

City of Sandy

Agenda

Planning Commission Meeting
Meeting Location: Hybrid - 39250 Pioneer Blvd. and Zoom
Meeting Date: Monday, September 26, 2022
Meeting Time: 6:30 PM



1. MEETING FORMAT NOTICE

This meeting will be conducted in a hybrid in-person / online format. The Commission or a portion of the Commission will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person

Come to Sandy City Hall (lower parking lot entrance).
39250 Pioneer Blvd., Sandy, OR 97055

To attend the meeting online via Zoom

Please use this link: <https://us02web.zoom.us/j/87465314239>
If you would rather access the meeting via telephone, dial +1 346 248 7799. When prompted, enter the following meeting number: 874 6531 4239

2. ROLL CALL

3. APPROVAL OF MINUTES

- 3.1. Draft Minutes for July 25, 2022
[Planning Commission - 25 Jul 2022 - Minutes - Pdf](#)

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4. REQUESTS FROM THE FLOOR - CITIZEN COMMUNICATION ON NON- AGENDA ITEMS

The Commission welcomes your comments at this time. Please see the instructions below:

- If you are participating online, click the "raise hand" button and wait to be recognized.
- If you are participating via telephone, dial *9 to "raise your hand" and wait to be recognized.

5. DIRECTOR'S REPORT

- 5.1. Director's Report for September 26, 2022 12 - 13
[Director's Report for September 26, 2022 - Pdf](#)

6. PLANNING COMMISSION DISCUSSION

- 6.1. Legislative Public Hearing - Industrial Design Standards Modifications 14 - 20
[Industrial Design Standards Modifications - Pdf](#)
[Letter of support from the Economic Development Manager \(received 9/16/22\)](#)

7. NEW BUSINESS

8. ADJOURNMENT



MINUTES
Planning Commission Meeting
Monday, July 25, 2022 Zoom 6:30 PM

COMMISSIONERS PRESENT: Hollis MacLean-Wenzel, Commissioner, Jerry Crosby, Commissioner, Chris Mayton, Commissioner, Steven Hook, Commissioner, Jan Lee, Commissioner, Breezy Poulin, Commissioner, and Darren Wegener, Commissioner

COMMISSIONERS ABSENT: None

STAFF PRESENT: Kelly O'Neill Jr., Development Services Director and Emily Meharg, Senior Planner

1. MEETING FORMAT NOTICE

Instructions for the meeting.

2. ROLL CALL

Chairman Crosby called the meeting to order at 6:30 p.m.

3. APPROVAL OF MINUTES

3.1. Draft Minutes for June 27, 2022

Chair Crosby asked for any edits. With no requested edits, Crosby declared the minutes approved.

4. REQUESTS FROM THE FLOOR - CITIZEN COMMUNICATION ON NON-AGENDA ITEMS

None

5. DIRECTOR'S REPORT

Development Services Director O'Neill stated that a Housing Needs Analysis (HNA) change order to the Comprehensive Plan contract with 3J Consulting will be presented to City Council. Next Planning Commission hearing is in September, unless one of tonight's items is continued. August 15th is a joint Planning Commission and City Council work session.

6. PLANNING COMMISSION DISCUSSION

Commissioner Hook thanked Shelley Denison for attending the Rotary Club meeting and presenting information about the Comprehensive Plan.

7. NEW BUSINESS

7.1. Tickle Creek Partition Appeal (22-026 AP):

Chair Crosby opened the public hearing on File No. 22-026 AP at 6:37 p.m. Crosby called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made. Chair Crosby stated that he drives by the site twice a day to and from work.

Staff Report:

Development Services Director O'Neill explained the importance of a de novo hearing and presented a brief slideshow on the appeal. Staff recommended the Planning Commission focus on the two items that are on appeal.

