

Date of this notice: March 19, 2026

We are interested in your comments on a design review.

We are mailing you information about this design review request because you own land within 300 feet of the property with a proposal for the construction of a new Sandy Transit Operational Maintenance Building. 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.

Address: 16610 Champion Way

Property Location: Southwest of Industrial Way

Legal Property Description: 24E 15A Tax Lot 206

Applicant/Property Owner: Andi Howell, Transit Director for the City of Sandy

Property's Comprehensive Plan Designation: Industrial

Property's Zoning Designation: Light Industrial (I-2)

Application File Number: 26-008 DR - SANDY OPS EXPANSION MAINTENANCE BLDG



Purpose

The purpose of this new building is to relieve overcrowding in the existing Sandy Operations Center Administration Building. The new building is proposed at 7,424 square feet and will provide two (2) maintenance bays for servicing all City of Sandy fleet, including police, public works, and transit vehicles. It will also add capacity for offices, a training room and a break area for existing transit employees currently sharing the administrative building with Facilities and Public Works staff.

Background

In March 2007, the subject site was approved for City of Sandy transit and public works headquarters and a materials yard. The approval contained a master plan with Phase One improvements that have already been completed and additional phasing for future building siting.

With Phase One of the site improvements the City of Sandy constructed office space for the City's transit and public works employees, covered areas for public works vehicles and transit vehicle storage, maintenance areas for transit vehicles, a transit wash station, enclosed storage for public works and police, outdoor storage space for public works materials (concrete spoils, topsoil, pipes, scrap metal, road sand and other similar materials) and parking for both employees and park-and-ride users.

With additional building construction occurring in 2019, the City installed an additional transit building, modified the existing parking area, and expanded the developed area on the 5.72 acres.

It is important to note that this application is subject to the moratorium on development adopted by City Council through Resolution 2022-24 and all subsequent moratorium resolutions. As a result, the applicant will be required to demonstrate compliance with the requirements of the moratorium.

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.

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; 17.50 Light Industrial (I-2); 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.

How to get more information

You are able to review all of the application materials and applicable criteria online at 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 the application, 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 listed in this notice. The Development Services Director or Senior Planner will review the application and make a decision on this proposal. 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, Senior Planner
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