

Cory:

The purpose of our presentation tonight is to ask for your support to reinstate my subdivision approval. I bought the property located at 19124 SE Jacoby Road in December of 2004 to raise my family and was excited to one day develop this property. At the time I was working for Decal Oregon Inc. and had just bought the property to the North, developing it into Timberline Trails-a 117 lot sub-division.

In Summer of 2007 I Started the process with Firwood Design Group to parcel off a 2 acre piece from the south side of my property. We completed a successful perk test through Clackamas County. The thought at the time was to build a home for my in-laws to move in and help with my first two children. I Ultimately made the decision to wait until I was able to annex and develop the entire property.

On June 19th, 2017 I Received a letter from the City of Sandy (See Attached) about my property being included into the Urban Growth Boundary. I hired Tracy Brown Planning Consultants LLC in July 2017 to walk me through the annexation process and application to develop. I paid the \$2,000 application fee and submitted my annex application which was approved November 6th 2017.

From July 2017 -June 2018 (See Attached) I spent time, effort and resources totaling over \$82,000 on consulting, surveys and engineering from All-County, pre-application meetings, geotech studies, tree Analysis, blueprints, excavation to clear the property, environmental studies, traffic studies all to prepare for complete application to the city.

On December 12th, 2018 (See Attached) the City of Sandy sent notice that they have received an application accepted complete letter. File # 18-025 Project name: Jacoby Heights

The Planning Commission approved the preliminary plat on May 15th, 2019. Code required the final plat to be recorded within 1 year with a 1 year extension for a total of 2 years. Two years ended May 15th, 2021. But just two months after that approval my wife received a diagnosis that rocked us. She is going to share her part of that story. We had a 14, 13, 3 and 1 and a half year old at that time.

Sara:

In July of 2019 I had surgery to remove what we thought was a benign tumor on the right side of my neck. I had it biopsied when I was pregnant with our youngest and it tested benign. Unfortunately the surgeons found a giant tangly tumor wrapped around my parotid salivary gland and my facial nerve branch. Surgery went 4 hours longer than expected and they didn't get it all out. The right side of my face was completely paralyzed afterwards.

A few weeks later we were at the park with three of our children when the dreaded phone call came that the tumor was actually cancerous. I was sitting on a swing having that conversation and I clearly remember instantly being terrified and feeling like my whole life had just changed.

A month later I went in for a second surgery to remove everything. My incredible surgeons got all of the cancer out and reattached all of my facial nerves. 9 hours later I woke up crying with gratitude and relief to learn it was all out. While this was the best news possible, we were still in a state of complete survival mode with a 1, 3, 13 and 14 year old. We had multiple people helping with the children while I recovered for months with a swollen face, drain out of my neck, a painful eye that would not close on its own. I did speech therapy to learn how to chew and eat properly.

I wish I could accurately describe the state of shock and survival we were in during that time. It is easy to understand why my health, recovery and the caring for our children suddenly became our only priorities. I am grateful to have had a beautiful recovery regaining a ton of movement in my face and am blessed to share that this coming August will be my 6th year cancer free.

Cory:

Then 2020 happened and everything paused. May 11th 2022 - I went back to the City and explained our major life event to Kelly and the staff by paying and organizing a pre-app meeting and was basically told that my application had expired and there was nothing that I could do about it except to re-apply.

I have been in communication with Kelly about re-submitting my application and paying an additional \$15,000 application fee for several years now. I've been told that the City is no longer able to accept applications to develop, due to the Sewer moratorium.

The frustration that I have is that prior to annexing my property to the City with the understanding that I would be able to develop, under the previous county zoning I was able to partition my property as the zoning was RRFF-5.

The purpose of us being here today is to ask for Staff consideration to review our situation get an approval extension on our previously approved application. The second best option would be to allow me to partition off a buildable lot and put in a septic system that I was previously allowed to do with Clackamas County prior to annexation to the city.