Commissioner Mayton asked if the Planning Commission doesn't require the applicant to install frontage improvements on Freightway Lane at this time whether the frontage requirements would need to be installed with future development. Director O'Neill stated that further development of Parcel 2 would trigger the Freightway Lane frontage improvements. Commissioner Lee asked about the private road portion of Freightway Lane. Commissioner MacLean-Wenzel expressed a concern that the improvements might get forgotten later and whether that could be noted. O'Neill stated the City is hoping to get an integrated GIS system that ties to each property but staff does not have that capacity yet and that it would be wise to include a condition for required future improvements in the decision. Commissioner Hook asked whether the applicant discussed this during the application process. O'Neill stated that a pre-application meeting was not held.

Appellant's Presentation:

Tracy Brown
Tracy Brown Planning Consultants LLC
17075 Fir Drive
Sandy, OR 97055

Representing Dubarko Development. Applicant's intention is to partition the property so that the condos (southern parcel) are separate from the pond (northern parcel). He stated that the applicant feels the sanitary sewer condition is already contained in the approval for the Tickle Creek condos and that the applicant would prefer to amend the existing easement showing sewer line relocation. Regarding Freightway Lane, one solution might be to vacate the portion of Freightway Lane that is public right-of-way. The applicant does not have any plans to develop the northern portion of the property so doesn't know where a driveway to the property would go and requests deferring improvements until when the property is developed.

Public Testimony:

None

Staff Recap:

O'Neill stated that vacating the right-of-way would be a separate procedure and does not recommend including anything about terminating the right-of-way in the decision tonight. O'Neill reiterated that the applicant should have applied for a variance if they didn't want to meet the code's frontage improvement requirements and that it would be cleanest to have the new sanitary sewer easement on the face of plat.

Appellant Recap:

Brown read a suggested modification to the frontage improvement condition that defers improvements to future development rather than as a requirement of this partition.

Discussion:

Chair Crosby asked about the VNAR on Ruben Lane. O'Neill stated it is so that no future driveway would be permitted on Ruben Lane. Crosby stated that any future development of the northern portion of the site would need to access from Freightway Lane and a driveway would be installed at that time. Commissioner Wegener asked if the applicant would be able to guess where the driveway would go on Freightway Lane given the amount of frontage and location of the corner. Commissioner MacLean-Wenzel would like to include a condition that improvements will be required with future development. Commissioner Hook feels it's difficult to defer improvements due to the risk that it gets missed at the time of the next application. Chair Crosby reiterated that the northern parcel will have to access from Freightway Lane so would have to include improvements on Freightway Lane at that time. Commissioner Mayton referenced 17.84.90(F), which requires sewer easement to be shown on the plat and asked what the cost would be. O'Neil stated it wouldn't be free nor would it be thousands of dollars. Mayton wants to see the easement recorded on the plat and believes the frontage improvements on Freightway Lane will be required in the future. Mayton emphasized that the applicant should have requested variances if they didn't want to meet the Code. Commissioner Lee concurs with Mayton. Chair Crosby clarified that staff's position regarding the easement is the cleanest way to show the easement.

Motion: Motion to close the public hearing at 7:22 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Mayton

Discussion:

Chair Crosby summarized the decisions he heard. Commissioner Hook requested two separate votes, one for each item. Commissioner Wegener asked for clarification on what they'd be approving. O'Neill suggested the Commission could do straw poles for each item and then base a motion on that. Chair Crosby did a straw poll vote for the sewer easement on the plat: 7-0 in favor of requiring easement on plat. Straw poll vote for frontage improvements on Freightway Lane: 2 in favor of staff's

recommendation to require improvements now (Commissioners Hook and Wegener), 5 in favor of requiring improvements with future development (Commissioners Poulin, MacLean-Wenzel, Lee, Mayton, and Crosby).

Motion: Motion to uphold staff's decision regarding the easement on the plat and modify the condition that the frontage improvements to include a note that it will be a requirement of future development, and all other findings and conditions remain.

Moved By: Commissioner Mayton

Seconded By: Commissioner MacLean-Wenzel

Yes votes: Crosby, Mayton, Lee, Poulin, MacLean-Wenzel, Wegener

No votes: Hook

Abstentions: None

The motion passed at 7:33 p.m.

