



STAFF REPORT

Executive Summary

Meeting Type: Planning Commission
Meeting Date: September 25, 2023
From: Kelly O'Neill Jr.
Subject: 23-020 DR/CUP/VAR/FSH/TREE Sandy Community Campus Park

DECISION TO BE MADE:

The Planning Commission needs to approve, approve with conditions, or deny the proposal from the City of Sandy Parks and Recreation Department, and Lango Hansen to construct the Sandy Community Campus Park. The Commission will hold a quasi-judicial public hearing to take public testimony and consider that testimony as part of their decision. This proposal was reviewed concurrently as a Type III design review and conditional use permit with four variances, a flood and slope hazard overlay review, and tree removal permit. The exhibits, findings of fact, and conditions (bold text) in the staff report explain the proposal and the proposed conditions of approval.

BACKGROUND / CONTEXT:

The applicant, Lango Hansen, submitted a land use application on behalf of the property owner, the City of Sandy Parks and Recreation Department, to construct an approximately 10-acre area known as The Community Campus Park. This park is proposed on the land formerly owned by the Oregon Trail School District that provided athletic fields for the former location of Cedar Ridge Middle School.

The proposed park improvements include a new skate park, a large pump track for bicycles, an inclusive play area, extensive walking paths, restrooms, two picnic shelters, and grass fields. The park will also include new onsite parking and a direct trail connection to the adjacent Sandy River Park. The City of Sandy is also proposing to enhance Meinig Avenue and complete paving and pedestrian improvements to Scenic Street. The proposed park development is a direct response to the previous planning work and public outreach efforts that were conducted, including an extensive site planning exercise conducted in 2018. Using that planning work as a foundation, the 2022 Amended Parks and Trails Master Plan Update generated specific recommendations for the development of the Community Campus site.

The applicant is also requesting a conditional use permit for a park to be developed on the property zoned as Medium Density Residential (R-2) in accordance with Section 17.38.20 (B)(1) of the Sandy Development Code. The conditional use permit will be reviewed with the criteria and compatibility factors in Section 17.68.20.

The applicant is also requesting the following four variances:

- a. Type III Special Variance to Section 17.84.30 to not provide a sidewalk along the west side of the right-of-way of Meinig Avenue and instead construct a pathway in the proposed park to provide similar pedestrian access and connection to Scenic Street.
- b. Type III Special Variance to Section 17.84.30 to include a curb-tight sidewalk and to not provide a sidewalk along the south side of the right-of-way of Scenic Street from the eastern terminus of

the right-of-way to a point 77 feet to the east, and instead connecting the sidewalk to a pathway in the proposed park.

- c. Type III Special Variance to Section 17.90.120 (A)(3) to locate the proposed parking lot in front of the proposed picnic shelter and restrooms, instead of to the rear or side of the proposed buildings.
- d. Type III Special Variance to Section 17.90.120 (C)(4) to not include secondary roof forms on the two proposed shelters.

RECOMMENDATION:

The Development Services Director recommends the Planning Commission **approve** the Type III design review, conditional use permit, tree removal, and four variances associated with the proposed Sandy Community Campus Park subject to the conditions of approval below. This proposal meets the applicable approval criteria in the Sandy Municipal Code and achieves a major goal to develop a park in north Sandy in an area currently underserved with park amenities.

LIST OF ATTACHMENTS / EXHIBITS:

Applicant's Submittals:

Exhibit A. Land Use Application

Exhibit B. Project Narrative

Exhibit C. Civil Plan Set

- Sheet C1.00 – Demo and Erosion Control Plan
- Sheet C2.00 – Layout and Paving Plan
- Sheet C3.00 – Utility Plan
- Sheet C4.00 – Civil Details
- Sheet C4.01 – Civil Details

Exhibit D. Landscape Plans

Exhibit E. Lighting Plans

Exhibit F. Restroom Structure Plans

Exhibit G. Materials Cutsheets

Exhibit H. Stormwater Report and Geotech Report

Exhibit I. Traffic Impact Study

Agency Comments:

Exhibit J. DKS Associates (received August 18, 2023)

Exhibit K. Sandy Area Metro Director (received August 23, 2023)

Exhibit L. Clackamas Fire District #1 (received August 23, 2023)

Exhibit M. Public Works Department (received August 23, 2023)

Exhibit N. SandyNet Director (received August 23, 2023)

Public Comments:

Exhibit O. Janet Nelson (received September 6, 2023)