



# Oregon

Theodore R. Kubangoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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[www.lcd.state.or.us](http://www.lcd.state.or.us)



## NOTICE OF ADOPTED AMENDMENT

02/27/2009

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Sandy Plan Amendment  
DLCD File Number 006-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, March 12, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Tracy Brown, City of Sandy  
Gloria Gardiner, DLCD Urban Planning Specialist  
Jennifer Donnelly, DLCD Regional Representative

<paa> Y/ph

# NOTICE OF ADOPTION

DEPT OF

This form must be mailed to DLCD not later than 5 working days after adoption  
ORS 197.615 and OAR Chapter 660, Division 18

FEB 20 2009

LAND CONSERVATION  
AND DEVELOPMENT

See reverse side for submittal requirements

Jurisdiction City of Sandy Local File # 08-009 CPA/DCA  
Date of Adoption February 18, 2009 Date Mailed February 19, 2009  
Date the Proposed Notice was Mailed to DLCD May 27, 2008

Comprehensive Plan Text Amendment  Comprehensive Plan Map Amendment  
 Land Use Regulation Amendment  Zoning Map Amendment  
 New Land Use Regulation

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Ordinance No. 2008-12, deletes Chapter 17.32, amends Development Code Chapters 17.34, 17.36, 17.38, and 17.40 changing required density ranges from gross acres to net acres, modifies the density range in the Single Family Residential Zoning District from 2-6 units per acre to 3-5.8 units per acre and in the Low Density from 5-10 units to 5-8 units, and amends the Comprehensive Plan to be consistent with these changes. and requiring a minimum lot size for single family detached and single family detached zero lot line lots in the R-1 Zone.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice of the proposed amendment, write "N/A."  
The adopted ordinance is similar to the proposed ordinance.

Plan Map Change From no change to \_\_\_\_\_  
Zone Map Change From no change to \_\_\_\_\_  
Location: areas outside city limits within ugb Acres Involved: \_\_\_\_\_  
Specify Density: Previous Density \_\_\_\_\_ New Density \_\_\_\_\_  
Applicable Goals: 1,2, and 10 Was an Exception adopted?  Yes  No

DLCD File # 006-08 (16920) DLCD Appeal Deadline \_\_\_\_\_

Did DLCD receive a Notice of Proposed Amendment 45 days prior to the final hearing?

Yes       No       The Statewide Planning Goals do not apply  
 Emergency Circumstances Required Expedited Review

Affected State or Federal Agencies, Local Governments or Special Districts: Clackamas County,

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Local Contact: Tracy A. Brown, Director of Planning Phone: 503-668-4886

Address: City of Sandy, 39250 Pioneer Blvd., Sandy OR 97055

## SUBMITTAL REQUIREMENTS

ORS 197.615 and OAR Chapter 660, Division 18

1. Send this Form and **One (1)** Copy of the Adopted Amendment to:

**Department of Land Conservation and Development  
1175 Court Street, N.E.  
Salem, Oregon 97310-0590**

2. Submit **three (3)** copies of bound documents and maps larger than 8 1/2 by 11 inches.
3. Adopted materials must be sent to DLCD not later than **five (5)** working days following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption **must** include the text of the amendment plus **adopted** findings and supplementary information.
5. The deadline to appeal will be extended if you do not submit this Notice of Adoption within five working days of the final decision. Appeals to LUBA may be filed within 21 days of the date Notice of Adoption is sent to DLCD.
6. In addition to sending Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

If you need more copies of this form, please call the DLCD at 503-373-0050 or this form may be duplicated on green paper.

## ORDINANCE NO. 2008-12

### AN ORDINANCE DELETING CHAPTER 17.32 AND AMENDING SECTIONS 17.34.00, 17.36.00, 17.38.00, AND 17.40.00 OF THE SANDY MUNICIPAL CODE AND AMENDING GOAL 2 OF THE SANDY COMPREHENSIVE PLAN.

The City of Sandy ordains as follows:

Section 1. Chapter 17.32, Rural Residential (R-R) is deleted in its entirety.

Section 2. The last sentence of Sandy Municipal Code Section 17.34.00 is amended as follows:

Density shall not be less than ~~2~~ 3 or more than ~~6~~ 5.8 units per ~~gross~~ net acre.

Section 3. The last sentence of Sandy Municipal Code 17.36.00 is amended as follows:

Density shall not be less than 5 or more than ~~10~~ 8 units per ~~gross~~ net acre.

Section 4. The last sentence of Sandy Municipal Code 17.38.00 is amended as follows:

Density shall not be less than 8 or more than 14 units per ~~gross~~ net acre.

Section 5. The last sentence of Sandy Municipal Code 17.40.00 is amended as follows:

Density shall not be less than 10 or more than 20 units per ~~gross~~ net acre.

Section 6. Page 6 of the Sandy Comprehensive Plan related to the Low Density Residential Plan Designation and the Low Density Residential Zoning District is amended to read as follows:

#### Low Density Residential (LDR)

This designation is intended primarily for low density single-family with densities ranging from ~~32~~ to ~~840~~ units per net ~~gross~~ acre, including existing single-family residential areas and vacant lands with constraints to development at higher densities.

~~1) The Rural Residential district (RR) is intended for not more than 2 dwelling units per gross acre. Rural Dwellings will be primarily single family dwellings. Residential districts should generally be located at the periphery of the urban area to provide a transition between the city and surrounding rural areas outside the Urban Growth Boundary.~~

2) 1) The Single Family Residential (SFR) district is intended for ~~3~~ 2 to 5.8 6 dwelling units per net gross acre. Intended uses are primarily single-family detached units. Duplexes, subject to siting standards, are also allowed in these areas. Single Family residential districts are generally located outside the village areas.

~~3)~~ 2) The Low Density Residential (R-1) district is intended for 5 to 8 10 dwelling units per net gross acre. Intended uses are single family detached and attached units. Duplexes, subject to siting standards, are also allowed in these areas. Low Density Residential districts are located outside village boundaries and on the ~~on the~~ periphery of the villages

Section 7. Page 7 of the Sandy Comprehensive Plan related to the Medium Density Residential Plan Designation and the Medium Density Residential Zoning District is amended to read as follows:

Medium Density Residential

The Medium Density Residential (R-2) district is intended primarily for medium density residential development at 8 to 14 dwelling units per net gross acre. Intended uses are duplexes, small lot detached units, row houses, townhouses and apartments, detached and attached residential dwellings including existing developed areas and vacant land suitable for development at this density. Commercial development, with the exception of home businesses and limited neighborhood retail, is not considered appropriate for this designation.

Section 8. These amendments are supported by the Study and findings adopted in Ordinance 2008-11 as Exhibits A and B, respectively, incorporated herein by reference.

**THIS ORDINANCE IS ADOPTED BY THE COMMON COUNCIL AND  
APPROVED BY THE MAYOR THIS 18th DAY OF FEBRUARY, 2009.**

  
Linda K. Malone, Mayor

ATTEST:

  
Karen Evatt, City Recorder

**CITY OF SANDY**  
39250 PIONEER BLVD  
SANDY, OREGON 97055

**Department of Land Conservation  
& Development  
1175 Court Street, N.E.  
Salem, OR 97310-0590**



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