

Date of this notice: March 12, 2026

We are interested in your comments on the Meinig Park Roof Pitch Adjustment

We are mailing you information about this land use application because you own land within 300 feet of the property proposing a roof pitch adjustment. We invite you to send any written comments regarding the proposal within 14 days of the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

Project Name: Meinig Park Shelter Roof Pitch Adjustment

Application File Number: 26-010 ADJ

Address: 39250 Pioneer Blvd.

Property Location: South of City Hall – Pioneer Blvd. and Meinig Avenue PS-20979 (Recorded February 1986)

Map and Tax Lot Numbers: 25E13DB 01790 and 25E13DB 01802

Property Owner/Applicant: City of Sandy/Parks and Recreation Department

Property's Comprehensive Plan Designation: Parks and Open Space

Property's Zoning Designation: Parks and Open Space (POS) and Central Business District (C-1)
Flood and Slope Hazard (FSH) Overlay Area

Background

The City of Sandy Parks and Recreation Department recently received approval for comprehensive improvements to the area known as Meinig Park (25-050 DR/VAR/FSH/TREE - Meinig Park Improvement Plan). Meinig Memorial Park is a 10-acre park characterized by rolling terrain and a mature evergreen canopy. This project consists of several areas of improvement in Meinig Park, including the replacement of three aging picnic shelters with three new shelters.

The improvements are proposed in two zoning districts, the Parks and Open Space (POS) and the Central Business District (C-1). Development in the C-1 zoning district shall conform to all of the standards in Section 17.90.110. Where a conflict exists between the requirements of Chapter 17.90 and any other code provision, Chapter 17.90 shall prevail.

Proposal

The Parks and Recreation Department submitted an application requesting a Type II Adjustment to Section 17.90.110.C.1 taking the required 6:12 roof pitch to a 5:12 roof pitch (less than a 20 percent reduction allowed per Section 17.66.10.) for the new picnic shelters in the park. The applicant's proposal is a 16.66 percent adjustment to the required 6:12 roof pitch. The adjustment will assist the construction of the three new picnic shelters proposed as part of the Meinig Park Improvement Plan.

VICINITY MAP



PARK AMENITIES

- | | | | |
|--------------------------|---------------------------------|---------------------------|-------------------------|
| EXISTING PATH TO REMAIN | 1 NEW SHELTERS | 5 EXISTING PARKING LOT | 9 EXISTING AMPHITHEATER |
| NEW AND RESURFACED PATHS | 2 UPGRADED PARKING LOT | 6 NO NAME CREEK | 10 EXISTING RESTROOMS |
| | 3 ENTRY PLAZA | 7 EXISTING MAIN STAGE | 11 EXISTING PLAYGROUND |
| | 4 NEW RESTROOM (NOT FROM GRANT) | 8 EXISTING PICNIC SHELTER | |



Section 17.66.10. Adjustments.

Adjustments are a Type II procedure that provides a means to vary the quantifiable development standards applied in a particular district or design standard. This option exists for those circumstances where uniform, unvarying rules would prevent a more efficient use of a lot. An example is permitting a structure to be located closer to a lot line than allowed by the zoning district regulations. Adjustments apply only to individual lots. Except in the case of a nonconforming development or use, the Director may grant or deny an adjustment if the request involves only the expansion or reduction by not more than 20 percent of one or more quantifiable provisions of this Code. The applicant is proposing a 16.66 percent adjustment to the required 6:12 roof pitch which is less than the 20 percent adjustment threshold.

How to provide comments

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:

Sandy City Hall: Development Services Department
39250 Pioneer Boulevard
Sandy, Oregon 97055

Alternatively, you can email your comments to planning@ci.sandy.or.us.

What to comment on

Because of state and federal laws, the City of Sandy 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 Sandy Development Code chapters are being considered as part of the review of this application:

Chapters: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.32 Parks and Open Space (POS); 17.42 Central Business District (C-1); 17.66 Adjustments and Variances; and 17.90 Design Standards. You can access the Sandy Municipal Code at library.municode.com/or/sandy/codes/code_of_ordinances.

How to get more information

You can 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 8:00 AM and 4:00 PM, Monday through Friday, at no cost. If you request a copy of any application materials, a reasonable fee may be required to cover the cost of printing and staff time.

Decision Process: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code in the chapters listed in this notice. The Development Services Director or Senior Planner will review this application and make a decision. The Director or Senior Planner 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 staff 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: Patrick Depa
Senior Planner
Phone: 503-783-2585
Email: pdepa@ci.sandy.or.us

