

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
Monday, January 23, 2017
7:00 P.M.**



The Planning Commission for the City of Sandy will hold a public hearing on **Monday, January 23, 2017**, at 7:00 p.m. in the City Council Chambers, City Hall, 39250 Pioneer Blvd., Sandy, OR to review the following item.



FILE NO.: 16-039 SUB/VAR – Birdsong Subdivision

EXPLANATION OF THE PROPOSAL & DECISION PROCESS: All County Surveyors, on behalf of Ramsey LLC, submitted an application to subdivide 9.38 acres into a 38 lot single family dwelling subdivision with a public stormwater detention pond. The proposed lots range in size from 7,502 square feet to 11,778 square feet with a Single Family Residential (SFR) zoning designation. The proposal includes extending Juniper Street from Zion Meadows subdivision, completing a portion of Village Blvd., and aligning Dublin Avenue for a future connection to the north. The proposal does not include access to Arletha Court (blocked with bollards) until vision clearance issues are resolved at the Highway 211 and Arletha Court intersection

The subdivision will be served with sanitary sewer service by extending the line in Arletha Court from the Snowberry Subdivision to the north. With this design the applicant proposes raising the elevation of the roadway and constructing a 192 foot block wall (ranging in height between four to eight feet) along the west side of Arletha Court.

The proposal includes a major modification to the Bornstedt Village Overlay (BVO) to move one of the proposed streets linking the subject site to the west of Arletha Court greater than 100 feet as detailed in the BVO circulation plan. The applicant proposes the following three Type III variances:

- Variance to Section 17.54.140 to plant mitigation trees in lieu of retaining the minimum number of trees 11 inches DBH or greater;
- Variance to Section 17.82.20 to have the front door for the house on Lot 23 face Mulberry Street instead of Village Blvd. which is designated as a transit street; and,
- Variance to Section 17.100.120 to increase the maximum block length beyond 400 feet for proposed Mulberry Street from the future intersection with Arletha Court to the proposed terminus at tax lot 506.

APPLICABLE CRITERIA: Sandy Municipal Code Chapters 17.12 Procedures for Decision Making; 17.18 Planning Applications; 17.22 Notices; 17.30 Zoning Districts; 17.34 SFR Single Family Residential; 17.54 Specific Area Plan Overlay; 17.66 Adjustments and Variances; 17.80 Additional Setbacks on Collector and Arterial Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.98 Parking, Loading, and Access; 17.100 Land Division; and 17.102 Urban Forestry.

GENERAL INFORMATION:

Any person who would like to comment on this amendment 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. All concerns and issues need to be raised at the hearing with sufficient detail to allow the Commission to respond.

A public hearing will be held, with opportunity for public testimony by persons in favor and opposed to the amendment.

A copy of the reports prepared by City staff on this proposal and the study 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.