

**Date of this notice: February 26, 2026**

## 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:** 39935 Hood Street

**Property Location:** East of Ten Eyck Road

**Legal Property Description:** 24E13AD Tax Lot 0701

**Applicant/Property Owner:** Greg Dirks

**Property's Comprehensive Plan Designation:** Medium Density Residential

**Property's Zoning Designation:** Medium Density Residential (R-2)/Flood Slope & Hazard (FSH)

**Application File Number:** 26-007 ADJ - 39935 Hood St - Adjustment



The applicant, Greg Dirks, submitted an application requesting a Type II Adjustment to Section 17.38.30. to reduce the front yard setback from ten (10) feet to eight (8) feet (a 20 percent reduction allowed per Section 17.66.10.). The adjustment will assist in the construction of an additional garage bay attached to the existing structure. This adjustment request is for Lot 2 of the Minnie Meinig's Pine View Tracts.

### **Sec. 17.66.10. Adjustments.**

Adjustments are a Type II procedure that provides 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 to the front yard setback.

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 a sanitary sewer connection is not proposed.

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## **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](mailto: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; 17.38 Medium Density Residential (R-2); 17.60 Flood, Slope & Hazard Overlay; 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%20of%20ordinances)

## 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](http://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 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  
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