7.2. **The Riffle Food Cart Pod (22-012 DR/VAR/TREE/DEV/CART):**

Motion: Motion to appoint Commissioner Mayton as the Chair for this land use item.

Moved By: Commissioner Lee

Seconded By: Commissioner Maclean-Wenzel

Yes votes: All Ayes

No votes: None

Abstentions: None

Chair Mayton opened the public hearing on File No. 22-012 DR/VAR/TREE/DEV/CART at 7:35 p.m. Mayton called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to any individual member of the Planning Commission. No challenges were made. Several Commissioners stated they shop in the general vicinity of the subject site and/or belong to the Mt. Hood Athletic Club so they are familiar with the site.

Staff Report:

Senior Planner Meharg summarized the staff report and provided an overview of the food cart pod request.

Commissioner Wegener asked a question about accessible parking from the overflow parking lot. Meharg stated that ADA parking on the overflow parking lot would have to use the access through the Fresenius Medical Center site.

Commissioner Maclean-Wenzel asked a question about missing retention trees. Meharg stated that the entirety of the Twin Cedars subdivision was originally owned by the same owners. Maclean-Wenzel went on to ask if there are any assurances for tree retention. Meharg said that the tree covenant is what is supposed to protect trees in perpetuity, unless a tree removal permit is approved. She went on to state that she has no idea what happened to the other trees that were supposed to be retained, and then elaborated on the penalties for illegal tree removal.

Commissioner Hook asked about the Kate Schmitz right-of-way improvements. Meharg stated that a portion of Kate Schmitz right-of-way is not improved between the subject property and the existing street improvements to the south. Staff is supportive of a fee in-lieu for the Kate Schmitz right-of-way improvements along the frontage of the subject property.

Applicant Presentation:

Tracy Brown
Tracy Brown Planning Consultants LLC
17075 Fir Drive
Sandy, OR 97055

Mr. Brown stated that he believes The Riffle Food Cart Pod will provide a huge economic benefit to the community. He then provided a presentation and spoke about the subject proposal and the concerns that the applicant has with some of the findings and conditions.

Blane Skowhede
Keystone Architecture Planning
12020 SE Idleman Road
Happy Valley, OR 97086

Mr. Skowhede explained why the requested changes from staff to the restroom building and garbage enclosures is problematic, especially considering that there is no intention to draw attention to the two smaller structures.

Ray Moore
All County Surveyors and Planners
39660 Pleasant Street
Sandy, OR 97055

Mr. Moore stated why he cannot move the CDS manhole and made a few comments on ADA parking. He also stated that the applicant wants some longer parking spaces for larger trucks and recreational vehicles. He also stated that the existing owner of the Mt. Hood Athletic Club is willing to provide an access easement to the applicant for this proposal.

Public Testimony in favor:

None

Public Testimony against:

None

Public Testimony neutral:

None

Staff Recap:

Ms. Meharg explained the importance of the speed table across the driveway, screening of the mechanical units, civic space importance, connection importance to the existing trail in Kate Schmitz right-of-way, the necessity of mitigation trees or fee in-lieu, the requirements of design elements on all buildings, the importance of fence screening for architectural unity, the manhole locations, the importance and necessity of the shared parking covenant, and the excessiveness of the parking lot proposal and concerns with the 10 parking spaces that reverse into the shared driveway on the Mt. Hood Athletic Club site. Mr. O'Neill elaborated on a few of Ms. Meharg's items.

Applicant Rebuttal:

Mr. Brown stated that the applicant is fine with the raised inlay concrete speed table, the civic space, and the shared parking covenant for the parking lot to the west of the driveway. He said that the parking space increase is definitely important for the applicant. Mr. Brown also elaborated on the other items that are of concern to the applicant, and asked where the funds go that are collected for mitigation trees.

