



File # 24-055 ZC

Sandy Transit
Operation Center
Zone Change
16610 Champion Way

City Council
January 6, 2025

Vicinity Map

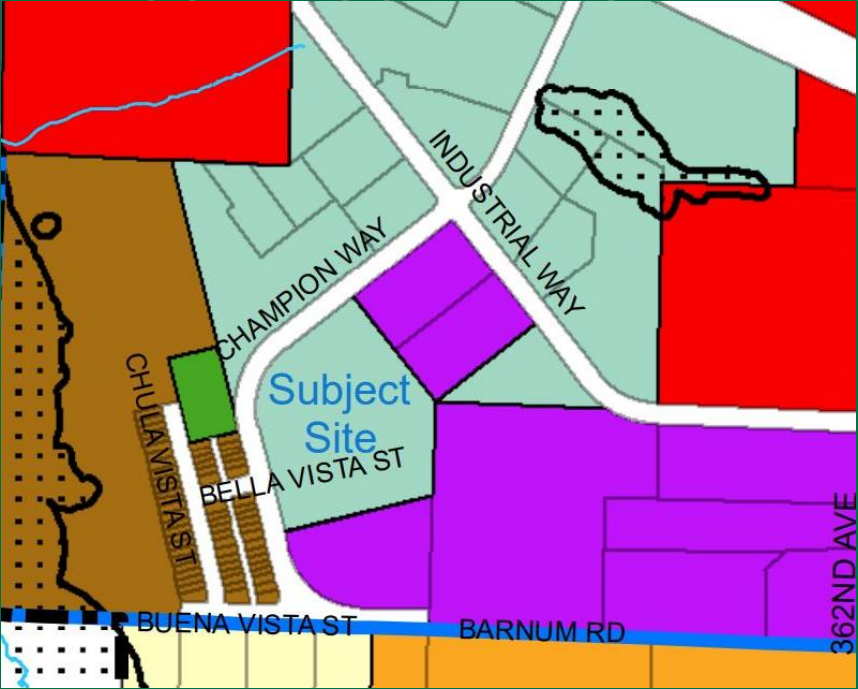









16610 Champion Way

Type IV Zone Change from I-1 (Industrial Park) to I-2 (Light Industrial)

- Sandy Area Metro is the applicant.
- The Sandy Transit Operation Center is defined as a major public facility and is considered a conditional use in both the I-1 and I-2 zoning districts.
- The proposed expansion references the continuation of the “Master Plan” approval from 2006 when the Public Works HQ was originally built.
- The City agrees with the historical pattern that this use is more appropriate in an I-2 District.
- The I-2 District is suitable for manufacturing and warehousing business, or other commercial uses that do not depend on high visibility. Visibility in proximity to the highway is the general intent of the I-1 District.
- This zone change does not require a Comprehensive Plan change.

Sandy Zoning Map (Site)



-  R-3 (High Density Residential)
-  C-1 (Central Business District)
-  C-2 (General Commercial)
-  C-3 (Village Commercial)
-  I-1 (Industrial Park)
-  I-2 (Light Industrial)
-  I-3 (General Industrial)

Subject Site



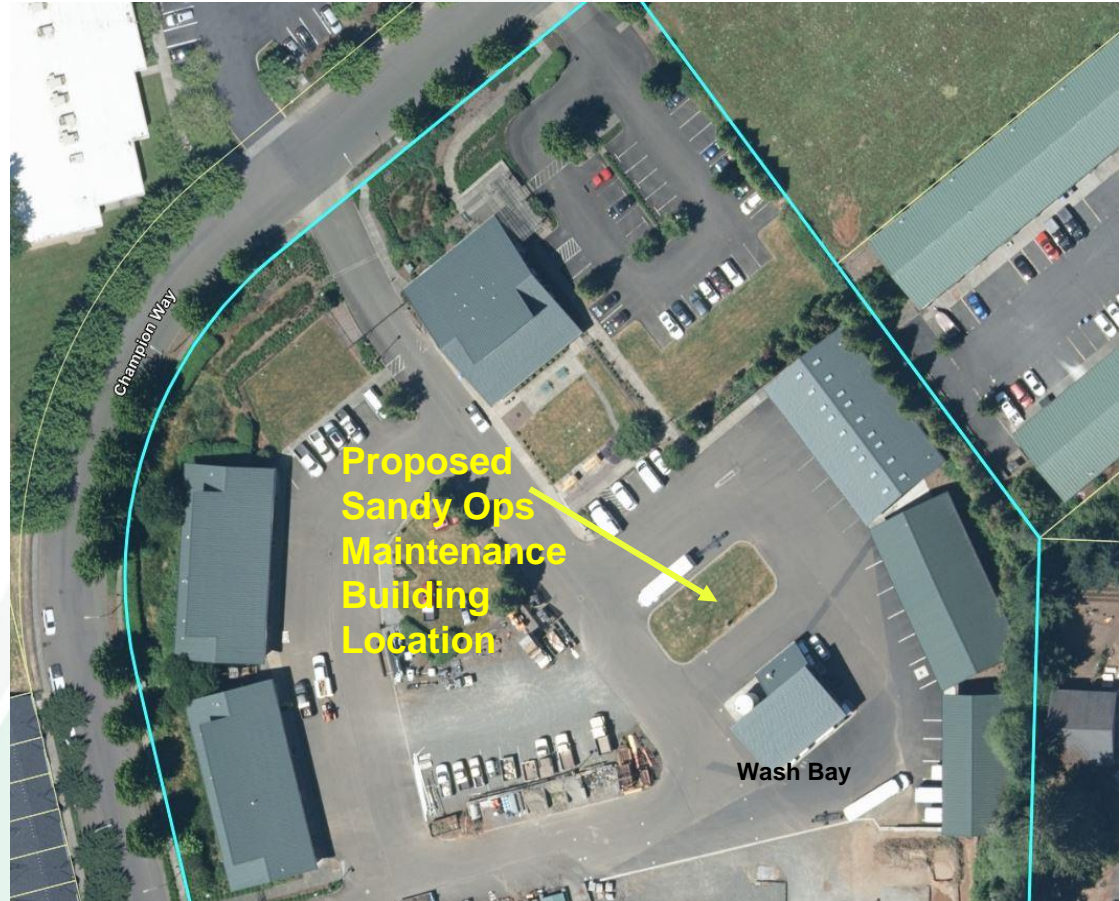
Industrial Park (I-1)



