

Date of this notice: February 2, 2024

We are interested in your comments on a proposed adjustment.

We are mailing you information about this adjustment request because you own land within 300 feet of the property proposing a front yard setback adjustment. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

Address: 38971-38973 Creekside Loop

Property Location: East of Tupper Road and west of HWY 211

Legal Property Description: 24E13CA Tax Lot 8810

Applicant/Property Owner: Trimble Rentals, LLC

Property's Comprehensive Plan Designation: High Density Residential

Property's Zoning Designation: High Density Residential (R-3)

Application File Number: 24-007 ADJ Trimble PD - Lot 9 Adjustment



The applicant, Trimble Rentals, LLC submitted an application requesting a Type II Adjustment to Section 17.40.30 to reduce the front yard setback from 10 feet to 8.77 feet (less than a 20 percent reduction allowed per Section 17.66.30). This adjustment request is for Lot 9 of the Trimble Loop Planned Unit Development. The reduced setback will support the City Council's ruling on the condition in the 06-022 PD to provide a minimum thirteen (13) foot rear yard setback. The adjustment will assist in the construction of a proposed duplex structure.

It is important to note that this adjustment application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or subsequent resolutions because the lot already has City land use approval for a duplex.

How to provide comments

You can submit written comments either by mail or email. Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is:

Sandy City Hall: Development Services Department
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us.

What to comment on

Because of state and federal laws, the City of Sandy can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Sandy Development Code chapters are being considered as part of the review of this application:

17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.40 High Density Residential (R-3); 17.66 Adjustments and Variances

You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances

How to get more information

You are able to review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 9:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of the application, a reasonable fee may be required to cover the cost of paper and staff time.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed in this notice. The Development Services Director or Senior Planner will review the application and make a decision on this proposal. The Director or Senior Planner 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.

Appeal Standing: Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved or fail to provide statements or evidence to allow staff to respond to the issue, you will not be able to appeal the decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

Staff Contact: Patrick Depa
Senior Planner
Phone: 503-783-2585
Email: planning@ci.sandy.or.us

Comment Sheet for file number 24-007 ADJ

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: Sandy Development Code Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.40 High Density Residential (R-3); 17.66 Adjustments and Variances.