



Name of Appellant:		Phone Number:	
Email:		Address:	
Map & Tax Lot #:	T:	R:	Section: Tax Lot(s)

BASIS FOR STANDING APPEAL (please check all that apply)

Submitted written evidence during the initial review <input type="checkbox"/>
Testified orally at the hearing <input type="checkbox"/>
Participated through?

Grounds for the Appeal: Attach separate page(s) stating the ground for the appeal. The appeal must be based upon issues raised during the decision-making process or hearing. You must identify the issue with sufficient information so that the reviewing body understands under what the criteria within the Sandy Development Code, the Comprehensive Plan, or Statewide Land Use Goals you are appealing.

Relevant Code Sections: Attach separate page(s) listing the relevant code sections, which relate to the appeal application.

Please note:

* If the notice fails to confirm to the above requirements or is not actually received by the City (delivered to the City Manager, Development Services Director, City Recorder or their staff) within the timelines specified, the appeal is void and shall be dismissed.

* An appeal stays an approval until resolution of the appeal.

Staff Use Only

Appeal Filed within 12 calendar days of Written Decision: Yes <input type="checkbox"/> No <input type="checkbox"/>
Application complete: Yes <input type="checkbox"/> No <input type="checkbox"/>
Scheduled for review before the: Planning Commission <input type="checkbox"/> City Council <input type="checkbox"/>

File No.:	Date of Decision:	Date Notice of Decision Mailed:
Appeal Fee:	Date Appeal Filed:	Date Set for Hearing:

APPEAL

NOTICE OF LAND USE DECISION

NOTICE DATE: December 30, 2020

File No. 20-49 ADJ Creekside Loop Garage Setback Adjustment

January 11, 2021

This letter is to appeal the land use decision approving the Type I Adjustment for the garage setback for Unit A and the denial/approval with conditions for the garage setback for Unit B at the duplex located at 38797 & 38799 Creekside Loop.

As an adjacent property owner, I am seeking review of this decision. I had submitted comments on December 19th, 2020 on the initial File No 20-049 ADJ with my reasons for requesting the denial of this adjustment and still believe the adjustment should be denied for these reasons:

The adjustment being proposed in File 20-049 ADJ, poses a concern for vehicle traffic and parking on Creekside Loop. Reducing the 20-foot garage setback required per Code Section 17.40.30 creates a condition where the occupants will not be able to park vehicles in front of the garage without partially obstructing the sidewalk.

The access off Creekside Loop contradicts the recorded Partition Plat 2006-059 and the conditions of approval of File 18-042 DR, which has the access off Tupper Road. No notice regarding this access change was provided to the public or surrounding property owners.

We encourage the city to deny the adjustment and ensure the applicant provides the full 20-foot setback for the garage of both units as required by Code Section 17.40.30 or the applicant revises the access to be off Tupper Road.

Thank you for your consideration,

William Trimble
503-702-3923
PO Box 10
Sandy, OR 97055
trimblerentals@gmail.com

3. Other uses similar in nature.

B. Conditional Uses:

1. Community services;
2. Congregate housing;
3. Funeral and interment services, cemetery, mausoleum or crematorium;
4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
5. Hospital or home for the aged, retirement, rest or convalescent home;
6. Lodges, fraternal and civic assembly;
7. Major utility facility;
8. Preschool, orphanage, kindergarten or commercial day care;
9. Residential care facility [ORS 443.000 to 443.825];
10. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
11. Other uses similar in nature.

17.40.30 DEVELOPMENT STANDARDS

Type	Standard
Minimum Average Lot Width - Single detached dwelling - Single detached zero lot line dwelling - Single attached zero lot line dwelling - Other permitted uses	40 ft. 30 ft. 20 ft. No minimum
Minimum Lot Frontage	20 ft. except as allowed by Section 17.100.160
Minimum Average Lot Depth	No minimum
Setbacks - Front yard - Rear yard - Side yard (interior) - Corner Lot - Garage	10 ft. minimum 15 ft. minimum 5 ft. minimum ¹ 10 ft. minimum on side abutting the street ³ 20 ft. minimum for front vehicle access 15 ft. minimum if entrance is perpendicular to the street (subject to Section 1.79.220) 5 ft. minimum for alley or rear access
Projections into Required Setbacks	See Chapter 17.74
Accessory Structures in Required Setbacks	See Chapter 17.74
Multi-family – Landscaping	25% minimum
Setbacks	See Section 17.90.230
Structure Height	35 ft. maximum
Building Site Coverage	No maximum
Landscaping	See Chapter 17.92
Off-Street Parking	See Chapter 17.98

¹ Excluding zero lot line development

³ Must comply with clear vision requirements of Chapter 17.74