

**Date of this notice: January 3, 2025**

**We are interested in your comments on a proposed City park.**

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 any written comments regarding the proposal within 14 days from the date of this notice. Comments received after the 14-day notice period will not be considered during review of this land use application.

**Project Name:** Deer Pointe Park

**Address:** 18200 Meadow Drive

**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:** 24-059 DR

### Background

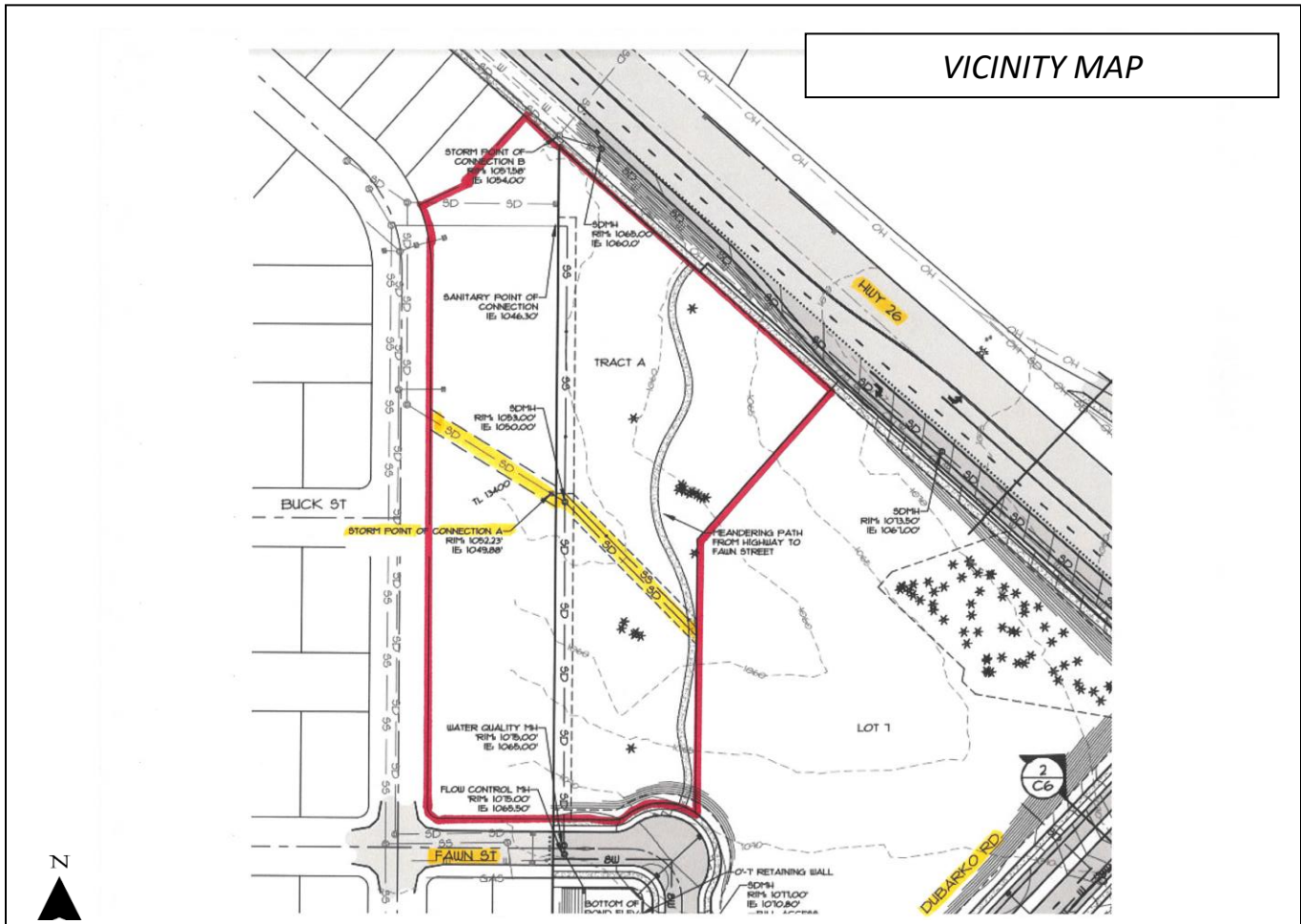
Deer Pointe Park is currently described and categorized as an “Undeveloped Park” in Sandy’s 2022 Parks and Trails Master Plan. The existing Deer Pointe Park can be described as 1.41-acres of undeveloped park consisting of open space and a few areas of tree stands. The undeveloped park described in the 2022 Parks and Trails Master Plan refers to Map/Tax Lot 25E18CC 13400 only. The long, narrow, gently sloping parcel is bounded by neighborhood streets on two sides, Highway 26 on a third, and fields with clusters of mature trees to the east which will eventually be the Bull Run Terrace subdivision. Sandy Vista Apartments is directly across Hwy 26 to the north.

On February 8, 2007, Deer Point Subdivision No. 2 was recorded as Plat 1111. At that time, the developers deeded 1.41 acres of land to the City as a condition of approval to be used as a future park. On June 23, 2023, Bull Run Terrace, a mixed-use development, fulfilled their final order and completed a 1.75-acre parkland dedication (Deed No. 2023-021503) to the City. The total park area then grew to approximately 3.16 acres. The Deer Pointe Park concept as submitted by the Parks and Recreation Department consists of developing the entire site.

The park will border the eastside of Meadow Ave and northside of Fawn Street that travels east and west before it turns south in the Bull Run Terrace subdivision. The site will be a focal point for the current Deer Pointe neighborhood residents and future development just east of the site. The

concept provides standard neighborhood park amenities including an accessible looped path, playground, multi-use field, picnic shelters and tables, and a sports court.

It is important to note that this application is not subject to the moratorium on development adopted by City Council through Resolution 2022-24 or the subsequent resolutions because it does not require any new sanitary sewer connections.



### How to provide comments

**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:

Sandy City Hall: Development Services Department  
39250 Pioneer Boulevard  
Sandy, Oregon 97055

Alternatively, you can email your comments to [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us).

### 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; 17.84 Improvements Required with Development; 17.86 Parkland and Open Space; 17.90 Design Standards; 17.92 Landscaping & Screening; 17.98 Parking Loading and Access Requirements; 17.102 Urban Forestry; 15.20 Curbs, Sidewalks, and Underground Utilities; and, 15.30 Dark Sky Ordinance.

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_of_ordinances).

### 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](http://www.ci.sandy.or.us/landuse-applications) or you can review them in person at City Hall between 9:00 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 Development Services Director or Senior Planner will review this application and make a decision. The Director or Senior Planner 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 staff 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  
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