

Type III – LAND USE REVIEW

Applicant's Submittal

11.07.2025

APPLICANT: Lango Hansen Landscape Architects
1100 NW Glisan St #3a
Portland, OR 97209

OWNER: City of Sandy
39250 Pioneer Blvd
Sandy, OR 97055

REQUEST: We are requesting a Land Use Review for the park improvements and the following sections in the Sandy Municipal code as noted below.

LOCATION: 17670 Meinig Avenue (Tax Lot numbers 24E13DB01600, 24E13DB01700, 24E13DB01790 & 24E13DB01802)

I. BACKGROUND:

1. **Existing Conditions:** Meinig Memorial Mark is a 10-acre park characterized by rolling terrain and a mature evergreen canopy. Extensive paved paths meander throughout the park, providing connections to onside amenities including Fantasy Forest, the main stage, several picnic shelters, an amphitheater, a restroom building and Noname Creek.
2. **Project Description:** This project consists of several areas of improvement in Meinig Park. Many of the existing asphalt paths will be resurfaced. The lower parking lot behind City Hall will be resurfaced and restriped to include an ADA accessible parking stall. A new entry plaza will connect this lower parking lot to the park. The aging picnic shelters will be replaced. New pedestrian path lighting will be installed to better illuminate the park pathways. A new restroom building will be installed north of the parking lot located off of Meinig Avenue. A new ADA parking space will be added off of the McCormick Drive cul-de-sac.

II. APPROVAL CRITERIA AND RESPONSES:

Municipal Code Standards and Requirements: The following sections of the Sandy Municipal Code are applicable to this land use approval:

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REQUIRED CODE RESPONSES:

CHAPTER 15.30 DARK SKY ORDINANCE

Sec. 15.30.060. - General standards.

The following general standards shall apply to all outdoor lighting installed after the effective date of this chapter, unless exempt pursuant to [Section 15.30.030](#):

- A. *Area Lights: All area lights, including streetlights and parking area lighting, shall be downward-facing, full cut-off fixtures. Streetlights shall be LED, high-pressure sodium, low-pressure sodium, or metal halide, unless the applicant requests another lamp type and the Director determines it is more efficient. Streetlights along residential streets shall be limited to a 70-watt high-pressure sodium (hps) light. Streetlights along nonresidential streets or at intersections shall be limited to 100 watts hps, except that lights at major intersections on state highways shall be limited to 200 watts hps. If the city permits a light type other than high-pressure sodium, then the equivalent output shall be the limit for the other light type.*
- B. *Canopy Lights: All lighting shall be recessed sufficiently so as to ensure that no light source is visible from public rights-of-way or adjacent property and that the limits in Subsection D, below, are not exceeded.*
- C. *Illumination Levels: Illumination levels and uniformity shall be in accordance with current recommended practices of the Illuminating Engineering Society, as provided in the IES Lighting Applications Standards Collection. Recommended standards of the illuminating engineering society shall not be exceeded.*
- D. *All outdoor lighting systems shall be designed and operated so that the area ten feet beyond the property line of the premises receives no more than one-quarter of a foot-candle of light from the premises lighting system.*

Applicant Response: The proposed project includes path lighting and parking lot lighting. All proposed lighting will be downward-facing with full cutoff fixtures. All lighting improvements are designed so that the area ten feet beyond the property line of the park boundary receives no more than one-quarter of a foot-candle of light from the park lighting system.

CHAPTER 15.44 EROSION CONTROL

Sec. 15.44.40. - Design standards.

The required Erosion Control Plan shall comply with the following standards:

- A. *Control Measures. Specific methods of soil erosion and sediment control shall be used during construction to minimize visible and measurable erosion. These methods shall include all of the following:*
1. *The land area to be grubbed, stripped, used for temporary placement of soil, or to otherwise expose soil shall be confined to the immediate construction site only.*
 2. *The duration of exposure of soils shall be kept to a minimum during construction. Exposed soils shall be covered by mulch, sheeting, temporary seeding or other suitable material following grading or construction, until soils are stabilized. During the rainy season, October 1 through April 30, soils shall not be exposed for more than seven consecutive days. All disturbed land areas which will remain unworked for 30 days or more during construction, shall be mulched and seeded.*
 3. *During construction, runoff from the site shall be controlled, and increased runoff and sediment resulting from soil disturbance shall be retained on-site. Temporary diversions, sediment basins, barriers, check dams, or other methods shall be provided as necessary to hold sediment and runoff.*
 4. *Appropriate erosion and sediment control measures shall be installed prior to soil disturbance.*
 5. *A stabilized pad of gravel shall be constructed and maintained at all entrances and exits to the construction site to prevent soil deposits on the roadway or in the drainage ways. The stabilized gravel pad(s) shall be the only allowable entrances or exits to the site.*
 6. *Topsoil removal for development shall be stockpiled and reused on-site to the degree necessary to restore disturbed areas to their original or enhanced condition, or to assure a minimum of six inches of stable topsoil for revegetation. Additional soil shall be provided if necessary to support revegetation. Topsoil stockpile sites are subject to and must comply with these regulations.*
 7. *The removal of all sediments which are carried into the streets, or on to adjacent property, are the responsibility of the developer. The applicant shall be responsible for cleaning and repairing streets, catch basins, and adjacent properties, where such properties are affected by sediments or mud. In no case shall sediments be washed into storm drains, ditches, drainage ways, streams, or wetlands.*
 8. *All temporary erosion and sediment control measures shall be removed after final site stabilization.*
 9. *Any other relevant provision of the most recent version of the Clackamas County WES Erosion Prevention and Sediment Control Planning and Design Manual required by the building official.*
- B. *Restoration of Vegetation. The developer shall be responsible for re-vegetating public and private open spaces, utility easements, and undeveloped rights-of-way in accordance with an approved Schedule of Installation.*
1. *If the vegetation existing prior to site development is non-native or invasive, it shall be replaced with native or non-invasive plant species.*
 2. *Temporary measures used for initial erosion control shall not be left in place permanently.*

3. *Work areas on the immediate site shall be carefully identified and marked to reduce potential damage to trees and vegetation.*
 4. *Trees shall not be used as anchors for stabilizing working equipment.*
 5. *During clearing operations, trees and vegetation shall not be permitted to fall or be placed outside the work area.*
 6. *In areas designated for selective cutting or clearing, care in falling and removing trees and brush shall be taken to avoid injuring trees and shrubs to be left in place and the provisions for tree preservation in [Chapter 17.102](#).*
 7. *Stockpiling of soil, or soil mixed with vegetation, shall be removed prior to completion of the project.*
- C. *Schedule of Installation. A schedule of planned erosion control and revegetation measures shall be provided, which sets forth the progress of construction activities, and mitigating erosion control measures.*
- D. *Responsible Person. The developer shall designate a specific person to be responsible for carrying out the Erosion Prevention and Sediment Control Plan.*
- E. *Reference Authority. The most recent version of the Clackamas County WES Erosion Prevention and Sediment Control Planning and Design Manual, a copy of which is available in the Planning & Development department office, shall be the primary guide for the City of Sandy in establishing and reviewing erosion control techniques, methods and requirements. The Building Official may also develop regulations and procedures in accordance with the Handbook to implement erosion control measures as needed.*

Applicant Response: The project will be using a combination of erosion control measures to prevent sediment runoff. Erosion control measures include inlet protection at existing and proposed catch basins, straw wattles at sloped areas and silt fencing as needed to supplement the straw wattles. Erosion control measures are outlined in detail on the civil engineer's erosion control plan.

CHAPTER 17.32 PARKS AND OPEN SPACES

17.32.20 Permitted Uses

- A. *Primary Uses Permitted Outright:*
1. *Parks, natural areas and open space, and special use areas identified in Map 5 Existing Park Inventory, Map 8 Proposed Park System, Table 12 Tier 1 Capital Improvement Plan, or Table A-3 Proposed Park Capital Improvement Plan of the 2022 Parks and Trails Master Plan;*

Applicant Response: A majority of the park is zoned Parks and Open Space therefore the project consists of a permitted use of a park. The 2022 Amended Parks and Trails Master Plan Update addresses gaps in levels of services and specifically calls out Meinig Park. The master plan specifically calls out for circulation improvements to paths, improving structures at event spaces, adding lighting and increasing accessibility throughout the park.

The amenities of the park are designed as a response to the master plan document. To confirm the amenities proposed in the park meet the needs and desires of the neighboring community, the project process has included public outreach including two public open houses and multiple public surveys. The project team also presented the project to the Parks and Trails Advisory Board and the City Council three times each.

