

## NOTICE OF LAND USE DECISION

**NOTICE DATE:** November 24, 2021

**THIS NOTICE IS MAILED TO:** Those previously commenting on this application.

**FROM:** City of Sandy Planning Division

**STAFF CONTACT:** Shelley Denison, Associate Planner, 503-783-2587, [sdenison@ci.sandy.or.us](mailto:sdenison@ci.sandy.or.us)

**FILE NO.:** 21-046 DR/ADJ/VAR/FSH The Pad Townhomes

**EXPLANATION OF THE PROPOSAL:** The applicant, Axis Design Group, proposed 10 townhouse style multi-family units at 17650 Meinig Avenue, a 0.59-acre property immediately west of Meinig park and north of the Fantasy Forest play area. This development will include improvements to the Highway 211 frontage, including elements to control the flow of traffic in and out of the property. The applicant also requested one adjustment and one variance to the development code. These requests were as follows:

- The development code requires that the vertical face of a structure must provide an eight-foot offset every 20 feet. The applicant proposed an eight-foot offset every 24 feet.
- The development code requires that any structure located along an arterial or collector street (such as Highway 211) be setback from the street by 20 feet. The requirement is intended to provide better light, air, and vision on more heavily traveled streets. The applicant requested to decrease this setback because there is a significant amount of additional right-of-way between the property and Highway 211.

**DECISION:** The Planning Commission **approved** the requested design review, adjustment, and variance with a vote of 7-0.

**APPLICANT:** Axis Design Group Architecture and Engineering

**OWNER:** Miles Rusth

**LEGAL DESCRIPTION:** T2S R4E Section 11DA Tax Lot 400 (Lots 1-6 of Mairin's Viewpoint, plat no. 4636)

**SITUS ADDRESS:** 15545 Bluff Road

**DECISION PROCESS:** This notice is to inform you that a decision has been issued on the above referenced land use file. This decision will not become final until 12 days following the date of the decision. Any person or agency entitled to notice of the decision may appeal the decision in a manner consistent with the City's land use procedures. An appeal of this decision cannot be made directly to the Land Use Board of Appeals. An appeal can be made to the City Council by filing an appeal, accompanied by an appeal fee, with the Development Services Director within 12 calendar days of notice of the decision.

**FOR MORE INFORMATION:** Additional information is available by contacting the staff contact listed above. A copy of the final decision, summarizing the standards and facts that justified the decision is available for review. In addition, all documents and evidence submitted with this application are also available for review.