Discussion:

Mr. O'Neill stated that the mitigation tree fund is a dedicated fund that is protected and that can only be used for tree plantings. Commissioner Mayton polled the fellow commissioners if they were okay with leaving the public hearing open. The commissioners agreed that leaving the public hearing open is okay and decided to go through the letter submitted by Mr. Brown on Friday July 22, 2022.

Finding #11: Commissioner Maclean-Wenzel stated that she agrees with Director O'Neill that providing a raised inlay concrete speed table is important. Commissioner Crosby agrees that a raised concrete speed table is essential to protect pedestrians. Commissioner Hook agrees that having it raised is important.

Findings #13, 14, 17, and 36: Commissioner Maclean-Wenzel stated that she is in favor of staff's recommendations for the additional building details and upgraded fencing. Commissioners Hook, Crosby, Lee, Mayton are in favor of staff's recommendation as well. Commissioner Crosby added that maybe the bracing could be downsized. Commissioner Mayton stated that the black chain link fence for the garbage enclosure should be fine.

Finding #35: Commissioner Hook stated he is fine with having the screening for the mechanical units as a recommendation, but not as a condition. Commissioners Crosby, Mayton, and Maclean-Wenzel said they agree with Mr. Hook.

Finding #88: Commissioner Wegener stated that he agrees with staff that the civic space should be installed by the Kate Schmitz right-of-way. Commissioner Hook and Lee agree with Mr. Wegener and staff. Commissioner Crosby said that the Commission should require a civic space but move it closer to the main dining facility.

Commissioner Maclean-Wenzel and Mayton agreed with Commissioner Crosby. The applicant shall work with staff to locate civic space between the main dining building and Kate Schmitz, outside of the tree protection areas.

Finding #92: Commissioner Hook asked a question about the 10 parking spaces accessing the common driveway and if the trees need to be retained. Ms. Meharg elaborated on what the code requires. Commissioner Crosby stated these sorts of food cart facilities attract a lot of patrons and will need a lot of parking. He also stated that parking spaces could be wider to accommodate larger vehicles. Commissioner Lee said that we definitely need some longer parking spaces and some wider spaces as well. Commissioner Wegener said that we definitely need a lot of parking spaces for the proposed use but is fine with removal of some parking spaces for tree retention. Commissioner Maclean-Wenzel said that trees are used as traffic calming devices and would like to see trees preserved, but is fine with some extra long spaces. Commissioner Mayton said he agrees with the staff recommendation to remove the two parking spaces on tax lot 1200, has no issues with the additional long spaces, and is fine with the 10 additional parking spaces along the driveway. The Commission was in favor of the two spaces being removed from tax lot 1200 and everyone is okay with the long parking spaces as proposed. Commissioner Hook said he has some concerns with removal of trees along the private driveway for the 10 additional parking spaces. Mr. O'Neill stated that there is no procedural issue with making a decision that removes trees from the private driveway. Commissioner Maclean-Wenzel asked is there anyway to plant additional trees for the four that are being removed for the additional 10 parking spaces. The Commission supports the ten additional parking spaces, but also supports four additional trees above and beyond other tree requirements.

Finding #93 and 64: Commissioner Poulin states that the applicant was not opposed to the shared parking covenant and that the commission should stay with the staff recommendation. All Commissioners agreed with Commissioner Poulin that the shared parking covenant shall remain.

Finding #98: Commissioner Crosby stated that he is not familiar with the trails in the Kate Schmitz right-of-way well enough to have an opinion. Commissioner Wegener stated that the trail connection would be required if the existing trail is located in the right-of-way, but if not located in the right-of-way then the trail connection is not required. All Commissioners agreed with Commissioner Wegener.

Finding #76: Commissioner Crosby stated he recommends removal of the condition related to the CDS manhole. All Commissioners agreed with Commissioner Crosby.