CHAPTER 17.42 CENTRAL BUSINESS DISTRICT (C-1)

B. Primary Uses Permitted Outright—Commercial in buildings with up to 30,000 square feet of gross floor area and without drive-through facilities:

12. Public park, plaza, playground or recreational area, and buildings.

Applicant Response: The portion of the park is zoned Central Business District and therefore the project consists of a permitted use of a park within this zoning designation.

CHAPTER 17.60 FLOOD AND SLOPE HAZARD (FSH) OVERLAY DISTRICT

17.60.10 Type II and Type III Variance Criteria

A. FSH Overlay District. The only areas subject to the restrictions and prohibitions of the FSH overlay district are those indicated on the City of Sandy Zoning Map on file in the Planning Department and areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled, "Flood Insurance Study (FIS) for Clackamas County, Oregon and Incorporated Areas," dated January 18, 2019, with accompanying Flood Insurance Rate Maps (FIRMs). This chapter does not regulate lots or parcels entirely outside the FSH Overlay District.

Applicant Response: A 50-foot offset from the centerline of Noname Creek as it flows through Meinig Park defines the outer limit of the FSH zone overlay within the park. The FSH 50-foot offset delineation line is indicated on the drawings.

17.60.20 PERMITTED USES AND ACTIVITIES

B. Permitted Uses. Permitted uses within restricted development areas are limited to the following:

1. Open space and trails provided they are constructed consistent with standards in the 2022 Parks and Trails Master Plan.

Applicant Response: The project includes resurfacing many of the existing asphalt trails throughout the park. A portion of these trails are within the FSH zone. These trails are consistent with the standards of the 2022 Parks and Trails Master Plan.

5. Removal of up to two trees of six inches or greater DBH in a calendar year, provided that each tree removed is replaced with two native trees, each of which must meet the standards in Section 17.92.50 and be placed within the restricted development area of the site.

Applicant Response: The project includes the removal one twelve inch alder tree within the FSH zone in order to provide an ADA accessible parking space off of the McCormick Drive cul-de-sac. The project will include two native trees to be planted to mitigate for the one tree being removed.

CHAPTER 17.66 ADJUSTMENTS AND VARIANCES

17.66.70 Type II and Type III Variance Criteria

- A. *The circumstances necessitating the variance are not of the applicant's making.*
- B. *The hardship does not arise from a violation of this Code, and approval will not allow otherwise prohibited uses in the district in which the property is located.*
- C. *Granting of the variance will not adversely affect implementation of the Comprehensive Plan.*
- D. *The variance authorized will not be materially detrimental to the public welfare or materially injurious to other property in the vicinity.*
- E. *The development will be the same as development permitted under this Code and City standards to the greatest extent that is reasonably possible while permitting some economic use of the land.*
- F. *Special circumstances or conditions apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape (legally existing prior to the effective date of this Code), topography, or other circumstances over which the applicant has no control.*

17.66.90 Application

An application for an adjustment or variance shall be made on forms provided by the Director and include the following, where applicable:

- A. *Description of the land (address, lot, block, tract, or similar description) on which the proposed development is to take place.*
- B. *Narrative addressing how the application meets the specified review criteria.*
- C. *Site plan no larger than 11 inches by 17 inches (include a reduced copy if drawn larger) suitable for photocopy reproduction. The site plan shall be drawn to scale and show:*
 - 1. *Relationship of the site to adjoining properties, streets, alleys, structures, public utilities, and drainageways;*
 - 2. *Lot line dimensions;*
 - 3. *Existing and proposed structures;*
 - 4. *Structures on adjacent property(ies) affected by the request;*
 - 5. *Vehicle and pedestrian access points and accessways;*
 - 6. *Drainageways and any other prominent features;*
 - 7. *Location of trees and shrubs over three feet in height;*
 - 8. *Fences and walls;*
 - 9. *Off-street parking facilities;*
 - 10. *Any other information relevant to the proposal.*

The Director may modify the submission requirements as necessary.

Applicant Response: Section 17.90.110.E2 requires buildings up to 10,000 square feet to provide 35 percent windows on the activated elevation. Windows shall contain clear glass to allow views to interior activity or display areas. Windows with any dimension exceeding six (6) feet shall be divided to contain two or more smaller panes with real divided panes, vinyl inserts, or applied dividers. Windows shall have

trim, moldings at least (#) inches in width around them, or have reveals of at least three (3) inches in depth. Casings shall consist of a drip cap, head casings, and/or sills. The project is pursuing a single variance to not include any windows at the restroom building. Given the nature of a restroom building, windows would pose direct conflict to the function of the building.

