

Date of this notice: July 21, 2026

We are interested in your comments on a proposed variance.

We are mailing you information about this variance request because you own land within 300 feet of the property requesting Pedestrian Path Variance. We invite you to send any written comments regarding the proposal below within 14 days of 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: 15212 Jewelberry Avenue

Property Location: East side of Jewelberry just south of Kelso Road

Legal Property Description: 24E11AC Tax Lot 02600

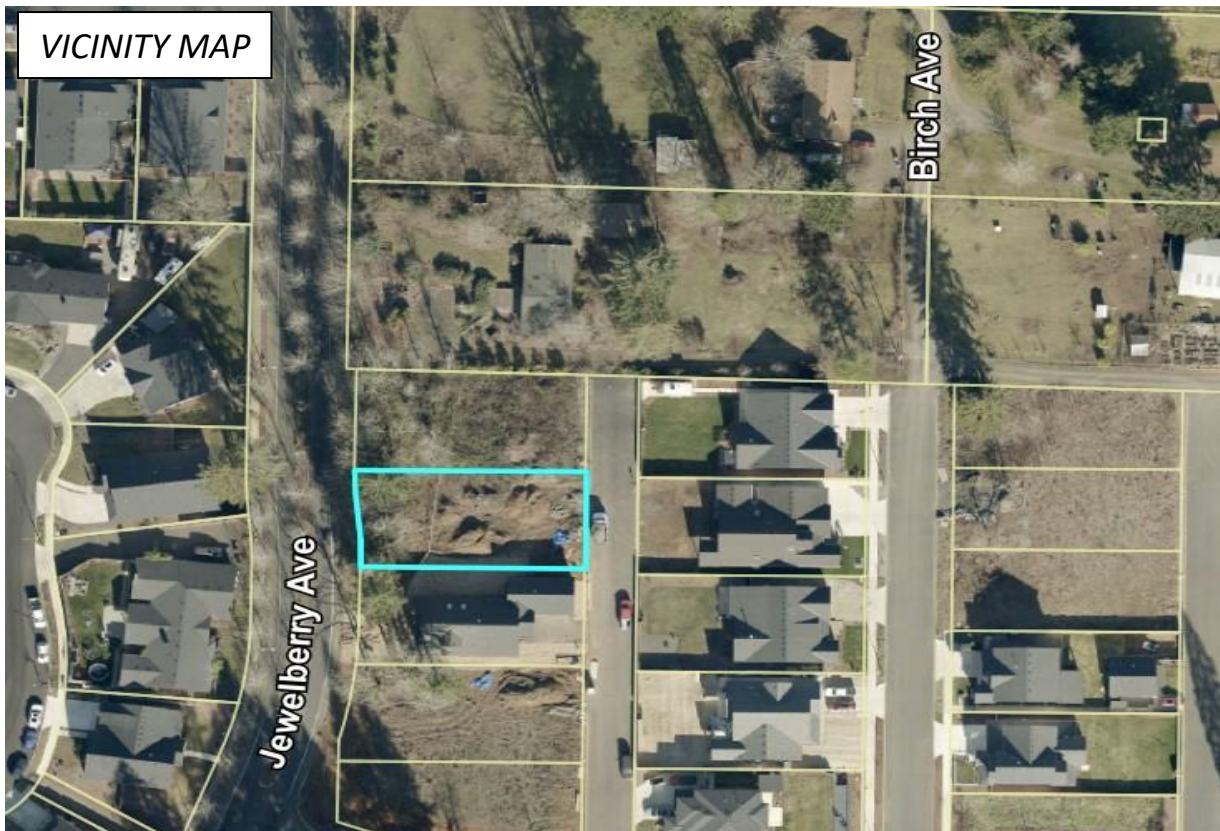
Applicant/Property Owner: Russ Bartel

Property's Comprehensive Plan Designation: Residential

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

Application File Number: 26-037 VAR - Pedestrian Path Variance

VICINITY MAP



On July 16, 2026, the developer of Jewelberry Meadows subdivision applied for a Type II Variance to Section 17.82.20.C. "Dwellings shall have a primary entrance connecting directly between the street and building interior. A lighted pedestrian route shall be provided to the entrance, from the transit street. The connection may not be more than 20 feet longer or 120 percent of the straight-line distance."

The variance request is to move the required pedestrian path from Jewelberry Avenue away from the structure's primary entrance more than a 120% past a straight-line distance to the very edge of the north property line. The variance will ensure no possible damage is done to the critical root zones around five (5) designated retention trees on the property. These five (5) mature retention trees range from 11 DBH to 41 DBH in size and are between the primary entranceway of the house and Jewelberry Avenue.

Sec. 17.66.60. Variances.

Variances are a means of requesting a complete waiver or major adjustment to certain development standards. They may be requested for a specific lot or as part of a land division application. The Type II variance process is reserved for major adjustments on individual lots.

Sec. 17.66.70. Type II and type III variance criteria.

The authority to grant a variance does not include authority to approve a development that is designed, arranged, or intended for a use not otherwise approvable in the location. The criteria are as follows:

- A. The circumstances necessitating the variance are not of the applicant's making.
- B. The hardship does not arise from a violation of this Code, and approval will not allow otherwise prohibited uses in the district in which the property is located.
- C. Granting of the variance will not adversely affect implementation of the Comprehensive Plan.
- D. The variance authorized will not be materially detrimental to the public welfare or materially injurious to other property in the vicinity.
- E. The development will be the same as development permitted under this Code and City standards to the greatest extent that is reasonably possible while permitting some economic use of the land.
- F. Special circumstances or conditions apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape (legally existing prior to the effective date of this Code), topography, or other circumstances over which the applicant has no control.

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:

Sandy Development Code: 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, 17.82 Special Setbacks 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%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 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 written 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 26-037 VAR

This image shows a blank 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: Sandy Development Code: 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, 17.82 Special Setbacks on Transit Streets.