Findings #86-95: Commissioner Hook is in support of the staff recommendations but does not think the current owners should be bound to pay a fee for past tree removal. Ms. Meharg said we are not trying to fine anyone but staff is recommending additional mitigation fees in the total of \$3,000 or planting of an additional 6 mitigation trees, or a combination thereof. Commissioner Crosby stated that tree

covenants are applicable to the original property owners, current property owners, and future property owners. Commissioner Poulin said that she thinks we should move forward with the staff recommendations. All Commissioners agreed with Commissioner Poulin.

Motion: Motion to close the public hearing at 9:47 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Lee

Yes votes: All Ayes

No votes: None

Abstentions: None

Motion: Motion to approve The Riffle Food Cart Pod application with the modifications to the findings and conditions as discussed and recorded in the minutes.

Moved By: Commissioner Poulin

Seconded By: Commissioner Maclean-Wenzel

Yes votes: Poulin, Maclean-Wenzel, Hook, Lee, Crosby, Wegener, and Mayton

No votes: None

Abstentions: None

The motion passed at 9:49 p.m.

8. ADJOURNMENT

Commissioner Maclean-Wenzel and Commissioner Wegener said that Commissioner Mayton did a fantastic job on The Riffle Food Pod land use hearing. Commissioner Mayton adjourned the meeting at 9:50 p.m.



Chair, Jerry Crosby



Planning Commission
July 25, 2022

Planning Director, Kelly O'Neill Jr

Draft



Staff Report

Meeting Date: September 26, 2022
From Kelly O'Neill Jr., Development Services Director
SUBJECT: Director's Report for September 26, 2022

BACKGROUND / CONTEXT:

Upcoming meetings:

- **October 24 at 6:30 PM - items TBD**
- **Joint work session on November 7 at 6:00 PM - Comprehensive Plan and Transportation System Plan**

New applications of note:

- **State Street Homes (22-031 DR/VAR/TREE):** This application is for a 43-unit apartment complex above first floor retail at the [vacant property to the northeast](#) of Paola's Pizza. The application was submitted on August 2 and deemed incomplete on August 11. Staff is waiting on the applicant to submit additional information.
- **Wippersnappers Covered Structure (22-032 DR/ADJ):** This application is for a covered structure to the north of [Wippersnappers](#). The structure would remove three parking spaces. Staff is currently processing this application request.
- **Johnson RV Canopy Cover (22-037 DR/VAR):** This application is for the addition of a canopy and includes site reconfiguration at [16800 SE 362nd Drive](#). This property was recently purchased by Johnson RV and is becoming their new repair and service center. The application was submitted on August 31 and deemed incomplete on September 13. Staff is waiting on the applicant to submit additional information.

Other items of note:

- **Comprehensive Plan:** On September 28, 2022, at 6:00 PM the City is holding [Future Fest](#) at Wippersnappers. This is an opportunity for the public to comment on the vision statements that were completed based on the public outreach efforts in spring and summer of 2022.
- **Transportation System Plan (TSP):** The work related to the TSP is back under contract with the remaining work being paid for by ODOT. DKS Associates will be participating at Future Fest and seeking public input on TSP priority projects.
- **Title 17 Clear and Objective Code Audit:** MIG/APG and City staff completed an internal kickoff meeting with other departments and agencies. The consultant is now working on the code audit.

- **Pleasant Street Master Plan:** Planning and Economic Development staff have resumed working on the Pleasant Street Master Plan (PSMP). There is a scheduled work session with City Council to discuss the PSMP on September 19, 2022.



Staff Report

Meeting Date: September 26, 2022
From Kelly O'Neill Jr., Development Services Director
SUBJECT: Industrial Design Standards Modifications

DECISION TO BE MADE:

Forward a recommendation to the City Council or reconvene at a future meeting date to discuss additional modifications prior to forwarding to the City Council.