CHAPTER 17.80 ADDITIONAL SETBACKS ON COLLECTOR AND ARTERIAL STREETS

Sec. 17.80.20. – Specific setbacks

Any structure located on streets listed above or identified in the 2023 City of Sandy Transportation System Plan as arterials or collectors shall have a minimum setback of 20 feet measured from the property line. This applies to applicable front, rear, and side yards.

Applicant Response: The restroom building is set back from the Meinig Avenue property line a distance greater than thirty (30) feet.

CHAPTER 17.84 IMPROVEMENTS REQUIRED WITH DEVELOPMENT

Sec. 17.84.30. – Pedestrian and bicyclist requirements

- A. *Sidewalks shall be required along both sides of all arterial, collector, and local streets, as follows:*
1. *Sidewalks shall be a minimum of five feet wide on local streets. The sidewalks shall be separated from curbs by a tree planting area that provides separation between sidewalk and curb, unless modified in accordance with Subsection 3., below.*
 2. *Sidewalks along arterial and collector streets shall be separated from curbs with a planting area, except as necessary to continue an existing curb-tight sidewalk. The planting area shall be landscaped with trees and plant materials approved by the City. The sidewalks shall be a minimum of six feet wide.*

Applicant Response: A 5-foot sidewalk exists along the western property line of the park, along the entire Meinig Avenue frontage of the park.

4. *Pathways and sidewalks shall be encouraged in new developments by clustering buildings or constructing convenient pedestrian ways. Pedestrian walkways shall be provided in accordance with the following standards:*
 - a. *The pedestrian circulation system shall be at least five feet in width and shall connect the sidewalk on each abutting street to the main entrance of the primary structure on the site to minimize out of direction pedestrian travel.*
 - b. *Walkways at least five feet in width shall be provided to connect the pedestrian circulation system with existing or planned pedestrian facilities which abut the site but are not adjacent to the streets abutting the site.*

Applicant Response: Onsite pathways are either 6 or 8-feet wide and link the exterior access points of the site to all the onsite amenities and destinations. A large majority of the existing onsite asphalt paths are being resurfaced as a part of this project. This will help provide smoother, safer walking surfaces. To the greatest extent possible pathways have been regraded to meet either ADA or ABA standards.

- c. *Walkways shall be as direct as possible and avoid unnecessary meandering.*

Applicant Response: The pedestrian pathways will largely maintain existing site circulation patterns that exist today. A couple of the path alignments are being modified to provide more direct and accessible routes to park amenities and destinations.

- d. *Walkway/driveway crossings shall be minimized. Internal parking lot design shall maintain ease of access for pedestrians from abutting streets, pedestrian facilities, and transit stops.*

Applicant Response: Parking lots are kept to the exterior of the park site. The onsite pedestrian paths do not cross any driveways.

- e. *With the exception of walkway/driveway crossings, walkways shall be separated from vehicle parking or vehicle maneuvering areas by grade, different paving material, painted crosshatching or landscaping. They shall be constructed in accordance with the sidewalk standards adopted by the City. (This provision does not require a separated walkway system to collect drivers and passengers from cars that have parked on site unless an unusual parking lot hazard exists).*

Applicant Response: The lower parking lot will remain as it is currently improved. The smaller parking lot behind City Hall will be improved to include striping and an ADA parking space. Removable bollards will separate vehicular activity from pedestrian activity.

- f. *Pedestrian amenities such as covered walk-ways, awnings, visual corridors and benches will be encouraged. For every two benches provided, the minimum parking requirements will be reduced by one, up to a maximum of four benches per site. Benches shall have direct access to the circulation system.*

Applicant Response: Benches will be provided as a part of the park improvements and the benches will have direct access to the circulation system. However, these benches are not being calculated to reduce onsite parking requirements.

- C. *Where a development site is traversed by or adjacent to a future trail linkage identified within the Transportation System Plan, improvement of the trail linkage shall occur concurrent with development. Dedication of the trail to the City shall be provided in accordance with 17.84.90.D.*

Applicant Response: The existing pedestrian pathway serves as trail linkage identified in the Transportation System Plan. The existing pedestrian pathways are being improved to provide smoother, more accessible routes through the park.

- D. *To provide for orderly development of an effective pedestrian network, pedestrian facilities installed concurrent with development of a site shall be extended through the site to the edge of adjacent property(ies).*

Applicant Response: The existing pedestrian pathway extends through the site and provides links to neighborhood points on multiple sides of the park. All of these connections are being maintained.

