



NOTICE OF PUBLIC HEARING

The City Council for the City of Sandy will hold a public hearing on TUESDAY, JANUARY 17, 2017 to review the item detailed below. This hearing will be held at 7:00 p.m. in the City Council Chambers, City Hall, 39250 Pioneer Blvd., Sandy, OR

FILE NO.: 15-033 CPA Urban Growth Boundary (UGB) Expansion Analysis

EXPLANATION OF THE PROPOSAL: This report is the second part of the Urbanization Study adopted by the Sandy City Council in February, 2015 (Ordinance 2015-01). The 2015 Study identified a need for additional residential and employment lands to meet the projected demand for the next twenty years (2014-2034). The purpose of the current study is to detail how the City of Sandy plans to address the identified land needs and to identify where the City's Urban Growth Boundary (UGB) will be expanded. The Council will consider Ordinance 2017-01 for adoption.

APPLICANT: City of Sandy

SITE ADDRESS: numerous addresses, per study

TAX MAP/LOTS: numerous tax maps and lots, per study

CURRENT COMPREHENSIVE PLAN DESIGNATION: numerous per study

PROPOSED COMPREHENSIVE PLAN DESIGNATION: numerous per study

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 held a public hearing on November 28, 2016 and recommended approval to the City Council. The City Council will hold a separate public hearing and make a decision on the matter. The council 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; and, 17.24 Comprehensive Plan Amendment Procedures.

GENERAL INFORMATION: Any person who would like to comment on this proposal may present oral testimony at the hearing or submit a letter prior to the hearing to the Planning & Development Department for distribution to the City Council. All concerns and issues need to be raised at the hearing with sufficient detail to allow the City Council to respond.

A copy of the application (File No. 15-033 CPA) and the report prepared by City staff are available for review at City Hall. Copies may be reviewed at City Hall or on the City's website at www.ci.sandy.or.us. Additional copies of the report or of particular maps can be produced 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 Tracy Brown, Planning Director, at 503-668-4886 or ugbinfo@ci.sandy.or.us.