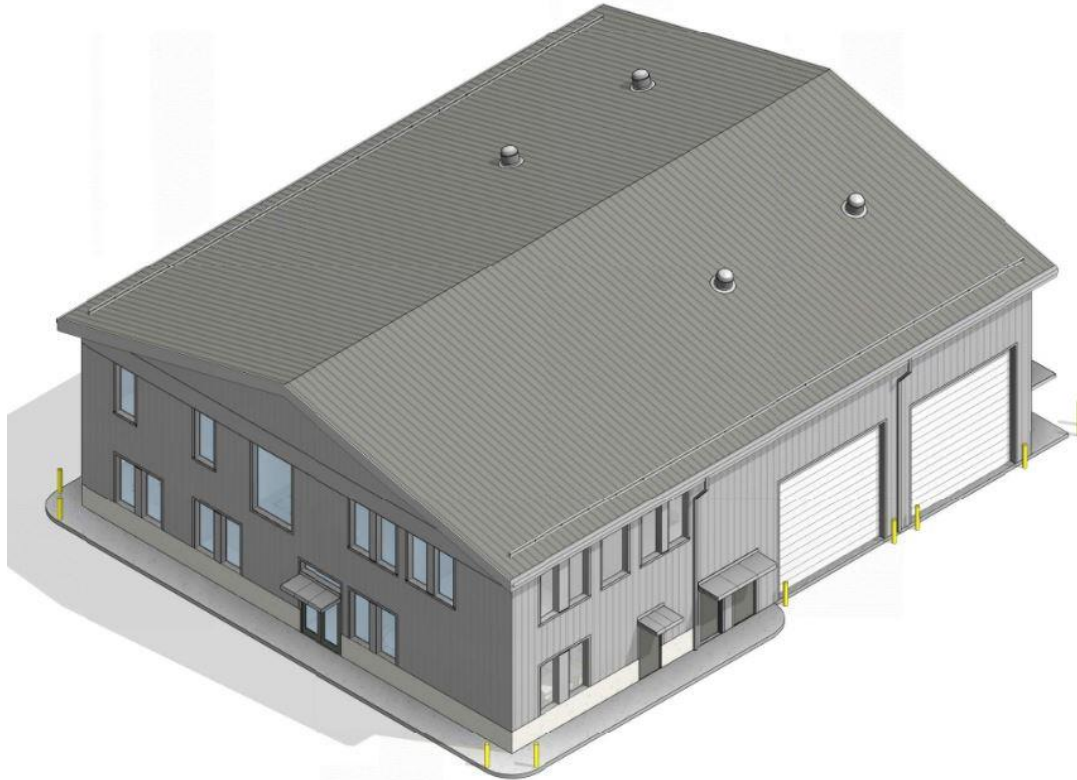
Transit Master Plan 2020

Policy 3: Increase service as the numbers of residents and jobs in Sandy grow.

Action 3.1 Design and construct an operator break room, training room, and expanded restroom. Evaluate the need for additional space for administrative staff and operators as service level expectations grow.



Sandy Transit Operation Maintenance Building - South Elevation



Intended Use:

Administrative offices, conference rooms, break room, storage areas, and two large maintenance bays with seasonal overhead doors.

CHAPTER 17.26 ZONING DISTRICT AMENDMENTS

Sec. 17.26.40. Quasi-judicial amendment procedures.

All zoning district changes not deemed legislative shall be quasi-judicial.

A. *Initiation-Quasi-Judicial.* Initiation of a zoning district change that is quasi-judicial in nature may be accomplished by one of the following ways:

1. Filing of an application by the owner(s) of the subject property(ies);

B. *Review Criteria.* Quasi-judicial zoning district changes shall be reviewed to:

1. Determine the effects on City facilities and services;
2. To assure consistency with the purposes of this chapter;
3. To assure consistency with the policies of the Comprehensive Plan;
4. To assure consistency with the Statewide Planning Goals as may be necessary, and any other applicable policies and standards adopted by the City Council.

Recommendation

The Planning Commission and staff recommend the City Council approve the request for the zone change based on the findings outlined in the staff report and summarized in the conclusion.

Recommended Motion

I move to adopt the first reading of Ordinance No. 2025-01 to change the zoning of the Sandy Transit Operation Center (16610 Champion Way) from Industrial Park (I-1) to Light Industrial (I-2).