

Date of this notice: December 18, 2025

We are interested in your comments on a major modification to the Deer Pointe Park Basketball Court Shelter Approval.

We are mailing you information about this land use application because you own land within 300 feet of the property listed below. We invite you to send written comments regarding the proposal and/or verbally comment at a public hearing. All written comments must be received by 4:00 PM on the day of the public hearing in order to be considered during the hearing.

Project Name: Deer Pointe Park Basketball Court Shelter Major Modification
Address: 18200 Meadow Avenue
Property Location: Deer Point Subdivision No. 2 (north of Fawn St and east of Meadow Ave)
Map and Tax Lot Number: 25E18CC 13400 and 25E18CD 01600
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)
Application File Number: 25-051 MOD - Deer Pointe Park Basketball Court Shelter Approval

Background

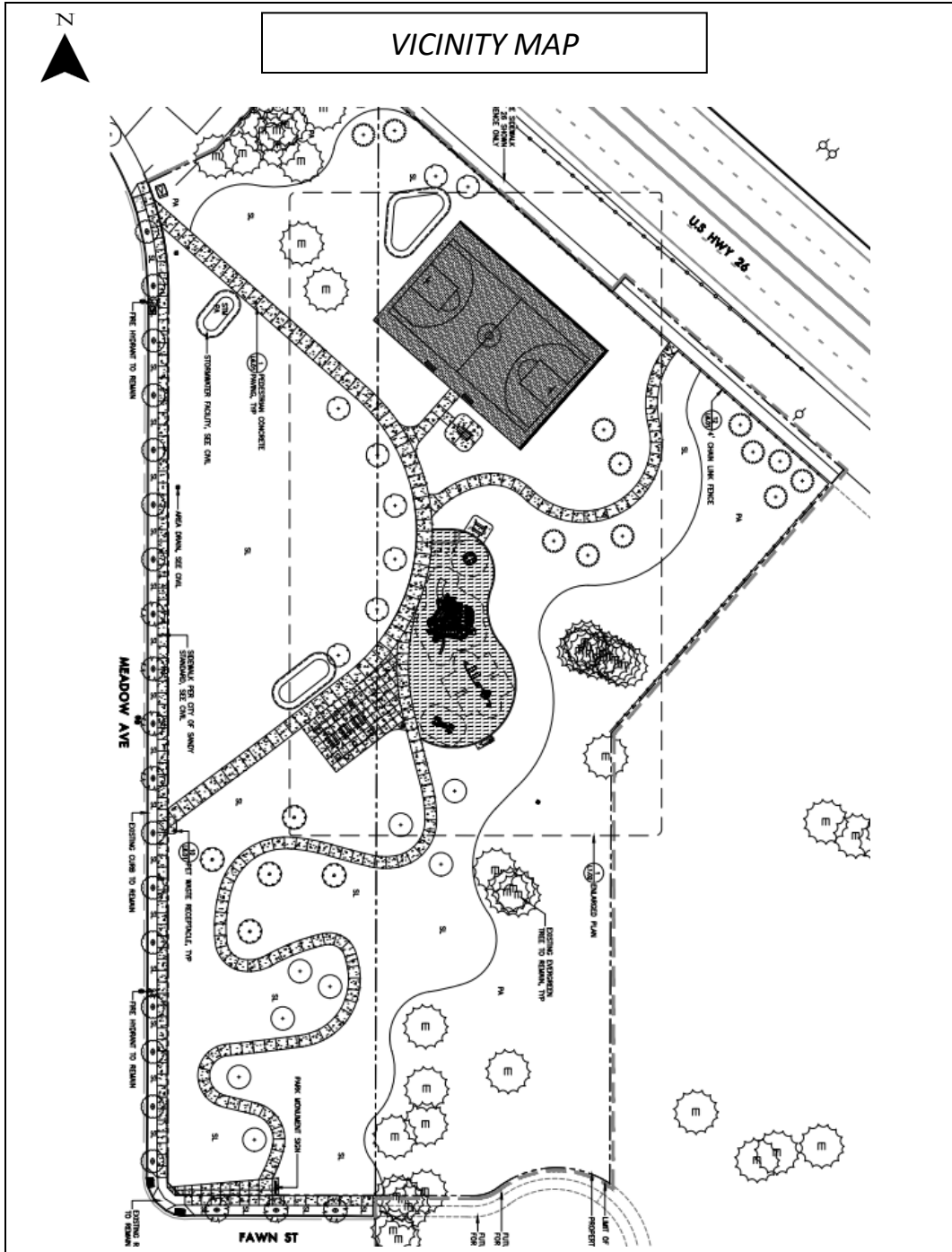
Deer Pointe Park is a neighborhood park project being constructed by the City of Sandy. In 2024, the City of Sandy Parks and Recreation Department submitted a Design Review application to develop the new park and a property line adjustment to combine the two properties that are owned by the City. The original approval provides standard neighborhood park amenities including an accessible looped path, playground, multi-use field, picnic shelters and tables, and an uncovered basketball court. Then in July 2025, the Parks and Recreation Department applied for a design review to construct a covered basketball court structure over the already approved basketball court.

On July 28, 2025, the Parks and Recreation Department went to the Planning Commission requesting three (3) special variances to Chapter 17.90 - Design Standards. The variances pertained to the design of the basketball shelter above the basketball court. The Planning Commission approved two of the City's requests, including allowing for a lower roof pitch than what is required and allowing for the use of an alternate style of base materials for the pylons/posts holding up the shelter. The Planning Commission denied the third variance request to eliminate the required secondary roof structures. Instead, the Planning Commission conditioned that the covered basketball court structure includes one or more cupolas.

This major modification request is to revisit the Planning Commission's decision in File No. 25-037 DR/VAR and determine if the required cupolas are appropriate for an open-air athletic shelter that already has natural light and air flow. Since the cupolas will not be functional and cause periodical

maintenance, the City Parks and Recreation Department is asking the Planning Commission to remove the requirement to install cupolas by granting a special variance to the secondary roof form requirement.

In addition, now that the city knows that the structural steel beams that will support the shelter's roof will be the I-beam type, they are requesting that the condition put on by the Planning Commission to apply the method to the paint that simulates a faux wood grain on the gable ends and posts be withdrawn.



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: Patrick Depa
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, File No. 25-051 MOD, in the subject line. All written 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 one public hearing about this application:

Planning Commission: January 12, 2026, at 6:30 p.m. City Hall at 39250 Pioneer Blvd., Sandy, OR 97055 -or- Zoom: https://us02web.zoom.us/j/85942387872

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 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); 17.66 Adjustments and Variances; 17.86 Parkland and Open Space; and 17.90 Design Standards.

You can access the Sandy Municipal Code at [library.municode.com/or/sandy/codes/code of ordinances](http://library.municode.com/or/sandy/codes/code%20of%20ordinances).

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 paper 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 Planning Commission will review this application and make a decision. 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 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: Patrick Depa
Senior Planner
Phone: 503-783-2585
Email: pdepa@ci.sandy.or.us

Comment sheet for file number 25-051 MOD

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Your name: _____ Your phone number: _____

Your address:

Applicable code criteria: 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.22 Notices; 17.32 Parks and Open Space (POS); 17.66 Adjustments and Variances; 17.86 Parkland and Open Space; and 17.90 Design Standards.