

March 14, 2025

State Street Homes  
ATTN: Brandon Gill, Property Owner  
900 Washington Street, Suite 1050  
Vancouver, WA 98660

SUBJECT: State Street Homes Extension (File No. 22-031 DR/VAR/TREE)

Dear Mr. Gill,

This letter regards your written request you submitted on March 12, 2025, to extend the design review approval of State Street Homes at 38015 Highway 26, approved with File No. 22-031 DR/VAR/TREE. 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.

May 8, 2025, was the original expiration date established to submit building permits as set forth in the findings of fact and final order. Building permits have not been submitted to the Sandy Building Division as of the time of writing this letter; however, the applicant has submitted a detailed narrative explaining their plans to move forward with construction at 38015 Highway 26 in 2025.

The applicant submitted a narrative with the following: “The Sandy Mixed Use Development on 38015 HWY 26 in Sandy, OR is in need of the extension that can be granted via section 17.90.70. We are requesting this extension as we are in anticipation of moving forward with this project in the near future, but not before the deadline of May 8th 2025. Our desire to build this mixed-use building remains a high priority for State Street Homes and the respective owners. However, the uncertainty of the market once we were approved through land use gave us pause. When we originally began this process in 2021-2022 many communities and small businesses were still recovering from the economic upheaval caused by COVID-19. Many suppliers had halted or stunted production of materials causing prices on normally readily available materials to sky rocket. In terms of the market, it was incredibly volatile with extremely low purchase/rent rates that would have been hard for any company to recoup the cost of building. Since then, the market has stabilized, with renters filling vacant spaces as quickly as they are built. With this steadying of the market and material prices evening out we feel the climate is right to build in again and look forward to bringing this vision to life. We believe this building will further the city of Sandy in many ways; providing homes for Sandy’s ever-growing population, and opportunity for new business and jobs to flourish as this building will be mixed use with the bottom floor dedicated to be a place of business while the upper floors will be living space for renters. We intend to break ground mid to late summer and hope to be going vertical by the fall.”

After reviewing your extension request, I am permitting an extension of the Design Review associated with File No. 22-031 DR/VAR/TREE to a modified expiration date of **May 8, 2026**. 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,

A handwritten signature in blue ink, appearing to read "Kelly O'Neill Jr.", is positioned above the typed name.

Kelly O'Neill Jr.  
Development Services Director  
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