdivision is being processed as a “needed housing” development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. It is the belief of legal counsel that the Parks and Trails Master Plan is not incorporated into the Sandy Development Code in an adequate fashion to require the dedication of the parkland. The applicant instead seeks to pay the parkland dedication fee-in-lieu-of option pursuant to SDC section 17.86.40.

In response to the Sandy Public Works comments from Mike Walker, dated August 31, 2021:

The proposed subdivision is being processed as a “needed housing” development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. It is the belief of legal counsel that the spacing requirements of sections 17.84.50 and 17.98.80 are not clear and objective, and are therefore not being met with the proposed application. The proposed driveway layout of the cul-de-sacs meet the requirements of section 17.98.100. Additional grading/dimensional exhibits can be provided at the time of final engineering to demonstrate compliance with this section. Legal counsel believes the connection to Highway 26 and the frontage improvements along Highway 26 are not clear and objective, and as such are not being provided with this application.

The applicant will adjust the width of the proposed utility easements between lots 27 & 28, and along lots 9-13 to adhere to the requirements in 17.84.90. A minimum width of 15' will be provided with the final plat for the proposed development. The applicant understands the requirements for the existing water main/s onsite. Utilities will be provided with the subdivision pursuant to all clear and objective Sandy Development Code requirements.

In response to the ODOT comments, dated September 1, 2021:

The proposed subdivision is being processed as a “needed housing” development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. It is the belief of legal counsel that the frontage improvements along Highway 26 and the connection of Dubarko Road to Highway 26 are not clear and objective and are therefore not being proposed with this development. Refer to letter from transportation consultant as well.

In response to the comments from Marilyn Euteneier, dated September 8, 2021:

The proposed subdivision is being processed as a “needed housing” development. The applicant will adhere to those applicable development code sections deemed to be clear and objective. The existing zoning for the site is not changing with the proposed application and will be developed with the allowed uses and densities pursuant to all applicable clear and objective standards in the SDC.

If you have any questions or need additional information, please feel free to contact our office.

Sincerely,

All County Surveyors & Planners, Inc.



Tyler Henderson, PE
Engineering Division