

DATE OF THIS NOTICE: December 8, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Jeff Newberry submitted an application requesting a Type II Adjustment to Section 17.40.30 to reduce the required garage setback for an approved duplex from 20 feet to 17 feet 4 inches for one unit of the duplex and 18 feet 7 inches for the second unit. The applicant has proposed four off-street parking spaces for the duplex (two spaces for each dwelling unit) in addition to the area in front of the garages that can accommodate smaller vehicles. The reduced setback will allow construction of a duplex on the lot while meeting all other applicable setback requirements. This duplex was previously approved on November 7, 2018 (File No. 18-042 DR) and a building permit application was received on October 30, 2020 within the two (2) year application approval period.

You are encouraged to take part in the City's review of this project by sending us your written comments within 14 days from the date of this notice. This proposal will not be reviewed by the Planning Commission or City Council unless a member of the public requests a hearing and the Development Services Director decides to elevate the proposal to a hearing based on the legitimacy of the request, or this land use decision is appealed.

FILE NO.: 20-049 Creekside Loop Garage Setback Adjustment

PROPERTY LOCATION: The subject property is located on the north side of Creekside Loop east of Tupper Road.

TAX MAP/LOTS: T2S R4E Section 13CA Tax Lot 9008

COMPREHENSIVE PLAN DESIGNATION: High Density Residential

ZONING DISTRICT DESIGNATION: High Density Residential (R-3)

APPLICANT/OWNER: Jeff Newberry

NOTICE IS MAILED TO: Property Owners within 300 feet of the site, Interested Citizens and Agencies

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.40 High Density Residential (R-3); and, 17.66 Adjustments and Variances.

DECISION PROCESS: In order to be approved, the application must meet the standards and criteria of the Sandy Development Code listed above. The Development Services Director or the Director's designee will review and make a decision on the proposal. The Director (or designee) may approve, approve with conditions, or deny the application based on the applicable approval criteria, the materials submitted with the application, and other information in the record.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 300 feet of the proposed new project. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards.

Please include the file number (**20-049 ADJ**) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:

City of Sandy
Development Services Department
39250 Pioneer Boulevard
Sandy, OR 97055

You can also email your comments to planning@ci.sandy.or.us.

APPLICABLE MATERIALS: All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. Due to concerns with COVID-19, City Hall is currently closed to the public. You should email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Municipal Code.




DECISION: Notice of the Director's decision, including a brief description of the criteria and evidence upon which the decision is based, will be mailed to persons who submitted written testimony. The Director's decision is final unless appealed.

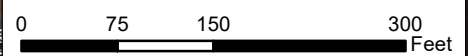
STAFF CONTACT: Kelly O'Neill Jr.
Phone: 503-489-2163
Email: koneill@ci.sandy.or.us

38797 & 38799 CREEKSIDE LOOP VICINITY MAP



Legend

-  38797 & 38799 Creekside Loop
-  June 2020 Taxlots
-  City Limits



Source: Esri, Maxar, GeoEye, USDA, USGS, AeroGRID, IGN, and the City of Denver