It is my understanding the council adopted an ordinance last year (Ordinance 2024-09) that allowed the extension of certain projects affected by the sewer moratorium. I am asking for this ordinance to be amended to include my project.

Thank you for your time today and for considering our story and desire to move forward,

Cory & Sara Knight
cory.knight25@gmail.com
503-481-7789



CITY OF
SANDY

39250 PIONEER BOULEVARD ♦ SANDY, OR 97055
www.ci.sandy.or.us

PHONE (503) 668-5533

FAX (503) 668-8714

Gateway to Mt. Hood

June 9, 2017

RE: Sandy Urban Growth Boundary (UGB) Amendment

Dear property owner,

Congratulations! This letter is to inform you that on June 2, 2017, the State of Oregon Department of Land Conservation and Development (DLCD) approved the Sandy Urban Growth Boundary Amendment. The approval constituted DLCD's order approving the amendment as provided in OAR 660-025-0175. Per the amendment map your property is now located within the Sandy Urban Growth Boundary (UGB). The city of Sandy zoning designation will be effective when/if your property is annexed.

Please call me at 503-489-2163 or email at koneill@ci.sandy.or.us if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kelly O'Neill Jr.", is written over a horizontal line.

Kelly O'Neill Jr.
Planning & Building Director

December 27, 2018

Cory Knight
16513 SE Orchard View Lane
Damascus, OR 97089

All County Surveyors and Planners
ATTN: Tyler Henderson
PO Box 955
Sandy, OR 97055

RE: NOTICE REGARDING COMPLETION OF SUBMISSION
FILE NUMBER: 18-025 DR/CUP/VAR
PROJECT NAME: Jacoby Heights Subdivision

☒ Application accepted as complete on: December 27, 2018

- ☐ Application incomplete. The additional information necessary to consider your application is listed below. The application will be deemed complete upon submission of one of the following options:
1. All of the missing information;
 2. Some of the missing information and written notice that no other information will be provided; or
 3. Written notice that none of the missing information will be provided.

If one of the above listed options is not received by the city by the 180th day following submittal of your application, the application will be void per state law (ORS 227.178 (4)).

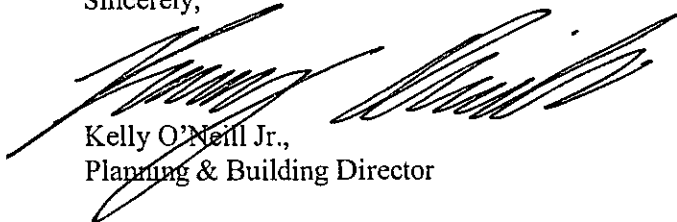
☐ Requested additional information filed on: _____

Following submission of your land use application (received on 6/25/18) and additional items received on 12/5/18 and 12/20/18, staff finds the application complete for the purpose of beginning the "120-day clock." **At this time staff will begin reviewing the application.**

Note: While staff have received sufficient information to deem the application complete and to begin reviewing the proposal, there are still some issues with some of the incompleteness items. By deeming this application complete, staff is not necessarily confirming the outstanding items have been satisfied.

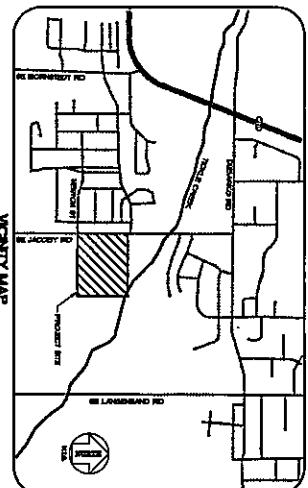
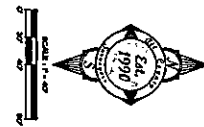
Emily Meharg will be the planner of record working on this land use application. Please call Emily at (503) 783-2585 or email emeharg@ci.sandy.or.us if you have any questions.

