

Date of this notice: July 24, 2025

We are interested in your comments on a proposed adjustment.

We are mailing you information about an accessory structure height adjustment request because you own land within 300 feet of the property listed below. 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.

Project Name: Swensen Height Adjustment

Address(s): 17250 New Circle

Application File Number: 25-038 ADJ

Map and Tax Lot Number: 24E14BC Tax Lot 5600

Legal Description: Lot 17 of Tickle Creek Estates Subdivision (2361)

Applicant/Property Owner: James Swensen

Property's Comprehensive Plan Designation: Low Density Residential

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

Adjustments and variances are procedures to vary development standards normally applied to a particular district. The applicant submitted an application on June 13, 2025, which was deemed complete on July 18, 2025, requesting an adjustment to the maximum height requirement of sixteen (16) feet for an accessory structure. The adjustment is to Section 17.74.10.B.6., Residential accessory structures, which states that "An accessory structure shall not exceed a maximum height of 16 feet".

The applicant is proposing a 256 square foot shed with a mansard roof. A mansard roof is a multi-sided gambrel-style hip roof characterized by two slopes on each of its sides, with the lower slope at a steeper angle than the upper slope. The City of Sandy defines a Mansard roof's height to be measured at their deck line which is where the two slopes meet. The applicant requests to add six (6) inches above the maximum height of sixteen (16) feet. The final height of the accessory structure is proposed below the allowable 20 percent adjustment.

Sec. 17.66.10. Adjustments.

Adjustments are a Type II procedure that provide a means to vary the quantifiable development standards applied in a particular district or design standard. This option exists for those circumstances where uniform, unvarying rules would prevent a more efficient use of a lot. An example is permitting a structure to be located closer to a lot line than allowed by the zoning district regulations. Adjustments apply only to individual lots. Except in the case of a nonconforming development or use, the Director may grant or deny an adjustment if the request involves only the expansion or reduction by not more than 20 percent of one or more quantifiable provisions of this Code. The adjustment criteria may be found in Section 17.66.40. of the Sandy Municipal Code.

It is important to note that this application for an adjustment is not subject to the moratorium on development adopted by the City Council through Resolution 2022-24 or the subsequent resolutions because this adjustment would not allow for 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 this application. Therefore, the most helpful comments are those which reference the Code. The following Code chapters are being considered as part of the review of this application:

Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.34 Single-Family Residential (SFR); 17.74 Accessory Development; and 17.66 Adjustments and Variances. 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

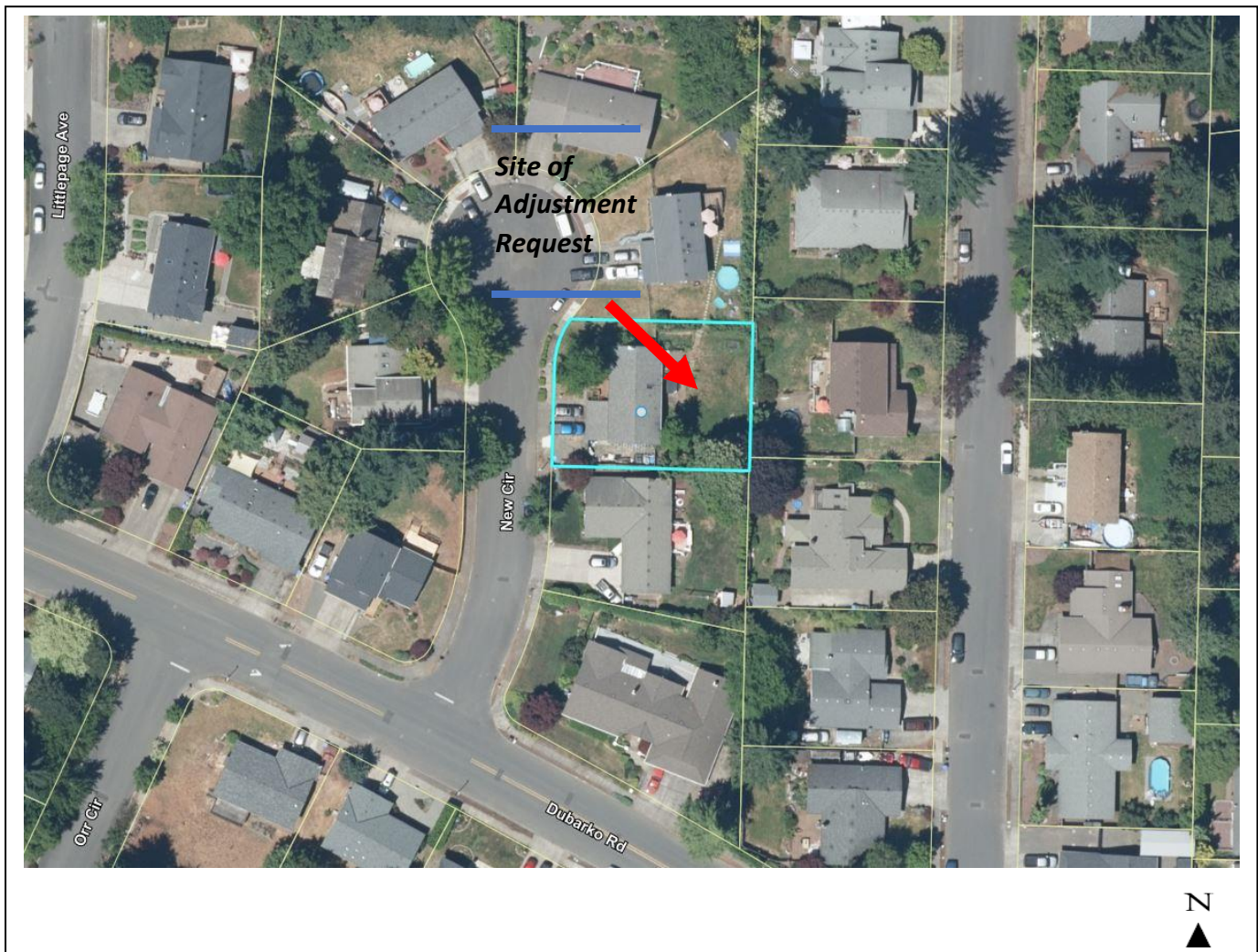
You can review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 8:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of any application materials, a reasonable fee may be required to cover the cost of paper and staff time.

Decision Process: In order to be approved, 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. 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 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.

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

VICINITY MAP



Comment Sheet for file number 25-038 ADJ:

[illegible]

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: Chapters 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.34 Single-Family Residential (SFR); 17.74 Accessory Development; and 17.66 Adjustments and Variances. The adjustment criteria may be found in Section 17.66.40. of the Sandy Municipal Code.