

Date of this notice: March 19, 2024

We are interested in your comments on several proposed variances.

We are mailing you information about seven (7) separate land use applications because you own land within 300 feet of the properties listed below. Each of the seven (7) listed properties include two requested variances. We invite you to send any written comments regarding the proposals within 14 days from the date of this notice. Comments received after the 14-day notice period will not be considered during review of these land use applications.

Address(s):

24-013 VAR – Lot 24 - 41590 Metolius Ave (Hood View Heights)

24-014 VAR – Lot 25 - 41600 Metolius Ave (Hood View Heights)

24-015 VAR – Lot 26 - 41555 Metolius Ave (Hood View Heights)

24-016 VAR – Lot 27 - 18716 Wood River Street (Hood View Heights)

24-017 VAR – Lot 35 - 18600 Warm Springs Street (Hood View Heights)

24-018 VAR – Lot 36 - 18701 Wood River Street (Hood View Heights)

24-019 VAR – Lot 37 - 18711 Wood River Street (Hood View Heights)

Property Location: Hood View Heights Subdivision (Hwy 26 and Vista Loop Drive)

Map and Tax Lot Number: 25E19AB Tax Lots 2500 - 2800 and Lots 3600 - 3800

Applicant/Property Owner: Holt Holdings OR LLC

Property's Comprehensive Plan Designation: Low Density Residential

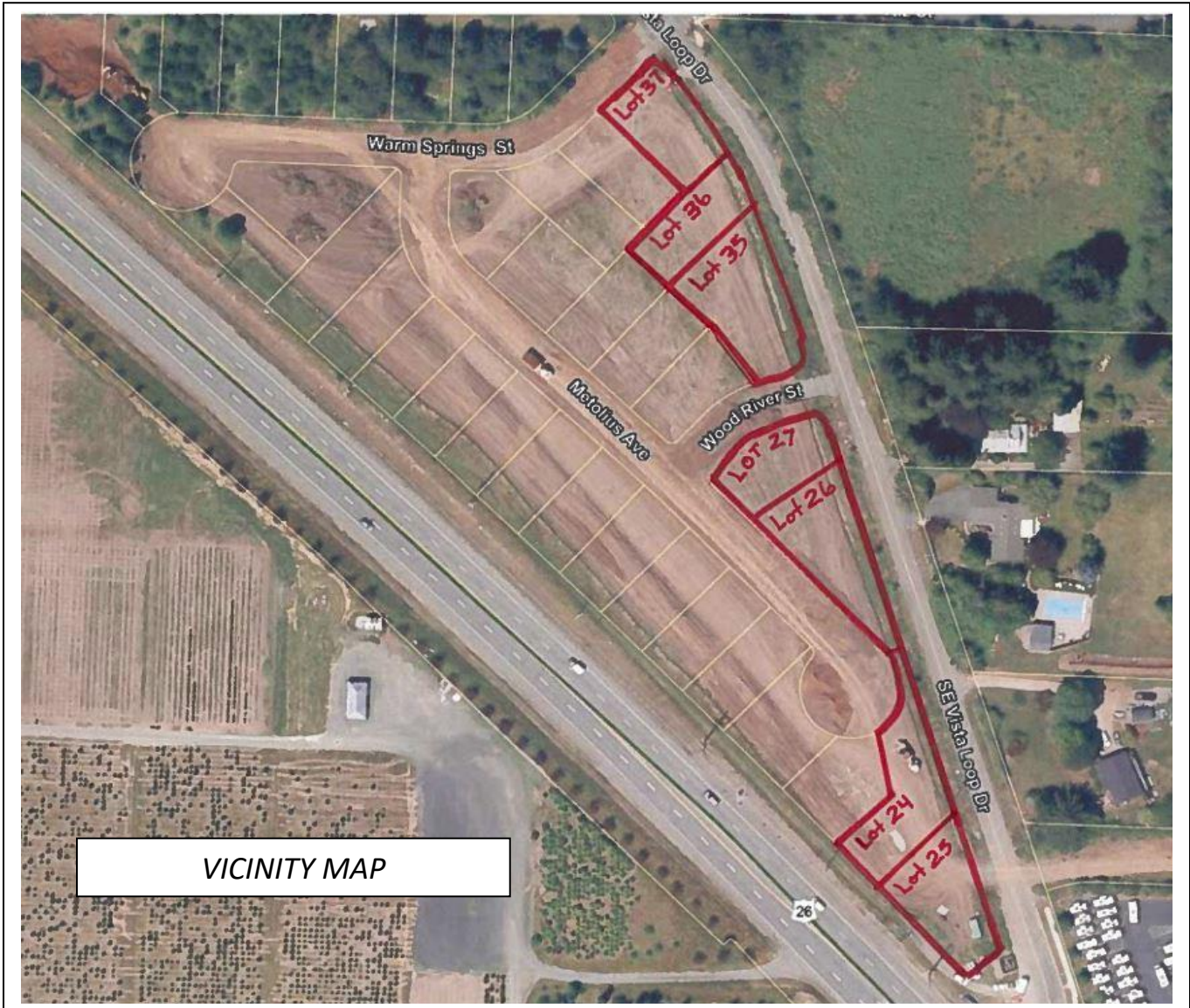
Property's Zoning Designation: Single Family Residential (SFR)

Application File Number: 24-013 VAR through 24-019 VAR – (Lots 24-27 and Lots 35-37) – Hood View Heights Variances

The seven (7) lots are in the “Hood View Heights” Subdivision, approved in 2021 and recorded/platted in 2023. The owners have since changed the name of the development to Timber Grove.

The applicant, Holt Holdings OR LLC submitted an application requesting two Type II variances for seven (7) separate lots. Variance #1 to Section 17.74.40(A)(7) would remove the required gate in the rear-yard fence on Lots 24-27 and Lots 35-37 which are all through lots. Variance #2 is to Section 17.82.20 (A-C) which requires a home to be oriented to a transit street, which in this case is Vista Loop Drive. The applicant is proposing to orientate the home to Metolius Avenue, which has a local street classification. Both variance requests are for Lots 24-27 and Lots 35-37 of the Timber Grove subdivision. The variances to the required gate in the rear yard fencing and the alternate building orientation towards Metolius Avenue will assist in construction and appropriate placement of these future dwellings.

It is important to note that these seven (7) applications are not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or the subsequent resolutions because they do not require any new sanitary sewer connections.



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 these applications. 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 these seven (7) applications:

Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.34 Single-Family Residential (SFR); 17.66 Adjustments and Variances; Section 17.74.40(A)(7) required gate in the rear-yard fence; and, Section 17.82.20 Building Orientation on Transit Streets.

You can access the Sandy Municipal Code at [library.municode.com/or/sandy/codes/code of ordinances](http://library.municode.com/or/sandy/codes/code_of_ordinances).

How to get more information

You can 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 any application materials, a reasonable fee may be required to cover the cost of paper and staff time.

Decision Process: In order to be approved, these proposals 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 applications and make a decision on the seven (7) proposals. The Director or Senior Planner may approve, approve with conditions, or deny the applications based on the applicable approval criteria, the materials submitted with the applications, 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 applications 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 applicable 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.

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