Sincerely,



Kelly O'Neill Jr.,
Planning & Building Director

32-LOT SUBDIVISION
PRELIMINARY PLAT MAP
NOVEMBER 2018



PLANNED
TRACY BROOK PLANNING CONSULTANTS, LLC
PO BOX 998
GASTON, OR 97038

**BUREAU
ENGINEER**
ALL COUNTY SURVEYORS & PLANNERS, INC.
PO BOX 988 BLOOMINGTON, IL 61702
PHONE: 800-666-3561

51E AREA TAKES				W OF TOTAL
DESCRIPTION	AREA IN 51E	AREA IN 4E	AREA	DO
GRASS 51E AREA	42/78	8/68	DO	
FIELD TACKS	20/31	0/41		
ROW DISSECTION	80/91	2/08		118
NET 51E AREA	300/42	1/2		114

51E AREA TAKES: 21 51E
 51E AREA TAKES: 21 51E
 51E AREA TAKES: 21 51E

NOTES

SHEET INDEX

LEGEND

PROPERTY LINE

LOT LINE

PAVEMENT

POSSIBLE RAILROAD

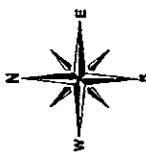
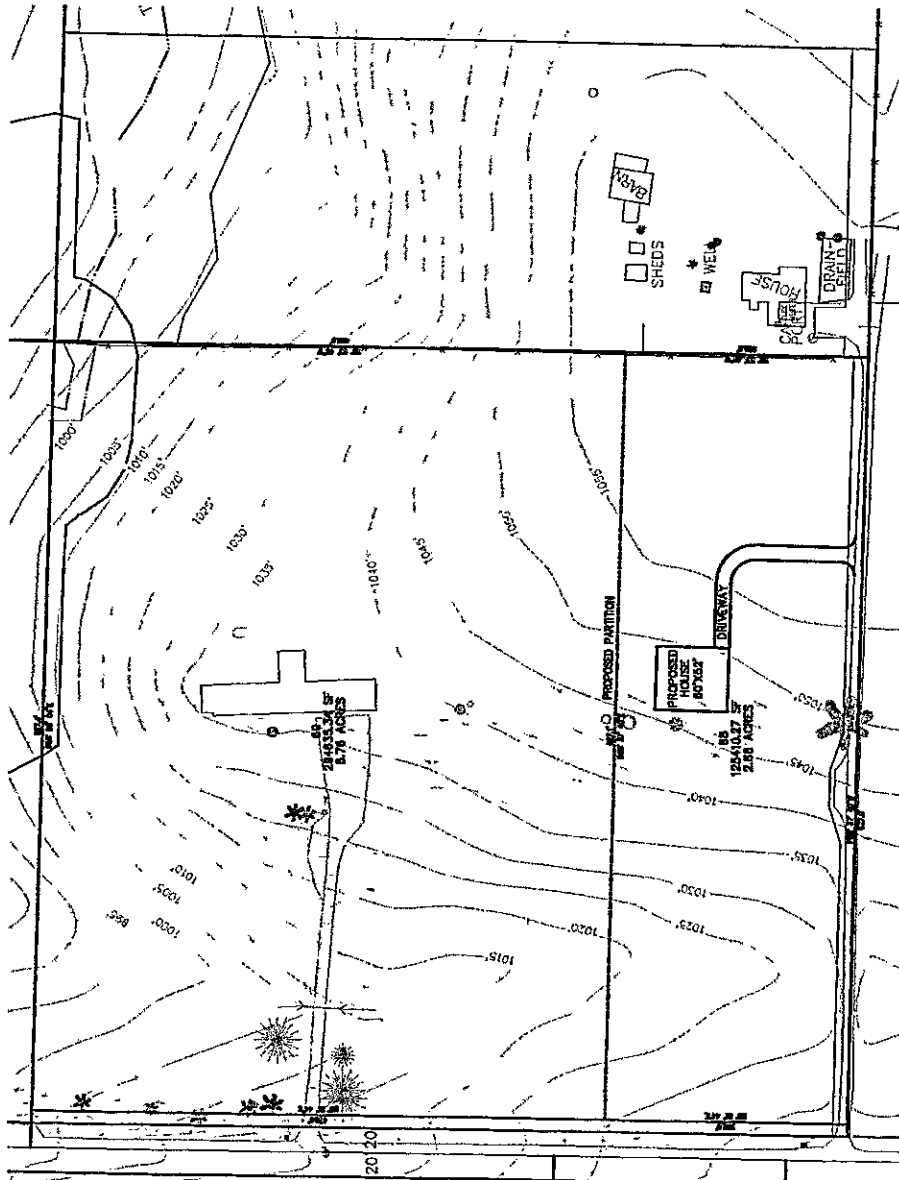
EXISTING ROAD OF HAWAII

