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**Meeting Type:** Planning Commission

**Meeting Date:** 1/12/26

**From:** Tyler Deems

**Subject:** Major Modification Request Narrative

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**Project:** Deer Pointe Park Basketball Court Shelter

**Request:** Modification to Planning Commission Final Decision – Removal of Cupola Requirement

During the City of Sandy Planning Commission meeting held on July 28, the Commission directed staff and the design team to further study the incorporation of cupolas into the design of the basketball court shelter at Deer Pointe Park. In response to this direction, Lango Hansen Landscape Architects evaluated multiple options for integrating cupolas into the structure. These studies included variations with two and three cupolas, and with cupola sizes ranging from 2'x2' to 3'x3'.

After careful review, the design team and City staff concluded that cupolas should not be included in the final construction of the basketball court shelter. Cupolas are traditional agricultural architectural elements primarily intended to provide lighting and ventilation for barns—structures that have limited openings and require such features for functional purposes. In contrast, the proposed basketball shelter at Deer Pointe Park is an open-air structure that already provides ample natural light and air flow, rendering the addition of cupolas unnecessary from both functional and aesthetic perspectives.

Furthermore, the overall design of Deer Pointe Park does not include agricultural or rural architectural motifs. The addition of cupolas would therefore appear incongruous with the park's established design language and would detract from the cohesive visual character of the site.

The inclusion of non-functional decorative elements such as cupolas would add unnecessary upfront and long term maintenance cost without enhancing the public value or user experience of the facility.

For these reasons, the City of Sandy respectfully requests approval of a major modification to remove the cupola requirement from the Planning Commission's final decision for the Deer Pointe Park basketball court shelter.

In addition, while we are before the Commission, we would appreciate clarification regarding the final order's direction to paint the gable ends with a faux wood finish. The gable ends are constructed of I-beams, and during the July 28 meeting, Chair Wegner and Commissioner Crosby expressed interest in a faux wood appearance if feasible, and in an option not constructed of I-beams. At the same time, several commissioners indicated that painting the I-beams to resemble wood may not be desirable. Given that

the final product has been constructed using I-beams, staff seeks guidance from the Commission on whether a faux wood finish is required, preferred, or optional so the project team can proceed with a clear and consistent interpretation of the final order.