



Main Number: 503-668-5533

NOTICE OF PUBLIC HEARINGS

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

Planning Commission

Monday, November 28, 2016

7:00 P.M.

City Council

Tuesday, January 17, 2017

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.: 15-033 CPA Urban Growth Boundary (UGB) Expansion

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.

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 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; 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(s) or submit a letter prior to the hearing to the Planning & Development Department for distribution to the Planning Commission and City Council. All concerns and issues need to be raised at the hearings with sufficient detail to allow the Planning Commission and/or City Council to respond. Failure to raise a specific issue at the public hearings 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. 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.