

FINDINGS OF FACT and FINAL ORDER
TYPE I DECISION

DATE:	December 7, 2023
FILE NO.:	23-048 DR
APPLICATION:	Type I – Design Review
PROJECT NAME:	Mt. Hood Athletic Club – Façade Improvement
APPLICANT:	Mt. Hood Athletic Club
OWNER:	Paul Reed
ZONING:	C2 (General Commercial)
COMP. PLAN DESIGNATION:	Commercial
MAP AND TAX LOT:	4E14BA, Tax Lot 1100
STAFF CONTACT:	Patrick Depa, Senior Planner

BACKGROUND

The owners of Mt. Hood Athletic Club submitted an application to bring their building closer in compliance with the "Sandy Style" design. After design review, they intend to submit this project to the City of Sandy's Façade Grant program.

The existing building is a two-story, 45,000 square foot athletic club/gymnasium that was built in 2006. The building has an existing wood trellis which starts at the main entrance and wraps around to the west. The existing trellis has a brown stain with adhered masonry veneer around the base of the trellis posts. There are three tenant entrances east of the main entrance and two of them are covered in fabric awnings. An illuminated sign hangs above the tenant entrance furthest to the east.

The proposed design includes partial demolition of the trellis, a new curved canopy above the primary entrance to the building, new wood-framed & metal panel awnings, a base of adhered masonry veneer, new sconces at the main entrance, and new floodlights under the canopy. The curved canopy will follow the curve at the top of the existing main entrance, and the structure of the canopy will be similar to the glulam's and tongue-and-groove used inside the main entrance's lobby.

The proposed modifications to the building are subject to Type I review because they are considered exterior alterations other than general maintenance as defined in Section 17.90.10(B) and Section 17.90.40(A)(1) Type of Review. The following exhibits, findings of fact, and conditions explain the proposal and the conditions of approval.

EXHIBITS

Applicant's Submittals:

- A. Land Use Application
- B. Project Narrative
- C. Rendering and Drawings
- D. Light Fixture Cut Sheets

COMMENTS

Clackamas Fire Marshall and the Public Works Department had no comments. The Sandy Building Official comments have been incorporated into this review.

FINDINGS OF FACT

General

1. These findings are based on the applicant's submittal received on November 22, 2023 and was deemed complete upon receipt.
2. The subject site is approximately 4.78 acres and shares an access drive with four other parcels. The subject lot is Lot 3 of the Twin Cedars Subdivision Plat recorded in 2005.
3. The site is located on the north side of Hwy 26 between Kate Schmitz Avenue and 362nd Avenue.
4. The property is zoned C-2 (General Commercial).
5. The adjacent property is zoned C-2 to the north, south, and west. The property to the east is zoned R-2 (Medium Density Residential). The R-2 property is owned by the Oregon Trail School District. It is separated by the unimproved Kate Schmitz Avenue right-of-way.
6. Section 17.90.10 – Applicability. The proposed modifications are considered “Exterior alterations other than general maintenance on an existing building” as defined by subsection (A.4) and are subject to the provisions of this chapter.
7. Chapter 17.44 – General Commercial - Section 17.44.10.(B)(2)(a) states that an athletic club is a permitted outright use in the C-2 (General Commercial) zoning designation.
8. During a Façade Grant Application Review Meeting with City staff on 9/28/2023, the City confirmed that a site plan would not be necessary for this project because the scope was limited to a renovation of the front (south) façade.
9. In 2013 (File No. 13-001 DR/MOD) the Athletic Club expanded their pool area and did an audit of the total number of parking spaces required; the total came to 151 spaces. With a further reduction to accommodate a water recycling shed (File No. 23-033 DR) the site currently has 197 parking spaces available including the required amount of ADA spaces.
10. This application will not remove any additional parking spaces to accommodate the improvements. The athletic club will still meet their minimum parking space requirements outlined in Chapter 17.98. All other parking requirements have been met.
11. All items listed in Section 17.44.30 Development Standards are in compliance.

12. No new landscaping is being proposed or required. All existing landscaping and street tree requirements have been met.

Chapter 15.30 – Dark Sky Ordinance

13. The applicant is proposing to upgrade their lighting in two separate areas with different lighting types most acceptable for their purpose.
 - (a) The two proposed sconce lights with cylindrical up/down sconces on both sides of the main entrance are prohibited. Their range to shine in both directions +/- six feet violates the “full cutoff fixture” classification. The “full cutoff fixture” prohibits any emission of light above the horizontal plane of the light fixture. The applicant will have to submit an alternate type or style of fixture at the entrance to the building.
 - (b) The addition of three floodlights underneath the canopy to illuminate the canopy’s underside at night does not violate the intent of the “full cutoff fixture” classification. Although the lights appear to be directed on an angle slightly upward, they are directly adjacent to the under canopy of the entrance area that follows the natural curve of the structure. None of the light is expected to escape the underneath of the canopy because of the flush construction of the canopy. The canopy also consists of under peak truss beams and support that isolate and contain the light in between each beam. The lights are sized and positioned so that they do not cause light pollution or illuminate outside of the owner’s property line.