- E. *To ensure improved access between a development site and an existing developed facility such as a commercial center, school, park, or trail system, the Planning Commission or Director may require off-site pedestrian facility improvements concurrent with development.*

Applicant Response: The existing pedestrian pathway extends through the site and provides links to neighborhood points on multiple sides of the park. All of these connections are being maintained.

Sec. 17.84.50. - Street requirements.

- A. *Transportation Impact Study*

Applicant Response: A usage change is not proposed with this project.

CHAPTER 17.90 DESIGN STANDARDS

Sec. 17.90.110. – Downtown and Village Commercial (C-1 and C-3) design standards.

Development in the C-1 and C-3 zoning districts shall conform to all of the following standards, as applicable. Where a conflict exists between the requirements of this Chapter and any other code provision, this Chapter shall prevail.

- A. *Site Layout and Vehicle Access.*

Intent: To provide for compact, walkable development, and to design and manage vehicle access and circulation in a manner that supports pedestrian safety, comfort and convenience. (Examples of site designs that meet these standards are illustrated in Figures 17.90.110-C and 17.90.110-D).

1. *All lots shall abut or have cross access to a dedicated public street.*
2. *All lots that have access to a public alley shall provide for an additional vehicle access from that alley.*
3. *Off-street parking shall be located to the rear or side of buildings with no portion of the parking lot located within required setbacks or within ten feet of the public right-of-way, as shown in Figure 17.90.11-C. When access must be provided directly from a public right-of-way, driveways for ingress or egress shall be limited to one per 150 feet. For lots with frontage of 150 feet or less, shared access shall be required if an individual access would not meet the 150-foot spacing requirement.*
4. *Adjacent parking lots shall be connected to one another unless such connections are impracticable due to physical constraints such as natural resource areas or steep topography.*
5. *Raised or painted pedestrian crossings shall be used to calm traffic and protect pedestrians in parking areas. Similar devices for pedestrian safety that incorporate changes in paving materials, textures or color may be approved through Design Deviation.*
6. *Where openings occur between buildings facing Proctor Boulevard or Pioneer Boulevard, pedestrian ways shall connect the street sidewalk to any internal parking areas.*
7. *Parking lots may include public alley accessed garages at the rear property line, except where a setback is required for vision clearance or to conform to other City standards.*
8. *Raised walkways or painted crossings from the public street sidewalk to the building entrance(s) are required. Crosswalks through parking lots and drive aisles shall be constructed of a material contrasting with the road surface or be painted (e.g., colored concrete inlay in asphalt).*

9. *Joint use of access points and interconnections and cross-over easements between parcels shall be required, where necessary to comply with access spacing and other applicable code requirements. A development approval may be conditioned to require a joint use access easement and interconnecting driveways or alleys to comply with access spacing and other applicable code requirements.*
10. *Connection to Adjacent Properties: The location of any real improvements to the property must provide for a future street if identified in the City of Sandy 2023 Transportation System Plan and pedestrian connections to adjacent properties.*
11. *Through lots and corner lots may be permitted with two access points, one onto each abutting street, where necessary to serve a centralized, shared parking facility. Such access points must conform to the above access spacing requirements and parking must be internalized to the property.*
12. *Free-standing buildings shall be connected to one another with a pedestrian network that provides access to building entrances and civic spaces.*

Applicant Response: The lowest parking lot, accessed off Meinig Avenue will not be modified as a part of this project. The lower, smaller lot behind City Hall will be resurfaced and striped. An ADA stall and access aisle will be added to that smaller parking lot. The extent of pavement will not be increased at the lower parking lot and vehicular circulation will remain largely as it currently functions. The project improvements include a new single ADA accessible parking stall located immediately off of the McCormick Drive cul-de-sac. This single stall will have a dedicated access aisle and direct connection to the park pathway. A new curb cut will be required but the short drive aisle will not cross any site pathways.

B. Building Facades, Materials, and Colors.

Intent: To provide building façades, materials and colors consistent with the Sandy Style. For purposes of interpreting the Sandy Style, example illustrations and photos are provided. (Figures 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I, Color Palettes (Appendices C and D), and photos (Appendix E). Compliance with Color Palettes in Appendices C and D is required; the figures in this chapter and photos in Appendix E are for illustrative purposes only.)

