

**Date of this notice: March 18, 2025**

**We are interested in your comments on a proposed new art studio.**

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:** Sandy Art Studio

**Address:** 38756 Pioneer Blvd.

**Property Location:** South Side of Pioneer Blvd. between Bruns Avenue and Scales Avenue

**Map and Tax Lot Number:** 24E13CA 04700

**Property Owner/Applicant:** Maryn and Lewis Hooker

**Property's Comprehensive Plan Designation:** Commercial

**Property's Zoning Designation:** Central Business District (C-1)

**Application File Number:** 25-011 DR

### **Background**

The applicant purchased the property in early 2024 which included a derelict boarding house. The applicant demolished the house in late 2024. The use of the proposed building will be a commercial art studio providing leasable space and classrooms that also display and sell art in an onsite gallery, as well as a small-scale coffee and pastry establishment. There are two areas in downtown Sandy that are exempt from Sandy Style. The subject property is in one of those two areas and the applicant has the choice to follow the Sandy Style design and use those design elements or choose to use the other style described in Section 17.90.10.E - Downtown Area Exceptions referred to as Area B. The applicant indicated that the new commercial building has been designed to incorporate all of the design elements associated with a historic farmhouse look.

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 and is not anticipated to produce flows greater than the boarding house that was demolished. It was determined that the boarding house had 8 bedrooms when it was occupied. According to Appendix D of the consent decree, every three tenant bedrooms in a room and board facility is the equivalent of one (1) residential unit. The boarding house had 8 bedrooms which equals 3 ERUs.



### 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; 17.42 Central Business District (C-1); 17.84 Improvements Required with Development; 17.90 Design Standards; 17.92 Landscaping & Screening; 17.98 Parking Loading and Access Requirements; 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 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 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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