

Date of this notice: August 8, 2023

We are interested in your comments on a proposed park.

Address: 17165 Meinig Avenue / 17225 Smith Avenue

Property Location: West of Meinig Avenue, north of Pleasant Street, and south of Scenic Street

Legal Property Description: portions of 24E13BD Tax Lot 00101 and 24E13BA Tax Lots 00200 and 00300

Applicant: Lango Hansen

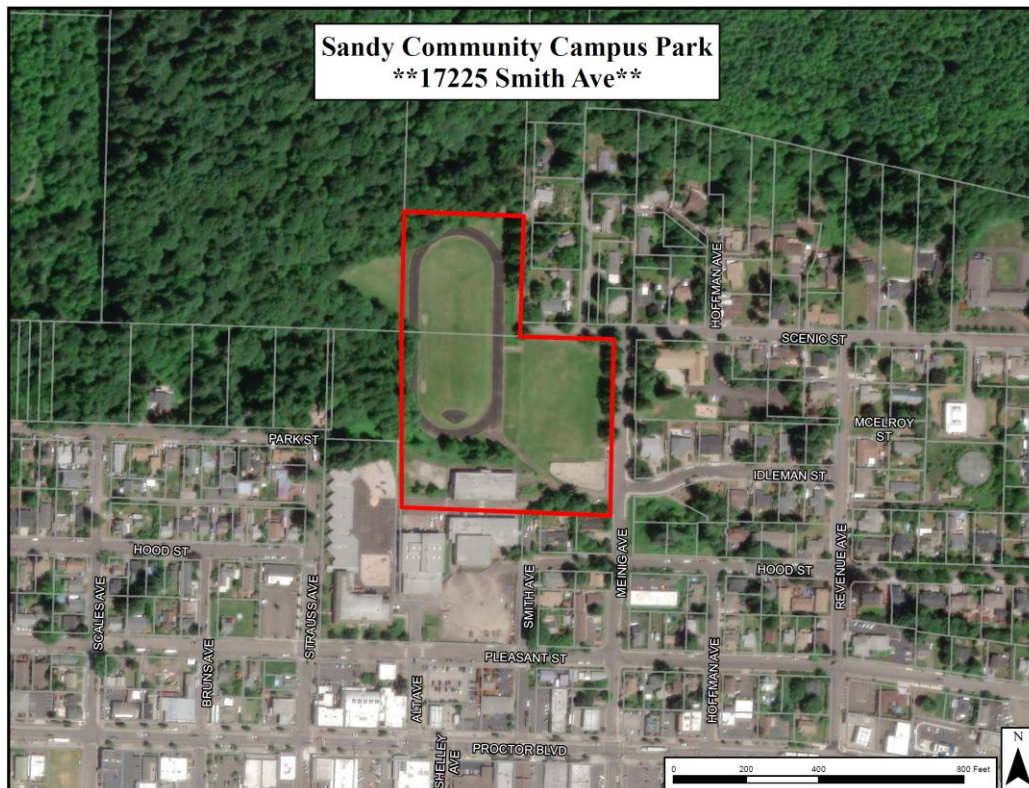
Property Owner: City of Sandy

Property's Comprehensive Plan Designation: Medium Density Residential and Parks and Open Space

Property's Zoning Designation: Medium Density Residential (R-2) and Parks and Open Space (POS)

Application File Number: 23-020 DR/CUP/VAR/FSH/TREE Sandy Community Campus Park

VICINITY MAP



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:

1. 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.
2. 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.
3. 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.
4. Type III Special Variance to Section 17.90.120 (C)(4) to not include secondary roof forms on the two proposed shelters.

It is important to note that this application is not subject to the moratorium on development adopted by City Council because the proposed restrooms are exempt per Section 4. m. of Resolution No. 2023-27.

Please see the attached site plan on page 6 of this notice. For additional information please visit the project webpage at:

<https://www.ci.sandy.or.us/parks-rec/page/community-campus-park-development-plan>

How to provide comments

There are two ways you can provide comments on this application:

1. **You can submit written comments either by mail or email.** Attached to this notice is a comment sheet you can write on and mail to City Hall. The mailing address is the following:

Development Services Department
ATTN: Kelly O’Neill Jr.
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us. Please include the file number of the application 23-020 DR/CUP/VAR/FSH/TREE in your comments. All comments must be received by 4:00 PM on the day of the public hearing in order to be considered during the hearing.

2. **You can comment at a public hearing.** There will be 1 public hearing about this application:

Planning Commission: September 25, 2023, at 6:30 p.m. City Hall at 39250 Pioneer Blvd., Sandy, OR 97055 -or- Zoom: https://us02web.zoom.us/j/87946600594
--

All of the City’s public hearings are held in-person as well as broadcasted online via Zoom. You are welcome to participate either in-person or online. In-person hearings are held on the lower level of City Hall at 39250 Pioneer Boulevard. To access the online Zoom broadcast and to learn about how to participate in the hearing, please visit www.ci.sandy.or.us/calendar.

What to comment on

Because of state and federal laws, the City can only consider specific elements of the Sandy Municipal Code when deciding to either approve or deny this application. Therefore, the most helpful comments are those which reference the Code. The following Code sections are being considered as part of the review of this application:

Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.32 Parks and Open Space (POS); 17.38 Medium Density Residential (R-2); 17.56 Hillside Development; 17.60 Flood and Slope Hazard (FSH) Overlay District; 17.66 Adjustments and Variances; 17.68 Conditional Uses; 17.74 Accessory Development; 17.80 Setbacks on Arterial and Collector Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92

Landscaping and Screening; 17.98 Parking, Loading and Access Requirements; 17.102 Urban Forestry; 15.30 Dark Sky; and 15.44 Erosion Control.

You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances.

How to get more information

You are able to review all of the application materials and applicable criteria online at www.ci.sandy.or.us/landuse-applications or you can review them in person at City Hall between 9:00 AM and 4:00 PM Monday through Friday at no cost. If you request a copy of the application, a reasonable fee may be required to cover the cost of producing copies and staff time. A copy of the staff report for this application will be available at least seven (7) days before the date of the hearing and can be reviewed in the same manner. For more information on the land use development process in general, please visit www.sandy-speaks.org/development-process.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed in this notice. The Planning Commission will review and make a decision on this proposal. The Commission may approve, approve with conditions, or deny the application based on the applicable approval criteria, the materials submitted with the application, and other information in the record.

Appeal Standing: Prior to the close of the record, if you do not raise a specific issue related to why the application should or should not be approved or fail to provide statements or evidence to allow the Planning Commission to respond to the issue, you will not be able to appeal the decision based on that particular issue. A notice of the final decision will be mailed to those who submit comments. The notice of decision will also include information regarding your right to appeal the decision.

Staff Contact: Kelly O’Neill Jr.
Development Services Director
Phone: 503-489-2163
Email: koneill@ci.sandy.or.us

Comment Sheet for file number 23-020 DR/CUP/VAR/FSH/TREE:

Your name: _____ Your phone number: _____

Your address: _____

Applicable code criteria: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.30 Zoning Districts; 17.32 Parks and Open Space (POS); 17.38 Medium Density Residential (R-2); 17.56 Hillside Development; 17.60 Flood and Slope Hazard (FSH) Overlay District; 17.66 Adjustments and Variances; 17.68 Conditional Uses; 17.74 Accessory Development; 17.80 Setbacks on Arterial and Collector Streets; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading and Access Requirements; 17.102 Urban Forestry; 15.30 Dark Sky; and 15.44 Erosion Control.

SITE PLAN