BACKGROUND / CONTEXT:

Section 17.90.130 of the Design Standards in Title 17 of the Sandy Municipal Code is not accommodating of most industrial uses and was written prior to the additional screening standards in Section 17.50.30(C) that were added to the municipal code in 2012 (Ordinance 2012-05). The additional screening standards have rendered a number of the design requirements, both for building design and site design, to be overly burdensome and unnecessary to new industrial sites being screened from streets. For example, there are a number of code standards, such as roof slope, building articulation, and window requirements, that are not needed due to the screening requirements and give Sandy a competitive disadvantage for attracting some industrial development. Additionally, the existing code for Section 17.90.130 is not conducive for industrial development, such as manufacturing, distribution, or processing facilities that are needed employers in Sandy. This code section is currently only applicable to the Light Industrial (I-2) zoning district, but staff proposes making these standards applicable to the General Industrial (I-3) zoning district as well. Currently, there is no property inside the city limits of Sandy that is zoned I-3, however, there is land inside the UGB that is zoned I-3. If the code is not modified to include the I-3 zoning district, then there will be no codified code language to guide site and building design once I-3 land is annexed in the future.

In recent years the Planning Commission has approved several variances and design deviations to the design standards in Section 17.90.130, most recently at the US Metals site and Trillium Machine. The Planning Commission will hear another variance request in the near future related to roof slope for the new Johnson RV service facility at 16800 362nd Drive.

The proposed code changes expand the vegetative screening requirement in the Light Industrial (I-2) and General Industrial (I-3) zoning districts while removing the requirement for certain design elements that would not be visible to the public due to the required vegetative screen. City staff received input on the proposed code modifications from a local planner, a local architect, and the clear and objective code audit contractor,

MIG-APG. The input was very helpful and was incorporated into the proposed code modifications that are being reviewed by the Planning Commission.

RECOMMENDATION:

Staff recommends that the Planning Commission discuss the proposed code modifications. If the Planning Commission is satisfied with the proposed code modifications, or chooses to make only a few amendments, then staff recommends you forward a recommendation of approval to the City Council. Alternatively, if the Planning Commission wants additional time to digest the proposed code modifications or prefers additional modifications followed by further review then please direct staff on your preferences so that staff may return with additional code modifications at a future Planning Commission meeting date.

BUDGETARY IMPACT:

The proposed code modifications will reduce construction costs for industrial businesses and make construction of such businesses less cost burdensome in Sandy, therefore, providing a competitive advantage as related to our existing code.

LIST OF ATTACHMENTS/EXHIBITS:

Exhibit A. Draft Code Modifications to Section 17.90.130

Sec. 17.90.130. Light Industrial (I-2) and General Industrial (I-3) design standards.A. *Access.*

1. All lots shall abut or have legal access to a dedicated public street.
2. All lots ~~which that~~ have access to a public alley shall provide for all personal and service access for vehicles from that alley.
- ~~3. Parking lots may include public alley accessed garages at the rear property line.~~
4. Joint use of access points and interconnections shall be required, where deemed needed by the Director and ~~City Engineer~~ Public Works Director.
5. Each lot shall be permitted one access point, except lots with street frontage of 150 feet or more may be permitted one or more additional access points, if approved by the ~~City Engineer~~ Public Works Director.
- ~~6. Connection to Adjacent Properties: The location of any real improvements to the property must provide for a future street and pedestrian network to adjacent properties.~~

B. *Pedestrian Accessibility.*

1. Special attention shall be given to designing a primary building entrance that, ~~which~~ is both attractive and functional.
2. Building entries ~~must~~ shall comply with the accessibility requirements of the Oregon State Structural Specialty Code.
- ~~3. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.~~
- ~~4. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.~~

C. *Building ~~Facades, Materials and Colors~~ for All Structures.*

- ~~1. Facades. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.~~
2. *Building Materials.* Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, ~~and wood~~, composite siding, and metal are permitted, ~~are encouraged~~. ~~Metal is not allowed as the primary exterior building material except in the I-2 and I-3 districts, but it may be used for accents including awnings.~~
- ~~3. Siding. Lap or horizontal siding or walls of brick, masonry or stone shall be required. Vertical grooved (i.e., T1-11) sheet siding is prohibited.~~
4. *Masonry Finishes.* Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units, such as brick, stone, or cast stone, in layered or geometric patterns or split-faced concrete block to simulate a rusticated stone-type construction.
- ~~5. Change in Relief. Buildings must include changes in relief on ten percent of the facades facing public streets or residential development. Relief changes include cornices, bases, fenestration, fluted masonry or other treatments for pedestrian interest and scale.~~

