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City of Sandy
Attn: Kelly O'Neill
Via Hand Delivery

Land Use Application - Type III Projective Narrative - Pole Barn at 37625 SE Kelso Rd., Sandy, OR 97055

Goal:

- 1) Construction of a detached accessory structure in the form of a single story metal shop building approximately 30 ft X 40 feet. This will be for non-commercial purposes.
- 2) Background:
 - a) We own three adjacent lots in the city, as shown on the attached **Sketch 1**. The addresses are 37625 SE Kelso Rd, which consists of my lots A (tax lot 2800) & my lot B (tax lot 2900) and 37611 SE Kelso Rd. (Lot C, tax lot 2901) The three lots total approximately 2.79 acres.
 - b) Lot A (tax lot 2800) is a flag lot, and contains our primary residence. It totals 0.57 acres.
 - c) Because of how the house is situated on lot A, there is no place on this lot to put a building. It's physically impossible.
 - d) The sole purpose of this application is to request a Type III Variance required for to position the building.
- 3) Description of Project
 - a. By separate application (to be submitted by the surveyor) we will make lot line adjustments to facilitate the new building.
 - b. By separate application the builder will apply for permits to build a 30X40 foot pole barn on our property for personal use only.
 - c. We would place the building at the site marked PROPOSED on Lot A.
2. Lot dimensions are shown on the attached **Sketch 1**.
 - a. Lot A (Tax lot 2800), which is where the building will be located, is irregularly shaped, but roughly 506 ft X 82 feet.
 - b. No new lots will be created by a pending lot line adjustment. We have three at present, we will still have 3 when the project is completed. Two of the lots will increase slightly as a result of a pending lot line adjustment. Land will be taken from lot C (tax lot 2901), but that lot will still be bigger than an acre.
3. Utilities

- a. The property is served by electrical and City of Sandy water that come down the middle of the driveway. See the dotted line on **Sketch 2**.
- b. There will be no natural gas, water service or other utility service to the proposed building.
- c. The building will be served by new electrical service from an existing junction box shown a E on the attached **Sketch 2**. This service will be from the same lot as the proposed building - service will not cross a lot line.
- d. All storm water run off generated by the new construction will be retained on the same tax lot as the building.

4. Vegetation

- a. Our property in general is covered by a mix of lawn, mature trees and bushes. Trees and bushes are a mix of planted home landscaping, and particularly in the case of lot C (tax lot 2901), by wild native plants. Some of the major trees are marked on the attached **Sketch 5**.
- b. The specific area where the proposed building will be located is covered by wild native scrub trees, mostly Alder, by native bushes, and by many pine trees in rows 6 to 8 feet apart. In general, there is little "low" vegetation where the proposed building will be constructed. The heavy canopy of pine trees makes it difficult for things to grow. Originally planted by a previous owner as nursery stock, the pine trees were never harvested and have no commercial value. As a result of being planted so close together, these pines are spindly and unstable. They fall down regularly from snow and wind. Six or seven of them fell down in early February, 2021, and they took other trees - arbor vitae, alder, and Douglas Firs - with them. For a time, our driveway was blocked by the fallen trees. DBH - diameter at breast height - of the pine trees ranges from 4-8 inches. Average DBH is about six inches. Height of the pines is approximately 25-35 feet.

5. Fencing

- a. Portions of the north and west property lines are marked by barbed wire fences owned by our neighbors, Chatelain Nursery (not by the applicant.)
- b. There are 6 foot cyclone fences along the east side of our residence, between our residence and our neighbors at 14295 SE Shalimar and 14315 SE Shalimar. These appear to be owned by the neighbors, not by us.
- c. Part of the western boundary of the "flagpole" driveway is fenced with run-down 4-5 foot high "hog wire" fencing on T posts and peeler cores. This fence is slowly being removed as the fenceposts rot.
- d. There are no fences on the east side of our driveway.

6. Vehicle and Pedestrian Access

- a. There is no pedestrian traffic.
- b. Vehicle access will be via the existing 30 ft driveway which leads to Kelso Road. That driveway will not be changed by the proposed building. There will be no increase in vehicle traffic as a result of this proposed construction.
- c. There will be no change to parking or the amount of outside asphalt and concrete as a result of the proposed construction. Existing parking has been more than adequate for our needs for more than 30 years.

7. Topography

- a. In general, Lot A (tax lot 2800) and Lot B (tax lot 2900) are level from East to West, and they slope down approximately 3% from East towards the West.
- b. The proposed site of the building is generally
 - i. Flat from East to West, with less than a 2% slope down from East to West.
 - ii. Slopes at an approximate 4% grade down from North to South.

8. Relationship of the site to adjoining properties. See **Sketch 3**.

- a. The lot labeled Lot A (Tax lot 2800) is bounded as follows:
 - i. On the north by unincorporated Clackamas County. That property is zoned EFU, and is sometimes used to grow nursery stock.
 - ii. On the south the property is bounded by Lot C (tax lot 2901) owned by the applicant, and in a small way (30 feet), by Kelso Rd.
 - iii. On the west Lot A (tax lot 2800) is bounded by Lot B (tax lot 2900), owned by the applicant.
- b. To the East, Lot A (tax lot 2800) is bounded by several houses on Shalimar Dr.
- c. The proposed building site will be at the approximate distances noted from the neighbors on Shalimar shown below. Please see marked map labeled **Sketch 3**, attached:
 - i. 37611 SE Kelso - also owned by applicant Approx 210 feet
 - ii. 14485 SE Shalimar Approx 178 feet
 - iii. 14401 SE Shalimar Approx 96 feet
 - iv. 14365 SE Shalimar Approx 100 feet
 - v. 14315 SE Shalimar Approx 106 feet
 - vi. 14295 SE Shalimar Approx 156 feet
 - vii. 37625 SE Kelso Rd - applicant's residence Approx 76 feet
- d. See Sketch 4. The proposed building will be sited the indicated distances from public roads and utilities:
 - 1. See line marked i on Sketch 4 - 162 feet from Shalimar Dr.
 - 2. See line marked ii on Sketch 4. 283 feet from the nearest fire hydrant, which is on Kelso Rd., marked H
 - 3. See line marked iii on Sketch 4 - 290 feet from Kelso Rd.

Approval to site the building at the approximate location marked PROPOSED on the sketches is requested.

Sincerely,

William Leslie