

DATE OF THIS NOTICE: December 29, 2020

WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT

Jones Architecture submitted an application on behalf of the Oregon Trail School District for the construction of a new indoor athletic field house (i.e. batting cage facility) on the Sandy High School campus. The proposed building is a 50-foot by 70-foot pre-engineered steel building to be located over a portion of the existing parking area east of the soccer and ball fields. Additional site work includes conversion of parking stalls to landscaped areas, and construction of pedestrian paths and crosswalks. In addition, the applicant is requesting the following:

- Type III Special Variance to Section 17.90.120(B.3.d.4) to exceed 30 percent metal on the building's façade.
- Type III Special Variance to Section 17.90.110(C.1) to provide a reduced roof pitch of 4:12 instead of the required 6:12 roof pitch.
- Type III Special Variance to Section 17.90.110(E.2) to not meet the 30 percent window requirement on the "activated" frontage of the proposed building.

You are invited to take part in the City's review of this project by sending in your written comments and attending a public hearing before the City of Sandy Planning Commission on **Monday, January 25, 2021 at 6:30 PM via Zoom**. At the public hearing you will be given an opportunity to submit written testimony and present oral testimony. **Please consult the City's website at <https://www.ci.sandy.or.us/SandyElectronicMeetingInformation> for more information about how to participate remotely at the hearing.**

FILE NO.: 20-040 DR/VAR Sandy High School Field House (Type III)

PROPERTY LOCATION: North of Highway 26, west of Bluff Road, south of Bell Street

TAX MAP/LOTS: T2SR4E11, Tax Lot 4500

COMPREHENSIVE PLAN DESIGNATION: Medium Density Residential and Low Density Residential

ZONING DISTRICT DESIGNATION: Medium Density Residential and Single Family Residential

OWNER: Oregon Trail School District (OTSD)

APPLICANT/ARCHITECT: Jones Architecture

NOTICE IS MAILED TO: Property Owners within 500 feet of the site, Interested Citizens and Agencies

APPLICABLE CRITERIA: Sandy Municipal Code: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.34 Single Family Residential (SFR); 17.38 Medium Density Residential (R-2); 17.66 Adjustments and Variances; 17.74 Accessory Development; 17.84 Improvements Required with Development; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access; 17.102 Urban Forestry; and 15.30 Dark Sky.

DECISION PROCESS: In order to be approved, the application must meet the standards and criteria in the chapters of the Sandy Development Code listed on the comment sheet. 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.

SUBMITTING COMMENTS: We are mailing you information about this project because you own land within 500 feet of the property with the proposed field house. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards. Please include the file number (**20-040 DR/VAR**) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:

City of Sandy
Development Services Department
39250 Pioneer Boulevard
Sandy, OR 97055

You can also email your comments to planning@ci.sandy.or.us or the staff contact listed below.

APPLICABLE MATERIALS: All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. Due to concerns with COVID-19, City Hall is currently closed. You should email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Municipal Code.

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 to the City Council or the Land Use Board of Appeals based on that particular issue.


DECISION: A notice of the final decision, summarizing the standards and facts that justified the decision will be mailed to persons who submitted written testimony. The notice of decision will also include information regarding your right to appeal the decision.

STAFF CONTACT: Emily Meharg
Phone: 503-783-2585
Email: emeharg@ci.sandy.or.us

SHS Field House

Approximate location shown in red

Legend

 SHS Field House