~~63. Colors. Building exteriors shall comply with the following standards: Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.~~

- a. Permitted colors include warm earth tones (tans, browns, reds, grays, and greens).
- b. High-intensity primary colors, metallic colors and black, may be utilized as trim and detail colors only, not to exceed one percent (1%) of the surface area of any elevation. Such color shall not be used as primary wall colors.
- c. Day-glow colors, highly reflective colors, and similar colors are not permitted.

~~74. Ornamental Devices.~~ Ornamental devices, such as molding, entablature and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.

~~8. Alcoves, Porches, Arcades, etc.~~ Building must incorporate features such as arcades, awnings, roofs, porches, alcoves, and porticoes to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.

~~9. Continuous Outdoor Arcades.~~ Continuous outdoor arcades are strongly encouraged.

~~10. Traditional Storefront Elements.~~ For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:

- a. Clearly delineated upper and lower facades;
- b. A lower facade dominated by large display windows and a recessed entry or entries;
- c. Smaller, regularly spaced windows in the upper floor;
- d. Decorative trim, such as window hoods, surrounding upper floor windows;
- e. A decorative cornice near the top of the facade.

D. Roof Pitch, Materials, and Parapets.

1.

Zoning District	Minimum Pitch (principal and accessory structures)
I-2 and I-3	3:12 1:12

- 2. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing.
- 3. Parapet corners ~~must~~ shall be stepped or the parapet ~~must~~ shall be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
- 4. Visible roof materials shall be wood shingle or architectural grade composition shingle, slate, concrete tile, or metal. Metal with standing or batten seam shall conform to the Color Palette in Appendix D. ~~must be wood or architectural grade composition shingle, slate, tile or sheet metal with standing or batten seam.~~
- 5. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls or by other approved means.

E. *Building Orientation and Entrance Standards.*

1. Primary entries shall face a public street or designated pedestrian way [that connects to a parking lot](#).
- ~~2. Primary entrances must be architecturally emphasized and visible from the public right of way.~~
- ~~3. Buildings must have an entrance connecting directly between the right of way and the building interior.~~
4. Secondary entries may face parking lots or loading areas. ~~Buildings must have an entrance connecting directly between the street and the building interior.~~
5. [Pedestrian Entries, but not garage door entries](#), shall be sheltered with an overhang or portico with a depth of at least ~~four~~ [five \(5\)](#) feet.
- ~~6. Multiple units: Ground floor units shall face a public street or designated pedestrian way and be visible from the street whenever feasible and shall avoid out of direction travel.~~

F. *Windows.*

1. ~~Windows, which allow views to the interior activity or display areas, are encouraged.~~ [Windows shall be located in a manner that enables tenants, employees, and police to watch over pedestrian, parking and loading areas.](#) Windows shall include sills at [the](#) bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
- ~~2. Ground Floor Windows. All new buildings must provide ground floor windows along street frontages.~~
 - ~~a. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.~~
 - ~~b. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.~~
 - ~~c. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited for ground floor windows along street façades.~~
 - ~~d. Any wall that faces a public right of way must contain at least ten percent of the ground floor wall area in display areas, windows, and doorways. Blank walls facing a public right of way are prohibited.~~
 - ~~e. Glass curtain windows are not permitted fronting public rights of way.~~
- ~~3. Upper Floor Window Standards.~~
 - ~~a. Glass area dimensions shall not exceed five feet by seven feet. (The longest dimension may be taken either horizontally or vertically.)~~
 - ~~b. Windows must have trim or molding at least two inches wide around their perimeters.~~
 - ~~c. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than two feet by three feet. Windows that have one foot by one foot grid inside double pane glass are appropriate and are encouraged.~~

