

Date of this notice: July 18, 2025

We are interested in your comments on a proposed adjustment.

We are mailing you information about a driveway width 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: Dahlager Street Driveway Width Adjustment

Address(s): 18455 Dahlager Street

Application File Number: 25-040 ADJ

Map and Tax Lot Number: 24E13CD Tax Lot 1230

Legal Description: Lot 14 of Grass Meadows Subdivision

Applicant/Property Owner: Don Jones

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, Don Jones, submitted an application on July 3, 2025, requesting an adjustment to the maximum driveway width requirement of twenty-four (24) feet. The adjustment is to Section 17.98.100.B, Driveways, which states that "A driveway for a single-family dwelling or duplex shall have a minimum width of ten feet. The total width for one or more driveway approaches within the public right-of-way shall not exceed 24 feet in width measured at the bottom of the curb transition. A driveway approach shall be constructed in accordance with applicable city standards and the entire driveway shall be paved with asphalt or concrete." The applicant requests to add ten (10) feet, nine (9) inches on to his existing seventeen (17) feet, eleven (11) inch driveway. This proposal would bring the total driveway width to twenty-eight (28) feet, eight (8) inches, not including the four (4) foot driveway wings on each edge of their driveway.

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 applicant is proposing a 20 percent adjustment. 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 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); 17.66 Adjustments and Variances; and 17.98 Parking, Loading and Access Requirements. You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances.

How to get more information

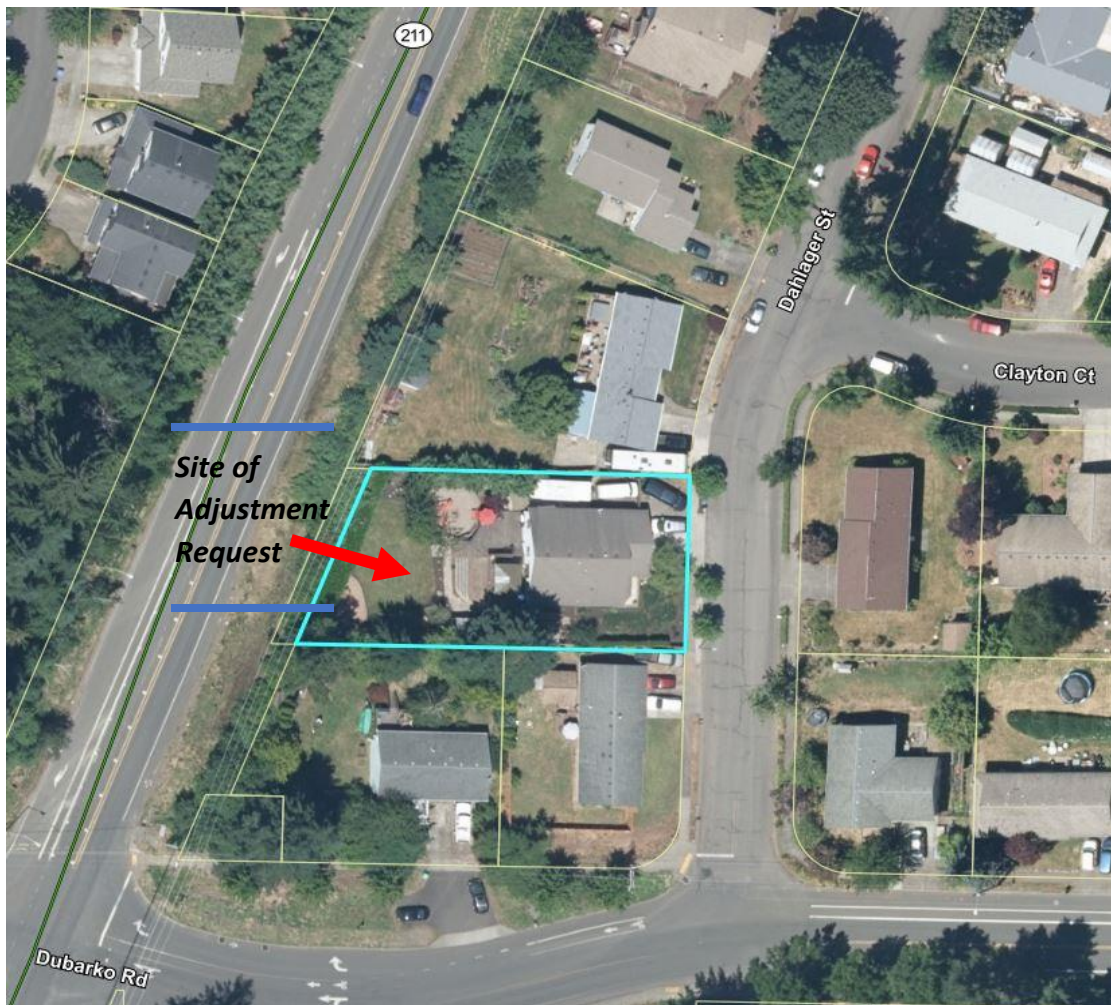
You can review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 8:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of any application materials, a reasonable fee 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 25-040 ADJ:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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); 17.66 Adjustments and Variances; and 17.98 Parking, Loading and Access Requirements. The adjustment criteria may be found in Section 17.66.40. of the Sandy Municipal Code.