1. *Articulation. The Sandy Style includes asymmetrical building forms, which by definition require buildings to be articulated, varied, and provide visual interest. This standard is met by dividing elevations of a structure visible from an abutting public street or pedestrian way into smaller areas or planes to minimize the appearance of bulk as viewed from the street as follows:*
 - a. *All elevations visible from an abutting public street or pedestrian way shall be divided into distinct planes no more than 30 lineal feet long to include the following:*
 - i. *Wall planes meeting this standard shall include a feature or variation in the wall plane that projects or recedes at least six inches from the adjacent plane, for a length of at least four feet. Changes in plane may include but are not limited to recessed entries, bays, secondary roof forms (e.g., gables, lower roof sheds, dormers and towers), canopies, awnings, projections, recesses, alcoves, pergolas, porticos, or roof overhangs. Other features consistent with the Sandy Style may be approved through Design Deviation.*
 - ii. *Wall planes shall incorporate at least one change in materials or changes in texture or patterns, including trim or moldings. Except for residential components of development*

(other than those requesting a Design Deviation), these changes shall be visually contrasting and complementary.

- iii. *The lower and upper floors of multi-story buildings shall be clearly delineated by using pedestrian shelters, change in siding materials, heavy timber or natural wood accents (e.g., brackets, paneling or other detailing).*

Applicant Response: The restroom building is less than 30-lineal feet long, so no planes of the building exceed 30 lineal feet.

- 2. *Pedestrian Shelters. Buildings must incorporate pedestrian shelters, as follows:*
 - a. *Pedestrian shelters shall be provided over the building's primary entrance(s) and pedestrian areas (i.e., sidewalks and civic spaces) abutting the subject building.*
 - b. *Features such as canopies, arcades, awnings, roofs overhangs, covered porches, alcoves, and/or porticoes are required.*
 - c. *Pedestrian shelters must extend at least five feet over the pedestrian area.*
 - d. *Shelters over building entrances shall be designed with gable or shed roofs and must comply with the roof pitch standards in Section 17.90.110.C. Dome or bubble shaped awnings are not permitted.*

Applicant Response: The restroom building provides a 5-foot overhang over the entry doors. This overhang provides protection from weather.

- 3. *Building Materials. Exterior building materials shall convey an impression of strength and durability consistent with the Sandy Style, as follows:*
 - a. *The following standard does not apply to residential components of development, except those requesting a Design Deviation. Buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions, and remodeling such that buildings are related in architectural style and share some common elements, such as color scheme, materials, roof forms, and/or detailing. Unity does not mean repetition or mirroring of building elevations.*
 - b. *Strong base materials such as natural stone (e.g., basalt, granite, river stone), split-faced rusticated concrete block, or brick are required. Cultured stone may be allowed if it has a stone texture and is similar in appearance and durability to natural stone. A building's base must extend at least 36 inches but not more than 60 inches above the adjacent finished grade and be included on those sides of the building visible from the abutting public street. If the site contains a grade differential making construction of a minimum 36-inch base impracticable, the reviewing body may allow portions of the base to be less than 36-inches.*

Applicant Response: The restroom building contains a cultured stone base. The stone base wraps the entire building.

- c. *Foundations shall be designed to match the scale of the building being supported. Examples include sheathing the foundation structure with base materials and wall siding.*
- d. *Siding shall consist of wood, composite-wood, concrete fiberboard, or fiber cement panels or shingles; stone; brick; split-faced or rusticated concrete block; or a combination of these materials. Stucco, synthetic stucco, and metal are permitted only as specified below. Vinyl and plastic is not permitted:*

