

**Sandy Planning Commission
Regular Meeting
Monday, July 28, 2025**

Chair Wegener called the meeting to order at 6:30 p.m.

1. MEETING FORMAT NOTICE: Instructions for electronic meeting

2. ROLL CALL

Commissioner Lee – Excused
Commissioner Poulin – Present
Commissioner Zawaski – Present
Commissioner Malone – Excused
Commissioner O’Leary – Present
Vice Chair Crosby – Present
Chair Wegener – Present

Council Liaison Ramseyer – Present

Staff present: Development Services Director Kelly O’Neill Jr., Senior Planner Patrick Depa, Executive Assistant Rebecca Markham, City Manager Tyler Deems, Interim Parks and Recreation Director Tiana Rundell

3. APPROVAL OF MINUTES – June 30, 2025

Chair Wegener asked for any edits to the draft minutes. With no edits needed, the minutes were approved.

4. REQUESTS FROM THE FLOOR – CITIZEN COMMUNICATION ON NON-AGENDA ITEMS:

None

5. DIRECTOR’S REPORT

Development Services Director Kelly O’Neill Jr. stated how the only update he has is to mention that unless there’s a continuation of tonight’s application, there won’t be a meeting in August. Other than that, his monthly report for this month is included in the reports given to the City Council and posted on WordPress. He stated that he hopes to have a new monthly report published by the end of the week.

6. CITY COUNCIL LIAISON REPORT

City Council Liaison Ramseyer stated that the City Council adopted the FEMA code amendments as recommended by the Planning Commission, as well as the first reading of the alternative wastewater treatment systems.

Chair Wegener asked if the City Council discussed the recommendations from the Planning Commission on the alternative wastewater treatment systems. City Manager Tyler Deems said those recommendations from the Commission will most likely be discussed in further detail at the next City Council meeting during the second reading.

7. NEW BUSINESS:

7.1. Deer Pointe Park Basketball Court Shelter (File No. 25-037 DR/VAR)

Chair Wegener opened the quasi-judicial hearing on File No. 25-037 DR/VAR at 6:35 p.m. Wegener called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

Senior Planner Patrick Depa started his report with a PowerPoint presentation. He explained how the park was already approved back in March 2025. When the application was originally approved, the basketball court didn't include a shelter, but since then the City Council has approved funding to move forward with the shelter.

Depa's presentation included a vicinity map, the approved park layout, and information on the three variances that the applicant was requesting. Those variances include reductions to building materials, roof pitch, and secondary roof forms. Depa stated that staff's recommendation to approve the request is based on the findings in the staff report.

Chair Wegener asked for clarification on variance one regarding the building materials and if it also related to items related to "Sandy Style" such as the gable ends. Depa explained that variance one is only related to the stone base materials and clarified the variance.

Applicant Report:

Tyler Deems

City Manager, City of Sandy

Mr. Deems stated that Deer Pointe Park has been 15 years in the making and is now possible with the recent land dedication associated with an adjacent development approval. He also explained how it has broad support from the City Council, was identified in the Parks and Trails Master Plan, and said that completing the park is identified as Council goal 5.1.1 for this biennium.

Brian Martin

Architect, Lango Hansen Landscape Architects

Mr. Martin confirmed that the structures bases will be cylindrical form instead of square to avoid sharp edges and he also explained how the decorative gables will be attached to the structure. He finished his comments by discussing the reasons for the proposed roof pitch, which the applicant believes will be visually pleasing and explained that the 4:12 pitch is typical for covered basketball courts.

Public Testimony:

None

Staff Recap:

Depa said that staff has been working with the park designer for a while and see the validity of not having a high roof pitch as it will be less obtrusive.

Applicant Rebuttal:

None

Motion: Motion to close the public hearing at 7:09 p.m.

Moved By: Vice Chair Crosby

Seconded By: Commissioner Zawaski

No vote was taken as Commissioner O'Leary spoke up and stated that he had a few comments and questions. Chair Wegener asked O'Leary if his questions would be directed towards the applicant as that would require the hearing to stay open. O'Leary said his questions could be directed towards the applicant as well as staff.

At 7:10 p.m. Vice Chair Crosby withdrew his motion to close the public hearing.

Discussion:

Commissioner O'Leary said he's in full support of the application but has a few things he'd like to note and get clarification on. First, he asked if there would be galvanized anchor bolts supporting the structure at the tops of the columns. Mr. Martin stated that he can't specifically say if the bolts are galvanized but they will be treated to withstand the elements.

O'Leary also noted that he highly recommends that the concrete base on the above ground portion is completed with forms instead of Sonotube, as Sonotube can leave a "candy cane" striped look on the concrete.

Lastly, O'Leary suggested that a faux cupola be added to the structure to break up the 100-foot long roof.

Motion: Motion to close the public hearing at 7:15 p.m.

Moved By: Vice Chair Crosby

Seconded By: Commissioner Poulin

Yes votes: All Ayes

No votes: None

Abstentions: None

Vice Chair Crosby stated that the covered basketball shelter is beautiful and will be a great asset to the community. He's in favor of the exposed colored concrete and doesn't have any issues with the requested variances.

