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## Informational Brief September 14, 2023

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To: City Council  
From: Community Development Department  
Subject: Code Amendment to Limit Transitional Housing Facilities in Sandy City

CA09212023-0006626

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### Background

On September 19, 2023, the City Council directed staff to review and amend the City's land use regulations in a manner that would limit the number of "Transitional Housing Facilities" allowed in the City. Staff were directed to study the issue and bring back a recommendation for appropriate changes to the land use code for consideration and decision by the Council within 180 days.

Currently, seven commercial zoning districts allow Transitional Housing Facilities, with conditional use permit approval from the Planning Commission. These include the CBD, CR-PUD, RC, BC, CC, CN(HSN), and LC zoning districts (see land use matrix under [Sec. 21-8-2](#)). In all other zones, Transitional Housing Facilities are not a permitted use. A "Transitional Housing Facility" is defined in the Land Development Code under Sec. 21-37-21(15)<sup>1</sup>.

Following the City Council's direction, staff prepared a draft code amendment (see the attached Exhibit "A") that would limit a Transitional Housing Facility to only one defined area of the city within the Regional Commercial (RC) Zone District. The geographic limits would be the area north of 9000 South, south of Harrison Street, east of I-15 and west of Monroe Street. A maximum of one Transitional Housing Facility would be allowed through a Conditional Use Permit approval. This amendment would allow the existing Transitional Housing Facility for medically vulnerable people at 8955 S. Harrison Street to remain without becoming a non-conforming use, but it would prohibit a new Transitional Housing Facility from being established elsewhere in the city.

If the proposed code amendment shown in Exhibit "A" accurately represents the City Council's objective, staff will send out public notice for a public hearing before the Planning Commission for their recommendation, before returning to the Council for a decision on this code amendment in December of this year.

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<sup>1</sup> *Transitional housing facility* means a facility owned, operated, or contracted by a governmental entity or a charitable, nonprofit organization which provides non-congregate interim housing, on a referral (non-walkup) basis only, with on-site supportive services to persons experiencing homelessness for a total anticipated stay of no more than 24 months while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A transitional housing facility does not include:

- a. A homeless shelter;
- b. A detached single family dwelling unit provided to a family for its exclusive use as part of a transitional housing program for more than 30 days; or
- c. A residential facility for persons with a disability.

**Sec. 21-8-2. Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.**

(a) *Matrix Explanation.* The following matrix lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P," "C," "S," or "N" shall mean "Permitted," "Conditional," "Special Use," or "Not Permitted," respectively. Refer to special use standards within this title for all land uses allowed with an "S." For those letters which are followed by a slash "/" the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan). For those land uses marked with a superscript number <sup>(1)</sup>, refer to Subsection (c) of this section for explanation.

(b) *Table of Uses.*

Land Use Category	C B D	C B D -P	C B D -O	C B D -A & C	C R - P U D	RC	B C	C C	C N	C v C	C N ( H S N )	H B D	L C	P O	I D	A M ( D e a l e r s h i p s )	A M ( C o m m e r c i a l )	M U	T C	R D
Transitional housing facility (must comply with development standards for that zone (i.e., setback, height, bulk, min./max. square footage))	€ N	N	N	N	€ N	C <sup>26</sup>	€ N	€ N	N	N	€ N	N	€ N	N	N	N	N	N	N	N

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(c) *Explanatory Notes for Land Use Matrix.*

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26. A maximum of one Transitional Housing Facility may be allowed as a conditional use within the geographic area north of 9000 South, south of Harrison Street, east of I-15 and west of Monroe Street.