

Type III – LAND USE REVIEW

Applicant’s Submittal

06.04.2025

APPLICANT: Lango Hansen Landscape Architects
1100 NW Glisan St #3a
Portland, OR 97209

OWNER: City of Sandy
39250 Pioneer Blvd
Sandy, OR 97055

REQUEST: We are requesting a Land Use Review for the basketball court shelter as noted below.

LOCATION: 18200 Meadow Avenue (Tax Lot number 25E18CD01600)

I. BACKGROUND:

- 1. **Existing Conditions:** The existing site consists of a sloping grass field with numerous evergreen and deciduous trees of varying sizes. Storm and sanitary lines have been installed and stubbed out to the eastern edge of the western parcel. Storm drains have been installed onsite with no other above-grade improvements. The site is bordered by Highway 26 to the north, the Deer Pointe subdivision to the west and south and undeveloped land to the east.
- 2. **Project Description:** Deer Pointe Park is a neighborhood park project for the City of Sandy that will provide an inclusive playground, a picnic shelter, a basketball court, open lawn areas, native and climate adapted plantings and more. This land use application is for the basketball court shelter.

II. APPROVAL CRITERIA AND RESPONSES:

Municipal Code Standards and Requirements: The following sections of the Sandy Municipal Code are applicable to this land use approval:

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REQUIRED CODE RESPONSES:

CHAPTER 17.66 ADJUSTMENTS AND VARIANCES

17.66.80 Type III Special Variances

The Planning Commission may grant a special variance waiving a specified provision under the Type III procedure if it finds that the provision is unreasonable and unwarranted due to the specific nature of the proposed

development. In submitting an application for a Type III Special Variance, the proposed development explanation shall provide facts and evidence sufficient to enable the Planning Commission to make findings in compliance with the criteria set forth in this section while avoiding conflict with the Comprehensive Plan.

One of the following sets of criteria shall be applied as appropriate.

- A. *The unique nature of the proposed development is such that:*
 - 1. *The intent and purpose of the regulations and of the provisions to be waived will not be violated; and*
 - 2. *Authorization of the special variance will not be materially detrimental to the public welfare and will not be injurious to other property in the area when compared with the effects of development otherwise permitted.*
- B. *The variance approved is the minimum variance needed to permit practical compliance with a requirement of another law or regulation.*
- C. *When restoration or replacement of a nonconforming development is necessary due to damage by fire, flood, or other casual or natural disaster, the restoration or replacement will decrease the degree of the previous noncompliance to the greatest extent possible.*

(Ord. No. 2024-01, § 1(Exh. A), 2-20-2024)

Applicant Response: The project is seeking three special variances. The first variance relates to roof pitch (17.90.120.C). The second variance relates to secondary roof forms (17.90.150.C.4). The third variance relates to the building materials

17.90.120.C. Roof Pitch, Materials and Parapets

Applicant Response: The project is pursuing a special variance to the roof pitch based on paragraph “A” above. The park project is of a unique nature such that the proposed variance will not be detrimental to public welfare but will instead be beneficial.

The roof pitch of the proposed basketball shelter is 4:12 which is shallower than the code required 6:12 roof pitch. Due to the overall height of the structure and the setting of the structure within a neighborhood park, this variance will help limit the overall massing and visual impact of the shelter. By utilizing a 4:12 pitch, the overall height of the roof is approximately 5’-6” lower than the same structure with a 6:12 roof pitch.

The shelter will cover a full court basketball court and is 100-feet in length. Allowing for the roof pitch of 4:12 will be a significant visual benefit. It will help create a shelter that blends more naturally into the surrounding neighborhood. Additionally, the shelter will be more visually subtle when seen from Highway 26. This change will be materially beneficial to the surrounding neighborhood by providing an appropriately scaled basketball court structure.

17.90.120.C.4 Pitched roofs visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity specified below. Secondary roof forms may be located anywhere on the roof, although grouping these features is preferred.

Applicant Response: The project is pursuing a special variance to the code section outlined above that typically requires secondary roof forms. Based on paragraph “A” above, the park project is of a unique nature such that the proposed will not be detrimental to the public welfare but will instead be beneficial.

The basketball shelter will be open on all four sides, having no walls. Due to the open-air nature of the shelter, secondary roof forms would be contrary to the architectural intent of the building. In this structure, dormers would not serve the architectural purpose of serving a separate space or room within a building. Lastly, this single form roof structure is intended to standardize the structure style within Sandy Parks.

This special variance will be materially beneficial to the surrounding neighborhood. It will provide an architecturally honest shelter that aligns with district-wide shelter design.

3. *Building Materials.*
 - b. *Strong base materials such as natural stone...*

Applicant Response: The project is pursuing a special variance to the Sandy Style requirement that architectural elements have a stone veneer base. Given the proximity of the shelter columns to the basketball court, the columns will not be wrapped in stone veneer. When compared to smooth concrete, the stone edges would present an increased hazard and risk of injury to court users.

In place of a stone veneer, the bases of the shelter columns will be set on raised circular concrete footings, providing a strong visual foundation and support for the vertical steel columns. The round shape is typical of other basketball shelters in the region. This material and texture will provide a smoother, non-abrasive surface in the vicinity of the edge of the basketball court.

17.66.90 Application

An application for an adjustment or variance shall be made on forms provided by the Director and include the following, where applicable:

- A. *Description of the land (address, lot, block, tract, or similar description) on which the proposed development is to take place.*
- B. *Narrative addressing how the application meets the specified review criteria.*
- C. *Site plan no larger than 11 inches by 17 inches (include a reduced copy if drawn larger) suitable for photocopy reproduction. The site plan shall be drawn to scale and show:*
 1. *Relationship of the site to adjoining properties, streets, alleys, structures, public utilities, and drainageways;*
 2. *Lot line dimensions;*
 3. *Existing and proposed structures;*
 4. *Structures on adjacent property(ies) affected by the request;*
 5. *Vehicle and pedestrian access points and accessways;*
 6. *Drainageways and any other prominent features;*
 7. *Location of trees and shrubs over three feet in height;*
 8. *Fences and walls;*

9. *Off-street parking facilities;*
10. *Any other information relevant to the proposal.*

The Director may modify the submission requirements as necessary.

B. *Building Facades, Materials, and Colors.*

Intent: To provide building façades, materials and colors consistent with the Sandy Style.

1. *Articulation.*

Applicant Response: The proposed structure does not have walls, therefore this standard does not apply.

4. *Colors*

Applicant Response: The color selected for the metal roof will conform with those outlined in Appendix A, Color Palette. The color selected for the columns and decorative gables will also conform to those shown in Appendix A.

D. *Building Orientation and Entrances*

Applicant Response: The structure does not have a “back” side. All four sides are equally visually appealing and therefore the building is oriented toward the public street.

E. *Windows*

Applicant Response: The structure does not have walls and thus do not have interior spaces. Therefore, this criterion does not apply to this project.

H. *Lighting*

Applicant Response: No lighting is proposed at the shelter as the park is open only from dawn to dusk.