EXISTING IMPROVED ROADWAY

EXISTING CEMENT

[illegible]

Attachment to 5/19/25 Council Minutes



SITE PLAN
 SCALE: 1" = 50'
 11"X17" SCALE: 1" = 100'



EXPIRES: 01/29/24
 SIGNATURE DATE:

SITE PLAN

OWNER: CORY KNIGHT		PROJECT NO.: 10000		DATE: 01/29/24	
19124 SE JACOBY RD, SANDY, OR		10000		10000	
(503) 481-7789		10000		10000	
CLACKAMAS COUNTY, OREGON		10000		10000	
1		1		1	

FIRWOOD DESIGN GROUP, LLC
 ARCHITECTS • ENGINEERS • PLANNERS
 10000
 10000
 10000



proposed partition of 2 acre parcel
 per previous RR.FF-5 zoning

JACOBY ROAD DEVELOPMENT EXPENSES

Date	Item	Cost
6/10/17	Tracy Brown - Project Narrative / materials for annexation application	\$1,370.00
7/13/17	City of Sandy Annexation Application	\$2,000.00
9/27/17	All Couty Surveyors Invoice #15822 Retainer	\$5,000.00
12/5/17	City of Sandy Pre-Application Application	\$400.00
12/21/17	All County Surveyors Invoice #15951	\$4,650.00
2/28/18	Mia Sexton - Geotech Surveying study	\$4,750.00
3/1/18	Excavator to clear property per surveyors request back in August	\$9,500.00
3/5/18	Tracy Brown Project Narrative site visit etc	\$1,262.50
3/26/18	Schott & Associates Initial evaluation of water on front of property	\$750.00
4/2/18	All County Surveyors Invoice #16031	\$13,250.00
4/22/18	Lancaster Engineering - 1/2 of total invoice to start work	\$3,500.00
5/14/18	Multnomah Tree Experts Tree analysis Peter Vey	\$1,149.00
6/12/18	Environmental Science & Assessment, LLC	\$1,527.05
6/18/18	Tracy Brown Planning Consultants	\$1,910.00
6/19/18	City of Sandy 31 lot subdivision Application	\$9,676.00
8/20/18	All County Surveyors Invoice #16245	\$1,700.00
8/30/18	Lancaster Engineering - 2nd 1/2 of invoice after job completed	\$3,750.00
11/1/18	Multnomah Tree Experts Tree analysis from 11" to 8"	\$3,168.00
12/5/18	Clackamas Blueprint -Prints for re-submittal	\$48.00
12/7/18	Tracy Brown - Planning - Finalizingnarrative resubmittal	\$3,230.00
12/20/18	City of Sandy - Re-submittal of Applcation Variance & Code Interpretation Fees	\$1,710.00
1/9/19	Clackamas Blueprint -Prints for entire staff City of Sandy	\$286.60
2/28/19	Multnomah Tree Experts to give analysis and testimony at PC meeting	\$865.20
4/24/19	Multnomah Tree Experts to address issues regarding city wanting 3rd opinion	\$210.00
5/22/19	Tracy Brown Consulting FINAL INVOICE	\$4,215.00
8/7/19	All County Invoice #16739 FINAL INVOICE	\$2,520.00

Total Expenses paid by Cory Knight on Jacoby Development \$82,397.35