G. *Landscaping/Streetscape.*

1. [All buildings \(regardless of use\) that are visible from a collector street, arterial street, or highway shall be screened from view by a vegetative buffer as specified below:](#)
 - [a. Minimum depth of the buffer shall be 20 feet measured from the property line and run the entire length of the property.](#)

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- b. Existing trees shall be preserved to the greatest extent possible.
 - c. Evergreen trees at least eight feet in height and capable of growing to at least 30 feet in height shall be planted at a density that will create a visual screen within five years.
 - d. If the property does not abut a collector street, arterial street, or highway, the screening requirement can be met by an offsite screen that has the effect of screening the property from view from collector streets, arterial streets and highways.

- 2. Benches, outdoor seating, and trash receptacles ~~must shall~~ complement the existing ornamental street lighting and be in keeping with the overall architectural character of the area.
- ~~2.~~ Benches and other streetscape items may be placed within the public right-of-way but must not block free movement of pedestrians. A minimum pedestrian walkway width of five (5) feet ~~must shall~~ be maintained at all times.

H. *Lighting.*

- 1. Streetscape lighting shall conform to Chapter 15.30 Dark Sky Ordinance.
- 2. Exterior lighting shall be an integral part of the architectural design and shall complement any ornamental street lighting and remain in context with the overall architectural character of the district.
- 3. Lighting shall be adequate for safety purposes. Building entrances, walkways, and parking lots shall be illuminated to at least 1.5 – 2.0 foot candles.

- ~~1.~~ ~~All building entrances and exits must be well lighted.~~
- ~~2.~~ ~~Exterior lighting must be an integral part of the architectural design and must complement any ornamental street lighting and remain in context with the overall architectural character of the district.~~
- ~~3.~~ ~~Lighting must be adequate for safety purposes.~~
- ~~4.~~ ~~Lighting must be of a pedestrian scale and the source light must be shielded to reduce glare.~~

I. *Safety and Security.*

- ~~1.~~ ~~Locate windows in a manner, which enables tenants, employees and police to watch over pedestrian, parking and loading areas.~~
- ~~2.~~ ~~In commercial, public and semipublic development and where possible in industrial development, locate windows in a manner which enables surveillance of interior activity from the public right of way.~~
- 31. Provide an identification system, ~~which that~~ clearly locates buildings and their entries for patrons and emergency services.
- 42. On-site lighting shall be located, oriented, and selected on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

J. *External Storage.*

- 1. The exterior storage of merchandise and/or materials, except as specifically authorized as a permitted accessory use, is prohibited.

K. *Trash Collection/Recycling Areas.*

- 1. All trash collection/recycling areas ~~must shall~~ be located within the structure or behind the building in an enclosure in accordance with the provisions of the City of Sandy Design Standards, Appendix A.

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(Supp. No. 1, Update 3)

September 15, 2022

Dear Sandy Planning Commissioners,

As the head of Economic Development office here in Sandy, I support these recommended modifications to Title 17 of the Sandy Municipal Code. These changes would eliminate overly burdensome and unnecessary regulations and building requirements that are currently mitigated by required screening for buildings in most of our industrial zones. This would save developers significant amounts of money in the process of developing buildings for industrial use in Sandy and make our community a more palatable target for this kind of development.

The types of industrial businesses that would be interested in locating in our I-2 and I-3 zones are of particular interest to the Economic Development Office. Both light and heavy industrial businesses are an important segment of our business community that can provide living wage jobs without requiring significant post-secondary education, and the City of Sandy wishes to support, promote and encourage growth in these sectors as much as possible. These proposed changes to our code will lower the cost of industrial development overall in Sandy, which will increase the likelihood of additional development of this type in the future.

Sincerely,



David C. Snider

City of Sandy Economic Development Manager
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