

ROLL TIDE PROPERTIES CORPORATION

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VIA E-MAIL

Mayor Kathleen Walker
Members, Sandy City Council
39250 Pioneer Boulevard
Sandy, OR 97055

RE: Land Use Approval Extension Request

Dear Mayor Walker and City Council Members:

You are all familiar with our project Bull Run Terrace. This is the project that dedicated parkland to make Deer Pointe Park possible, will extend Dubarko Rd. and connect it to Highway 26, and will provide up to 200 housing units for the residents of Sandy, Oregon.

Our land use approval for Bull Run Terrace expires on December 5, 2026, less than 7 months from now. Due to an unprecedented path for development in Sandy over the last few years, including moratoriums, and historical SDC Fee increases, we have had to hit pause several times on this project. As a result, we will not meet this deadline.

Many years, and a significant investment of time and money was poured into this project before ultimately receiving approval of a project that provides significant benefit to the city. We are still currently at an impasse, figuring out how we can make this project financially viable, given the challenges ahead of us, with higher overall construction costs, and higher SDC fees. However, we would like at least the opportunity to attempt to see it through.

I am requesting that you grant Bull Run Terrace a 2-year extension of its land use approval, to give us the necessary time to figure out the financial challenge, complete engineering, design review, etc. This project provides unique benefits to the city, which I feel justifies some unique treatment. Alternatively, this project dies, and all our and the city's time and effort to get it to approval is wasted, Durbarko Rd. doesn't get extended, and additional needed housing is not built.

What harm is caused by extending the approval?

Sincerely,

Dave Vandehey

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