- i. *Where wood siding is used, it shall consist of horizontal (e.g., lap, v-groove, or tongue-and-groove) siding, vertical (board and batten) siding, shingles, or combinations thereof. Vertical grooved (i.e., T1-11) sheet siding and plain plywood are prohibited.*
 - ii. *Where board-and-batten siding is used, battens shall be a minimum of two inches wide by one inch deep and spaced 24 inches apart or closer; rough-sawn boards (specialty panel) are required, as opposed to panels having a resin overlay.*
 - iii. *Where masonry siding is used, it shall consist of brick, stone, or rusticated concrete block, and must incorporate decorative patterns over not less than 15 percent of every elevation where it is used. Examples of decorative patterns include multi-toned masonry units, such as brick, stone, or cast stone, in layered or geometric patterns or split-faced concrete block to simulate rusticated stone-type construction. Changes in pattern shall be used to accentuate breaks in building stories, corners, windows, structural bays, and building tops (e.g., parapets where flat roofs are allowed).*
 - iv. *Where metal siding is used, it shall be used as an accent only, comprising not more than 20 percent of the surface area of the building elevation (e.g., wainscoting or other accent paneling). Metal must be architectural grade and have a non-reflective (burnished or painted) finish conforming to the approved Color Palette. Metal may also be used for flashing, gutters, downspouts, brackets, lighting, and signage and similar functional elements.*
 - v. *Where stucco or synthetic stucco is used, it shall be used as an accent only, comprising not more than 20 percent of the surface area of the building elevation.*
- e. *Building elevations facing a public right-of-way or civic space shall incorporate at least three of the following features: Using these features may also address other code requirements, such as those related to building articulation, change in relief, pedestrian shelters, and storefront elements:*
- i. *Exposed, heavy timbers;*
 - ii. *Exposed natural wood color beams, posts, brackets and/or trim (e.g., eaves or trim around windows);*
 - iii. *Natural wood color shingles (e.g., used as siding or to accent gable ends);*
 - iv. *Metal canopies;*
 - v. *Heavy metal brackets (e.g., cast iron or similar appearance), which may be structural brackets or applied as cosmetic detailing; and,*
 - vi. *Similar features, consistent with the Sandy Style, if approved through Design Deviation.*

Applicant Response: The restroom building siding consists of board and batten siding. The restroom building entrance elevation incorporates exposed heavy timbers, natural wood color beams and heavy metal brackets.

- f. *Materials required on elevations visible from an abutting public street must turn the building corner and incorporate transitions onto elevations not requiring these materials for a distance of not less than two feet.*

Applicant Response: The restroom building elevation visible from an abutting public street incorporates heavy timbers, natural wood color beams and heavy metal brackets.

4. *Colors. Building exteriors shall comply with the following standards:*
 - a. *Permitted colors include warm earth tones (tans, browns, reds, grays and greens) conforming to the Color Palette provided in Appendix C.*

Applicant Response: The restroom building exterior colors will match the restroom building constructed at Cedar Park. The building at Cedar Park conforms to the Color Palette in Appendix C.

C. *Roof Pitch, Materials, and Parapets.*

Intent: To provide roof forms and detailing consistent with the Sandy Style. For purposes of interpreting the Sandy Style, example illustrations and photos are provided. (See Figures 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I and representative photos in Appendix E)

1. *Except as provided in subsections 17.90.110.C.8., below, pitched (gabled or hipped) roofs are required on all new buildings with a span of 50 feet or less. Gable and hipped roof forms must achieve a pitch not less than the following:*
2. *As provided above, "Primary Roof Forms" are those that individually comprise 20 percent or more of the total surface area of a roof elevation. Secondary roof forms (e.g., dormers, towers, cupolas, etc.) are those that comprise less than 20 percent of the roof elevation. See also, [Section 17.74.20](#) Vertical Projections.*
3. *Buildings shall be oriented so the gable end of the roof faces the abutting street.*
4. *Pitched roof surfaces visible from an abutting public street shall provide a secondary roof form (e.g. dormer) in the quantity specified below. Secondary roof forms may be located anywhere on the roof, although grouping these features is preferred.*

Applicant Response: The restroom building has a 6:12 pitch roof. Because the overall elevation of the building is less than 30-feet, a secondary roof form is not required.

D. *Building Orientation and Entrances.*

Intent: To maintain and enhance downtown and village commercial streetscapes as public spaces, emphasizing a pedestrian-scale and character in new development, consistent with the Sandy Style; and to provide for a continuous pedestrian network that promotes pedestrian safety, comfort and convenience, and provides materials and detailing consistent with the Sandy Style. (Figures 17.90.110-A, 17.90.110-B, 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, 17.90.110-I and representative photos in Appendix E)

1. *Buildings shall be oriented to a public street or civic space. This standard is met when at least 50 percent of the subject site's street frontage is comprised of building(s) placed within ten feet of a sidewalk or an approved civic space and not more than 20 percent of the off-street parking on a parcel as required by SDC [17.98](#), tract or area of land is located between a building's front façade and the adjacent street(s).*

Applicant Response: The gable of the roof is oriented to face Meinig Avenue.

E. *Windows.*

Intent: To promote business vitality, public safety and aesthetics through effective window placement and design, consistent with the Sandy Style. (See Figures 17.90.110-C, 17.90.110-D, 17.90.110-E, 17.90.110-F, 17.90.110-G, 17.90.110-H, and 17.90.110-I, and representative photos in Appendix E.