Chapter 17.90 – Design Standards

14. The proposed façade improvements will adhere to Section 17.90.120(B) - Building Façade, Materials, and Colors.
15. The improvements will use approved Sandy Style materials thus providing the visual interest required by Section 17.90.120(B)(1) - Articulation. The proposed design does not change the exterior walls of the building, but the addition of timber-framed awnings over the tenant entrances will help differentiate the first and second story of the façade.
16. Section 17.90.120(B)(2) - Pedestrian Shelters: The proposed canopy and three awnings will protect pedestrians from the elements.
17. Section 17.90.120(B)(3) - Building Materials: The addition of a stone-textured cultured stone base (a.k.a. “adhered masonry veneer”) to the south façade will match the existing cultured stone used elsewhere in the project (e.g., the trellis posts, and the pool area) and add a strong base to the building. The cultured stone is proposed at 36 inches high in all places and is shown to wrap around the two corners as required in Section 17.90.120(B)(3)(f). The canopy and awnings will include exposed wood framing and will have metal paneling. This section requires that exterior building materials shall convey an impression of durability. The submitted elevations (Exhibit C) detail exposed 2.5 foot by 2.5 foot timber posts in compliance with this section.
18. Section 17.90.120(B)(4) - Colors: The new materials are warm earth tones such as pinecone, appaloosa and ponderosa. The cultured stone is a combination of light to dark brown and beige colors such as a pale sandy fawn color, a grayish tan, a light-grayish yellowish brown, or a pale

to grayish yellow that conform to the City's Color Palette.

19. Section 17.90.120(C). Roof Pitch, Materials, and Parapets: (1) The proposed canopy is a curved canopy that will:
 - (a) protect the main entrance from rain with a tongue and groove decking stained to match the ceiling of the inside lobby; and
 - (b) match the shape of the existing main entrance. The exposed glulam beams and tongue-and-groove decking underneath the awning will link the exterior entrance with the exposed ceiling visible inside the main entrance's foyer space. The existing large aluminum curtain glass wall at the main entrance will visually link the exterior and interior materials and exterior lighting underneath the new canopy will illuminate the new canopy and create a dramatic link with the interior space. The canopy will be roofed with standing seam metal roof panels with a "Dark Bronze" coating. Section 17.90.120(D) - Building Orientation and Entrances: The proposed development does not change the location of the building's primary entrance, but it does enhance its prominence with the addition of the canopy.
20. Section 17.90.120(E) - Windows: Existing windows are not changed by these improvements.
21. Section 17.90.120(H) - Lighting: Entranceway upgrades.
 - (a) The proposed cylindrical up/down sconces on both sides of the main entrance are prohibited. The applicant shall submit an alternate light fixture that meets the "full cutoff fixture" classification where no emission of light goes above the horizontal plane of the light fixture; and
 - (b) The new enclosed canopy above the main entrance is adding new floodlights to the underneath the canopy to illuminate the canopy's underside at night. The floodlights will be sized and positioned so that they do not cause light pollution or illuminate outside of the owner's property line.
22. Section 17.90.70 specifies that design review approval shall be void after two (2) years from the date of the Final Order unless the applicant has submitted plans for building permit approval.
23. All other design standards have been met or they are not applicable.

Building Division Requirements

24. The metal roofing over the tongue and groove ceiling shall be structurally designed to support a 30 lb. roof snow load.
25. Any potential sprinkler system shall be in compliance with all applicable state fire codes.
26. All electrical permits shall be approved prior to installation of the new lighting fixtures.
27. All engineering stamps shall be in compliance with structural plan requirements.

DECISION

For the reasons described above, the proposed Mt. Hood Athletic Club Façade Improvements are hereby **approved** as modified by the conditions listed below.

CONDITIONS OF APPROVAL

A. The applicant shall apply for and receive approval for all necessary building, mechanical, plumbing, and electrical permits prior to any construction. Contact the Building Division for submission requirements.

1. The metal roofing over the tongue and groove ceiling shall be structurally designed to support a 30 lb. roof snow load.
2. Any potential sprinkler system shall be in compliance with all applicable state fire codes.
3. All electrical permits shall be approved prior to installation of the new lighting fixtures.
4. All engineering stamps shall be in compliance with structural plan requirements.

B. Lighting

1. The two proposed sconce lights with cylindrical up/down sconces on both sides of the main entrance are prohibited. Their range to shine in both an up and down direction (+/- six feet) violates the “full cutoff fixture” classification. The “full cutoff fixture” prohibits any emission of light above the horizontal plane of the light fixture. The applicant will have to submit an alternate type or style of fixture at the entrance to the building.

C. General Conditions of Approval

1. This design review shall be void after two (2) years from the date of the Final Order unless the applicant has submitted plans for building permit approval.
2. Comply with all other conditions or regulations imposed by Clackamas Fire District, or state and federal agencies. Compliance is made a part of this approval and any violations of these conditions and/or regulations may result in the review of this approval and/or revocation of approval.



Patrick Depa
Senior Planner

RIGHT OF APPEAL

A decision on a land use proposal or permit may be appealed to the Planning Commission by an affected party by filing an appeal with the Director within twelve (12) calendar days of notice of the decision. Any person interested in filing an appeal should contact the City to obtain the form, “*Notice of Appeal*”, and Chapter 17.28 of the Sandy Development Code regulating appeals. All applications for an appeal shall indicate the nature of the interpretation that is being appealed and the matter at issue will be a determination of the appropriateness of the interpretation of the requirements of the Code.

An application for an appeal shall contain:

1. An identification of the decision sought to be reviewed, including the date of the decision;
2. A statement of the interest of the person seeking review and that he/she was a party to the initial proceedings;
3. The specific grounds relied upon for review;
4. If de novo review or review by additional testimony and other evidence is requested, a statement relating the request to the factors listed in Section 17.28.50;
5. Payment of required filing fees. Payment of required filing fees is jurisdictional and must accompany an appeal at the time it is filed;
6. The name and mailing address of the person or entity appealing the decision; and
7. List and two sets of mailing labels for property owners within 300 feet of the subject property (for appeal of a Type I decision), 500 feet of the subject property for appeal of a Type II, III, or IV decision, or 1,000 feet for appeal of an annexation request. The property owner list and labels shall be obtained from a Title Company no more than seven days prior to submitting the appeal.