

**DATE OF THIS NOTICE: June 9, 2020**

## **WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT**

NW Natural Gas proposes to construct a natural gas regulator station on an approximately 9,370 square foot lot on University Avenue, approximately 250 feet north of Highway 26. Natural Gas is conveyed regionally through pressurized distribution lines. The purpose of the regulator station and associated equipment is to reduce the pressure of natural gas traveling through distribution lines to supply natural gas to the customers of the utility.

The applicant is requesting a conditional use permit for this facility, the requirements for which can be found in Sandy Development Code chapter 17.68. The applicant is anticipating very little additional traffic as a result of the development: approximately one additional trip per month. The applicant is also requesting variances to the development code as this project is not a building and therefore building requirements for the respective zoning district are not applicable. Finally, the applicant is proposing adequate landscaping and screening to screen the facility from the road.

Please see the included vicinity map and site plan 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, July 27, 2020 at 7:00 PM**. If Governor Brown's COVID-19 mandates are still in place the public will need to follow physical distancing requirements. To maintain physical distancing and to maintain a capacity of less than 25 people the public is not allowed to attend the meeting in Council Chambers but may participate remotely. **Please consult the City's website at <https://www.ci.sandy.or.us/SandyElectronicMeetingInformation> for more information about how to participate remotely at the hearings.**

---

**PROPERTY LOCATION:** University Avenue, 250 feet north of Highway 26

**FILE NO.:** 20-015 CUP/VAR/DR Sandy Feeder Reinforcement Project (TYPE III)

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

**PROPERTY OWNER/APPLICANT:** NW Natural Gas

**PHYSICAL ADDRESS:** 17100 University Avenue

**TAX MAP/LOTS:** T2S R4E Section 14 NE, Tax Lot 2000

**COMPREHENSIVE PLAN DESIGNATION:** Retail/Commercial

**ZONING DISTRICT DESIGNATION:** General Commercial (C2)

**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 decision on this proposal. The Planning Commission will consider the criteria for approval as well as any comments received, and will either approve, approve with conditions, or deny this proposal.

---

**SUBMITTING COMMENTS:** We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments regarding the proposal within 14 days from the date of this notice. 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 (**20-015 CUP/VAR/DR**) 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](mailto:planning@ci.sandy.or.us) or the staff contact listed below.

**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. Due to concerns with COVID-19, City Hall is currently closed. You should email [planning@ci.sandy.or.us](mailto:planning@ci.sandy.or.us) or [sdenison@ci.sandy.or.us](mailto:sdenison@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 Planning Commission to respond to the issue, you will not be able to appeal the decision to the City Council 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.

**STAFF CONTACT:** Shelley Denison  
Phone: 503-783-2587  
Email: [sdenison@ci.sandy.or.us](mailto:sdenison@ci.sandy.or.us)

**COMMENT SHEET for File No. 20-015 CUP/VAR/DR:**

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

Your Name

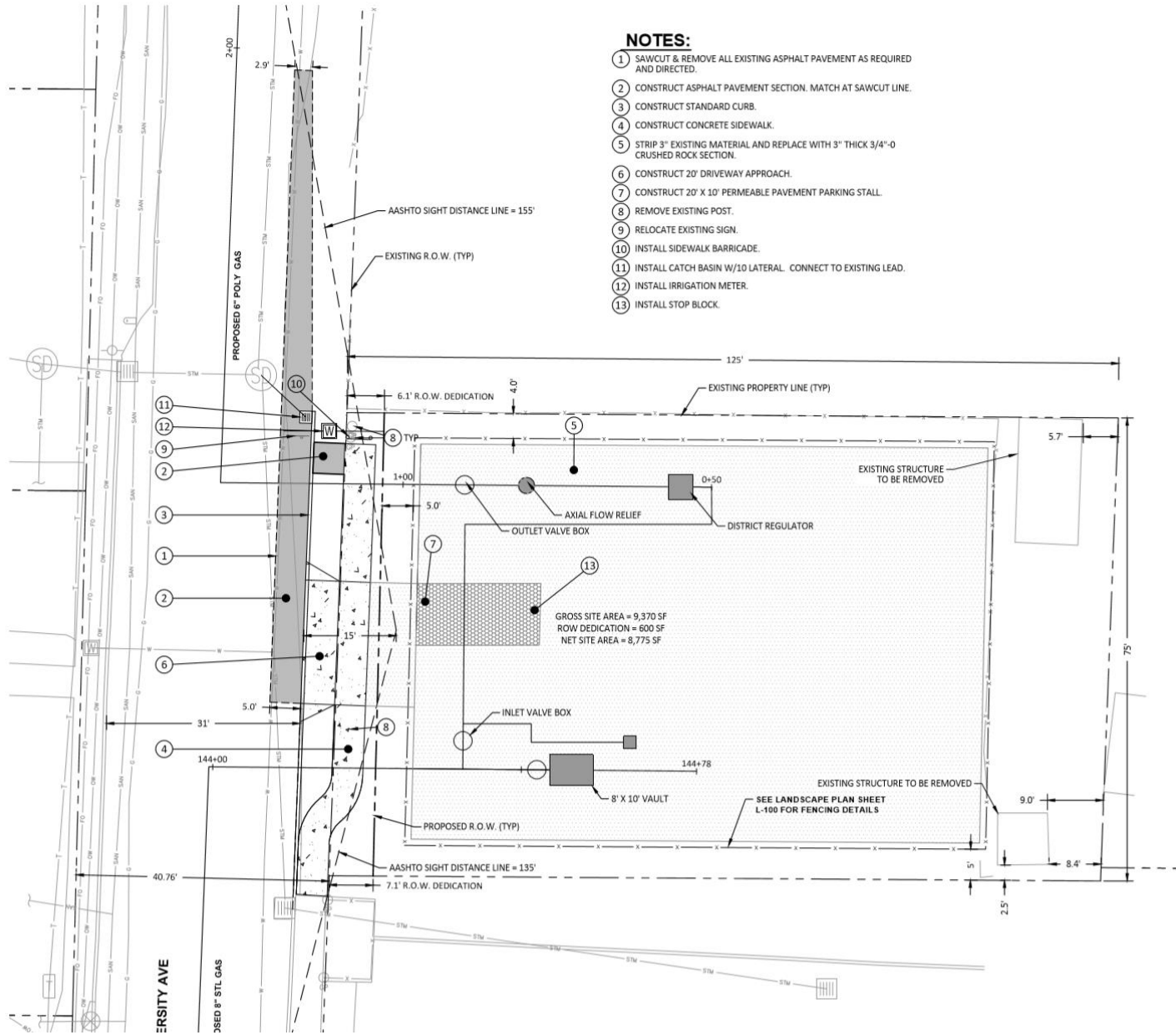
Phone Number

---

Address

**APPLICABLE CRITERIA:** Sandy Municipal Code; 17.12 Procedures for Decision Making; 17.18 Processing Applications; 17.20 Public Hearings; 17.22 Notices; 17.30 Zoning Districts; 17.44 General Commercial (C-2); 17.66 Adjustments and Variances 17.68 Conditional Uses; 17.84 Improvements Required with Development; 17.90 Design Standards; 17.92 Landscaping and Screening; 17.98 Parking, Loading, and Access Requirements; 15.30 Dark Sky

# Sandy Feeder Reinforcement Project: Site Plan



# Feeder Reinforcement Project



SE Marcy S

Bluff Rd

Meeker St

U.S. Hwy 26

Ruben Ln

26

SE Bluff Rd

Hood St

SE Bruns Ln

University Ave

Google Earth

© 2020 Google

Sunset St

800 ft