1. *Unified Design.* The following standard does not apply to residential components of development, except those requesting a Design Deviation. Building plans must provide for unity in window placement and design so that all sides of a building relate to one another and multiple buildings on a development site relate to one another.
2. *Ground Floor Windows.* The ground floor elevation of all new buildings shall contain display areas, windows, and doorways along street frontages and where the building abuts a civic space as follows: Lots with multiple street frontages are required to meet this standard on only two frontages.

Applicant Response: Because this restroom building is a restroom facility, windows are not being provided. Reference applicant response above in CHAPTER 17.66 ADJUSTMENTS AND VARIANCES.

CHAPTER 17.92 LANDSCAPING AND SCREENING GENERAL STANDARDS – ALL ZONES

Sec. 17.92.30. – Required Tree Plantings.

Applicant Response: Three street trees will be planted along Meinig Avenue to fill an existing gap in the street tree alignment.

Sec. 17.92.40. – Irrigation

Applicant Response: Landscaping installed at the park will be manually watered as needed to sustain viable plant life.

Sec. 17.92.50. – Types and Sizes of Plant Material

Applicant Response: The existing park site consists of hundreds of mature native trees. Proposed planting efforts will be largely limited to covering areas disturbed during construction. All plant material will conform to the container and size standards as outlined in this section.

Sec. 17.92.80. – Buffer Planting – Parking, Loading and Maneuvering Areas.

Applicant Response: New planting will be planted at the two parking lots closest to City Hall. This planting will provide a visual buffer between the parking lot and the park area.

CHAPTER 17.98 PARKING, LOADING, AND ACCESS REQUIREMENTS

Sec. 17.98.60. - Design, size and access.

All off-street parking facilities, vehicular maneuvering areas, driveways, loading facilities, accessways, and private streets shall conform to the standards set forth in this section.

- A. *Parking Lot Design. All areas for required parking and maneuvering of vehicles shall have a surface made of concrete or asphalt.*
- B. *Size of Space.*
 - 1. *A standard parking space shall be a minimum of nine feet wide by 18 feet in length.*
 - 2. *A compact parking space shall be a minimum of eight feet wide by 16 feet in length.*
 - 3. *Accessible parking spaces shall be nine feet by 18 feet and include an adjacent access aisle meeting ORS 447.233. Access aisles may be shared by adjacent spaces. Accessible parking shall be provided for all uses in compliance with the requirements of the State of Oregon (ORS 447.233) and the Americans with Disabilities Act.*
 - 4. *Parallel parking spaces shall be a length of 22 feet.*
 - 5. *No more than 40 percent of the parking stalls shall be compact spaces.*
 - 6. *Parking spaces that do not conform to the dimensional standards in Subsections 1-5 shall be reviewed through the procedures in [Chapter 17.66](#) of the Sandy Development Code.*
- C. *Aisle Width.*

Applicant Response: The lower parking lot behind City Hall will be resurfaced and restriped keeping the current vehicular access and parking layout largely as-is. An ADA parking stall and access aisle will be added to this parking lot. Currently, parking stall striping has faded and is not visible. New striping will provide parking spaces measuring 9'x18'. Drive aisle width is 25'. A single ADA accessible parking space is proposed for the park entry located at the McCormick Drive cul-de-sac. This parking stall will measure 9'x18'.

CHAPTER 17.102 URBAN FORESTRY

Sec. 17.102.50. - Tree retention and protection requirements.

- A. *Tree Retention. The landowner is responsible for retention and protection of trees required to be retained as specified below:*
 - 1. *At least three trees 11 inches DBH or greater are to be retained for every one-acre of contiguous ownership.*
 - 2. *Retained trees can be located anywhere on the site at the landowner's discretion before the harvest begins. Clusters of trees are encouraged.*
 - 3. *Trees proposed for retention shall be healthy and likely to grow to maturity, and be located to minimize the potential for blow-down following the harvest.*
 - 4. *If possible, at least two of the required trees per acre must be of conifer species.*
 - 5. *Trees within the required protected setback areas may be counted towards the tree retention standard if they meet these requirements.*

Applicant Response: Sandy Municipal Code requires that a minimum of three trees per acre be preserved. A vast majority of the existing trees are being preserved at Meinig Park, well in excess of the required three trees per acre. Approximately sixteen (16) trees are being removed to accommodate path realignment and to remove diseased trees.