

PLANNING COMMISSION & CITY COUNCIL PUBLIC HEARINGS FOR FILE NO. 24-055 ZC - TYPE IV ZONE CHANGE

DATE:	October 25, 2024
FILE NO.:	24-055 ZC Sandy Transit Operation Center Re-Zoning
PROPERTY LOCATION:	16610 Champion Way
APPLICANT/OWNER:	Andi Howell /City of Sandy
TAX MAP/LOTS:	24E 15A Tax Lot 206
COMP. PLAN DESIGNATION:	Industrial
EXISTING ZONING:	I-1 Industrial Park
PROPOSED ZONING:	I-2 Light Industrial
APPLICABLE CRITERIA:	<u>Sandy Municipal Code</u> : 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.26 Zoning District Amendments; 17.30 Zoning Districts; 17.48 Industrial Park (I-1); 17.50 Light Industrial (I-2)
STAFF CONTACT:	Patrick Depa, Senior Planner

PURPOSE: The applicant, Sandy Transit, is requesting a zone change for their 5.72-acre property at 16610 Champion Way.

BACKGROUND: The current zoning designation for the site is I-1 (Industrial Park). The applicant is requesting a rezoning of the site to I-2 (Light Industrial). The key difference between these zoning designations are architectural requirements, screening requirements, and setback requirements. I-1 has stricter requirements as these sites are meant to be visible from Highway 26. The applicant states that the site is not visible from Highway 26 and therefore an I-2 designation is more appropriate. Additionally, I-2 zones typically have fewer expected vehicle trips than I-1 zones. Please see the included vicinity map for additional site information.

You are invited to take part in the City's review of this project by sending in your written comments and attending a public hearing before the **City of Sandy Planning Commission on Monday, November 25, 2024, at 6:30 PM** and **City Council on January 6, 2025, at 7:00 PM**. Please consult the City's website at <https://www.ci.sandy.or.us/meetings> for more information about how to participate remotely at the hearing.

NOTICE IS MAILED TO: Property Owners within 500 feet of the site, Interested Citizens, and Interested Agencies

SUBMITTING COMMENTS: We invite you to send written comments regarding the proposal. Your comments should state why the application should or should not be approved or include proposed modifications you believe are necessary for approval according to the standards. Please include the file number (24-055 ZC) in your letter or if you prefer, use the space provided below on the comment sheet.

If you mail your comments to the City, please put the following information on the outside of the envelope:

City of Sandy
Planning Division
39250 Pioneer Boulevard
Sandy, OR 97055

You can also email your comments to planning@ci.sandy.or.us or the staff contact listed below.

STAFF CONTACT: Patrick Depa phone: 503-783-2585 or email: pdepa@ci.sandy.or.us

DECISION PROCESS: In order to be approved, this proposal must meet the approval criteria or standards of the Sandy Development Code listed on the comment sheet. The Planning Commission will make a recommendation on this proposal and forward their recommendation to the City Council for a decision. Both hearing bodies will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

APPLICABLE MATERIALS: All documents and evidence submitted by the applicant, and the applicable criteria from the municipal code are available for public review at no cost or a copy can be provided at reasonable cost. You can email planning@ci.sandy.or.us to receive a copy of the materials or a link to the Municipal Code.

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 City Council to respond to the issue, you will not be able to appeal the decision to the Land Use Board of Appeals (LUBA) based on that particular issue.

DECISION: A notice of the final decision, summarizing the standards and facts that justified the decision will be mailed to persons who submitted written testimony. The notice of decision will also include information regarding your right to appeal the decision.

SITE MAP



