

September 3, 2024

Roll Tide Properties Corporation  
ATTN: Dave Vandehey, Owner  
PO Box 703  
Cornelius, OR 97113

SUBJECT: Bull Run Terrace Extension #2 (File No. 22-038 CPA/ZC/SUB/SAP/TREE)

Dear Mr. Vandehey,

This letter regards your written request you submitted on August 27, 2024, to extend the Bull Run Terrace subdivision approval for T2SR5E18CD, Tax Lots 900 and 1000 approved with File No. 22-038 CPA/ZC/SUB/SAP/TREE. Pursuant to Section 17.100.60 (H) at the time of the original application submission in 2019, the final plat shall be delivered to the Director for approval within one (1) year following approval of the tentative plat and shall incorporate any modification or condition required by approval of the tentative plat. The original expiration date to deliver the final plat as set forth in the findings of fact and final order was December 5, 2023. On November 20, 2023, the City of Sandy granted a one-year extension to December 5, 2024, in accordance with Section 17.100.60 (H) of the Sandy Municipal Code.

On May 20, 2024, and in response to the development moratorium, the City Council adopted Ordinance 2024-09 which allows property owners with an existing land use approval to request an additional extension in addition to any other extension which may be available under the Sandy Municipal Code. After reviewing your extension request as a complex development per Section 2 of Ordinance No. 2024-09, I am permitting a two-year extension of the subdivision to a modified expiration date of **December 5, 2026**. This extension is only for the subdivision approved with the land use decision defined as File No. 22-038 CPA/ZC/SUB/SAP/TREE.

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.  
Development Services Director  
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