Chair Wegener said the structure is giant and is struggling when he sees a lack of Sandy Style elements on such a large structure, especially since it will be very noticeable from the highway. Wegener also explained his concerns over painting the I-beams with the faux wood grain look paint that staff suggested. He said the example that Depa showed of Space Age's wood grain paint appears to be on square steel posts but is concerned how it would look on an I-beam due to its shape. Wegener said he has no concerns over the roof pitch and likes O'Leary's suggestion of a faux cupola to break up the roof line on the large structure. Crosby said he also likes the idea of a faux cupola.

Wegener also noted that he would like to see the installation of skylights to bring in more natural light. O'Neill stated that from a maintenance perspective, skylights would be very challenging, plus, they tend to get very messy and will eventually leak. Wegener said he is concerned about the lighting under the cover, especially with the high number of trees in the park and asked staff what the lighting would look like. O'Neill said he wouldn't be surprised if the City eventually added lighting under the covered area, but it's not proposed at this time. O'Neill also said that the area under the structure will get quite a bit of light since there's 16.5 feet from the court slab to the fascia. Also, trees are not proposed by the structure.

Commissioner Zawaski asked what the likelihood would be that the shelter was eventually turned into an indoor court. O'Neill said it would be highly unlikely as they'd have to account for HVAC, electrical, additional parking and it would likely more than double their costs. O'Neill said it's more likely that the long-term vision would be to have a separate space for indoor courts at another location with plenty of parking.

Wegener asked the Commissioners how they felt about painting the I-beams with a faux wood grain finish. O'Leary said he agrees that the I-beams probably won't look like wood and touching up the paint might be problematic. O'Neill said another option is to paint the I-beams one of the approved sandy style colors that complement the rest of the building and only paint the gable areas with the faux wood. Crosby agreed that painting an I-beam with the faux wood grain finish is unnecessary. Wegener stated he is concerned about graffiti on the faux wood paint. Commissioner Poulin stated that she would prefer to see a solid color for the I-beams as well.

Depa explained that maintenance cost and construction cost were likely a consideration for why the variances were requested. Wegener said that he understands the maintenance cost part but has a problem with the construction cost being a part of the reasoning. He explained further and said he believes that if this was any other person or business such as Mt. Hood Athletic Club applying for the structure, he doesn't think it would have been approved and thinks the City shouldn't be treated any differently. He also doesn't think the application meets the intent of the Sandy Style code section. Although he said he loves the idea of a covered structure and somewhere to go when it rains, he also thinks it's a huge structure in a small park that isn't meeting our code.

Poulin said she appreciates Wegener's comments, but that considering the cost that goes into park facilities should be a consideration as it could have a long-term affect. Wegener stated that he doesn't disagree with Poulin's comments and said that on some level there should be similar thought processes for both public and private. As an example, he stated that one of the first applications that came before him when he started on the Commission was for a baseball group who wanted to construct a building with metal siding at the high school for a batting practice facility, and it was denied because of a lack of Sandy Style elements.

Director O'Neill stated that for the record the application for the batting practice facility that Chair Wegener mentioned wasn't denied. The Commission just didn't allow them to have a metal building, but instead conditioned they install approved building materials such as Hardie plank.

Crosby said that the shelter is a large building but it's also an open building and adding certain elements of Sandy Style is impractical. He does agree though that adding the cupola is a good idea.

Wegener agreed that the circular foundation posts and the roof pitch make sense but also thinks they've removed most of the Sandy Style elements and would like to see it replaced in another practical way. The sticking point for him is seeing those large I-beams sticking out of the concrete. Wegener also noted that he's heard that the structure has already been purchased and asked for clarification if that was true. O'Neill stated that regardless of if the structure has been purchased or not, it shouldn't be relevant when they're making their decision. He also stated that when discussing costs, that should also be left out of their decision making.

O'Neill circled back around to see if there was a consensus on each item. The Commissioners

agreed with the following additional conditions in addition to the conditions already contained in the staff report:

- Use “forms” instead of “Sonotubes” for the footings as approved by the Director.
- Add a copula or copulas at a size determined by the project architect in coordination with the Director.
- Remove the requirement for the wood grain paint finish for the I-beams and instead use an approved Sandy Style paint color.
- Add the wood grain finish to the two gables.

O’Leary stated that he wanted to note again that he strongly recommends using galvanized anchor bolts. Wegener stated that he’s “still not a huge fan of the metal structure” but can get on board with approval of the structure by adding the additional conditions as discussed.

Motion: Move that the findings are in support of the approval criteria or have been met or explained to a sufficient amount and therefore recommend approval for the three proposed variances presented in File No. 25-037 DR/VAR with the conditions discussed in the deliberations.

Moved By: Vice Chair Crosby
Seconded By: Commissioner Zawaski
Yes votes: All Ayes
No votes: None
Abstentions: None

8. ADJOURNMENT

Chair Wegener adjourned the meeting at 8:00 p.m.

Attest:

Chair Darren Wegener

Kelly O’Neill Jr.,
Development Services Director

Date signed: _____