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Informational Brief

September 14, 2023

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

Background

At the September 12th meeting, the City Council directed staff to provide options for limiting the number of Transitional Housing Facilities within Sandy City. Currently, Transitional Housing Facilities are allowed with Conditional Use Permit approval from the Planning Commission in seven commercial zones within the city.

Options to Consider

Different approaches can be used to limit the number of Transitional Housing Facilities within Sandy City. Staff has prepared a short list of options for the Council to consider. These are briefly described below:

1) **Amend the Land Use Matrix of Commercial Zoning Districts**

The land use can be restricted by zoning district.

a) **Limit the Zoning Districts**

Rather than seven zoning districts that allow this use, it could be limited to a single district.

b) **Limit to a Specific Geographic Area of a Zoning District(s)**

Further restriction to geographically limit the location of the land use to a very specific location(s) or area(s) within the city can be done through a subscript note in the Land Use Matrix.

2) **Use Specific Regulation**

Through the creation of additional Special Use Standards that would only apply to this use type (typically contained in section 21-11), the Council can establish unique standards. Two potential standards could be applied:

a) **On a Per Capita Basis**

The land use can be limited by the population or other unit type within the city, specific geographic areas, or zoning districts. This concept is currently applied to short-term rentals, by limiting them to one short-term rental per 100 dwelling units within a community boundary. It is also applied to check cashing businesses (non-depository institutions), by limiting them to one business license per 10,000 in population.

b) **Use Specific Regulation - Spacing Requirements**

The land use can be restricted to a specific distance from the same land use and/or other land uses, such as schools, parks, etc. The concept is currently applied to check cashing businesses (non-depository institutions), which must be at least one mile from the same type of use inside or outside the city boundary. With certain alcohol related land uses, the state imposes distance requirements from community locations (schools, parks, churches, parks, etc.).

These approaches can be applied separately or in combination to help achieve the desired goals of the Council. Depending on the Council's ultimate objective, staff can prepare a formal proposal for a code amendment to best achieve that desired outcome. There may be other options to consider as well, but these are the preferred options we'd recommend at this time that address the concern as it is understood.