



NOTICE OF PUBLIC HEARINGS

Public hearings have been scheduled to review the following land use application as detailed below.

Planning Commission

Monday, August 29, 2016
7:00 P.M.

City Council

Monday, September 19, 2016
7:00 P.M.

Both public hearings will be held at in the City Council Chambers, City Hall, 39250 Pioneer Blvd., Sandy, OR



FILE NO.: 16-026 CPA/ZC Idleman Park Lots 4-6

EXPLANATION OF THE PROPOSAL: Vanport Manufacturing Inc. submitted an application requesting a Comprehensive Plan amendment to change the Comprehensive Plan designation from Low Density Residential to Medium Density Residential and the Zoning designation from Single Family Residential (SFR) to Medium Density Residential (R-2) for Lots 4, 5, and 6 in the Idleman Park Subdivision. The applicant is requesting the amendment in order to construct duplexes accessing Hood Street at a higher density than the existing zoning would allow. The total area affected by the proposed amendments is 0.54 acres.

APPLICANT/PROPERTY OWNER: Vanport Manufacturing Inc.

SITE ADDRESS: No situs address (Lots 4-6 of Idleman Park subdivision)

TAX MAP/LOTS: 24E13AC, tax lots 6300, 6400, and 6500

CURRENT COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

PROPOSED COMPREHENSIVE PLAN DESIGNATION: Medium Density Residential

CURRENT ZONING DISTRICT DESIGNATION: SFR, Single Family Residential

PROPOSED ZONING DISTRICT DESIGNATION: R-2, Medium Density Residential

DECISION PROCESS: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed on the comment sheet. The Planning Commission will make a recommendation on this proposal to the City Council who will make a decision on the matter. Both hearing bodies will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions or deny this proposal.

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.24 Comprehensive Plan Amendment Procedures; 17.26 Zoning District Amendments; 17.34 SFR Single Family Residential; 17.38 R-2 Medium Density Residential; and, 17.84 Improvements Required with Development.

GENERAL INFORMATION: Any person who would like to comment on these applications may present oral testimony at the hearing or submit a letter prior to the hearing to the Planning & Development Department for distribution to the Planning Commission and/or the City Council. All concerns and issues need to be raised at the hearing with sufficient detail to allow the Planning Commission and/or City Council to respond. Failure to raise a specific issue at the public hearing precludes any appeal to the Land Use Board of Appeals based on that particular issue.

A formal public hearing procedure will be followed, with opportunity for public testimony by persons in favor and against the proposal. Public testimony is followed by the rebuttal testimony and clarification of any testimony or evidence.

A copy of the application (File No. 16-026 CPA/ZC) is available for review at City Hall. A copy of the report prepared by City staff on this proposal will be available 7 days prior to the hearing for review at City Hall. Copies may be reviewed at City Hall or on the city's website @ www.ci.sandy.or.us. Additional copies are available at a reasonable cost.

All written comments should be mailed to: City of Sandy, 39250 Pioneer Blvd., Sandy, OR 97055. For more information, please contact Kelly O'Neill Jr., Senior Planner, at 503-489-2163.

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8/17/2016