

May 8, 2024

NW Executive Homes and Development
ATTN: Alex Flikkema, Property Owner
PO Box 818
Boring, OR 97009

SUBJECT: The Riffles Food Cart (File No. 22-012 DR/VAR/TREE/DEV/CART)

Dear Mr. Flikkema,

This letter regards your written request you submitted on May 7, 2024, to extend the design review approval for 37095, 37115, and 37133 Highway 26, otherwise known as Lots 8, 9, and 10 of Twin Cedars No. 2, approved with File No. 22-012 DR/VAR/TREE/DEV/CART. Pursuant to Section 17.90.70, the design review shall be void after two years from the date of the final order, unless the applicant has submitted plans for building permit approval or demolition approval, as applicable, within this timeframe. The Director may grant one extension through a Type I procedure, not to exceed one year, upon a written request from the applicant prior to the expiration date of the approval and a finding that the applicant has made a good faith effort to implement the approved plan.

The original expiration date to submit building permits as set forth in the findings of fact and final order was August 2, 2024. Building permits have not been submitted to the Sandy Building Division as of the time of writing this letter; however, NW Executive Homes and Development recently purchased the property from Todd and Shawna Hoffman. On April 9, 2024, Mr. Flikkema stated by email to the Director that his intention is to construct the food cart structure and associated improvements. After reviewing your extension request, I have found you are making a good faith effort to implement The Riffles Food Cart and therefore I am permitting an extension of the Design Review to a modified expiration date of **August 2, 2025**. This is the only extension the Director can grant within the scope of the Sandy Municipal Code, unless the City Council adopts an ordinance stating otherwise.

If you have any questions about this letter, you are welcome to contact me at the email or phone number below.

Thank you,



Kelly O'Neill Jr.
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