



STAFF REPORT

Meeting Type: City Council
Meeting Date: January 6, 2025
From: Kelly O’Neill Jr., Development Services Director
Subject: PUBLIC HEARING - Ordinance 2025-01: Zone Change for the Sandy Operations Center

DECISION TO BE MADE:

Hold a quasi-judicial public hearing to decide on the proposed zone change for 16610 Champion Way.

PURPOSE / OBJECTIVE:

The purpose of the hearing is for the City Council to decide if the application conforms to the applicable criteria, decide to approve or deny the zone change request for 16610 Champion Way, and if approval is sought to adopt the corresponding ordinance.

BACKGROUND / CONTEXT:

The Sandy Transit Operations Center is defined as a major public facility and is considered a conditional use in both the Industrial Park (I-1) and Light Industrial (I-2) zoning districts. Because of the nature of the use and its proximity to the arterial streets and Highway 26, the I-2 zoning classification is more appropriate with the majority of the site’s activities out of public view.

After the zone change decision, the applicant plans to start the process of a design review for a new building that will contain two large maintenance bays, administrative offices, and conference rooms. The proposed building will be of similar design to the existing buildings and structures on the subject site. The expansion of the conditional use on the subject site is addressed in the “Findings” section of this document as a continuation of a “Master Plan” approval reviewed under File No. 06-062 CUP/DR and File No. 19-030 DR.

KEY CONSIDERATIONS / ANALYSIS:

17.26 – Zoning District Amendments

Chapter 17.26 sets forth review criteria and procedural requirements for quasi-judicial and legislative zoning map amendments. The applicant is requesting a quasi-judicial zoning map amendment to modify the zoning district boundaries for the site.

Section 17.26.40 outlines the procedures for a quasi-judicial zoning map amendment.

- 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.

The attached staff report (Exhibit A) makes findings on all of the above criteria.

BUDGET IMPACT:

None

RECOMMENDATION:

The Planning Commission concluded that the required findings for the zoning map change support those required in Chapter 17.26 – Zoning Amendments and are incorporated here in support of this application. The Planning Commission held a public hearing on November 25, 2024, and voted unanimously to recommend approval to the City Council. Both the Planning Commission and City staff recommend the City Council approve the requested zone change with additional conditions as identified in Finding #20 of Exhibit A.

SUGGESTED MOTION LANGUAGE:

“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).”

LIST OF ATTACHMENTS / EXHIBITS:

- Ordinance No. 2025-01
 - Exhibit A. Planning Division Staff Report – Findings Included