



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

November 7, 2019

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** General Plan Amendment –  
Housing Updates

GPA-10-19-5748

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**HEARING NOTICE:** *This item has been noticed on public websites, in the newspaper, and mailed to affected entities.*

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CASE HISTORY	
Case Number	Case Summary
GPA-7-12-2453	Housing Element adopted as an amendment to the General Plan (1/8/2013)

### REQUEST

The Community Development Department is presenting a general plan amendment to update to the Housing Element of the Sandy City General Plan in order to comply with changes to Utah Code.

### BACKGROUND

During the 2019 legislative session, the Utah Legislature adopted Senate Bill 34 (SB34). Among other things, SB34 amends Utah Code to promote moderate income housing by the addition of the following requirements for cities:

- Plan for moderate income housing in the general plan by December 1, 2019
- Facilitate a reasonable opportunity for a variety of housing to meet the needs of people of various income levels.
- Select three implementation strategies from a list of twenty-three strategies to provide moderate income housing.

- For cities with a “fixed guideway transit station,” select a fourth implementation strategy that must be one of two specified strategies related to transportation in the list of twenty-three strategies.
- Annually update the projected five-year need for moderate income housing and report on the progress made to provide moderate income housing, specifically the number of housing units provided at 30%, 50%, and 80% area median income (AMI).

SB34 also included potential negative consequences that could occur should a city not comply with the moderate income housing requirements in Utah Code. Moderate income housing will be included as priority in the decision making process for new transportation capacity projects administered by the Utah Transportation Commission. Also, State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in cities that are not in compliance with the moderate income housing requirements (planning, reporting, or implementation).

In 2013, Sandy City adopted the current Housing Element of the Sandy City General Plan. The Housing Element included a moderate income housing plan. The proposal being presented to the Planning Commission amends the Housing Element to address the previously mentioned revisions to Utah Code from SB34. The proposal includes an updated analysis of the need for moderate income housing. It includes specific information for the 30%, 50%, and 80% AMI income levels as a baseline for annual reporting. Four of the strategies from the list of implementation strategies were selected, and included in the moderate income housing plan. The four strategies are:

- Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (10-9a-403(2)(b)(iii)(E))
- Encourage higher density or moderate income residential development near major transit investment corridors (10-9a-403(2)(b)(iii)(G))
- Eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident’s own vehicle, such as residential development near major transit investment corridors or senior living facilities (10-9a-403(2)(b)(iii)(H))
- Preserve existing moderate income housing (10-9a-403(2)(b)(iii)(L))

#### **FACTS AND FINDINGS**

- Sandy City has a moderate income housing plan that was adopted, together with the Housing Element of the General Plan, in 2013.
- SB34, passed in 2019, revised the moderate income housing requirements in Utah Code for cities.
- The intent of the proposed amendment to the Housing Element of the Sandy City General is to comply with the revisions to the moderate income housing plan requirements made by SB34.
- While the proposed amendment includes updated analysis and incorporates implementation strategies from the State list, it does not propose to amend the existing goals of the Housing Element.

**STAFF RECOMMENDATION**

Utah Code requires that the Planning Commission prepare and forward to the City Council a recommendation for a proposal to amend the General Plan. A public hearing is required. (10-9a-403, 10-9a-404)

Staff recommends that the Planning Commission hold a public hearing, and forward a positive recommendation to the City Council to approve the proposed amendment to the Sandy City General Plan, adopting the revised Housing Element.

**Alternatives:**

- Forward a negative recommendation of the proposed amendment to the City Council
- Forward a recommendation proposing a modified amendment to the City Council
- Table the decision

**ATTACHMENTS**

- Housing Element – draft revisions

Planner:



Jake Warner  
Long Range Planning Manager

Reviewed by:



Brian McCuistion  
Planning Director

File Name:

S:\USERS\PLN\STAFFRPT\2019\GPA-10-19-5748 General Plan Housing Update