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# MEMORANDUM

September 6, 2018

**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** Cairns Design Standards - Amend Title 15A, Land Development Code, Revised Ordinances of Sandy City, 2008 CODE-07-18-5449

**HEARING NOTICE:** *This item has been noticed on public websites, and in the newspaper at least 10 days prior to the Public Hearing.*

CASE HISTORY	
Case Number	Case Summary
GPA-1-12-2141	The Sandy Civic Center Area 30 Year Development Plan which outlined the future land use and vision for the area roughly bounded by Interstate 15, the TRAX rail line, 10600 South, and 9000 South. On April 19, 2012, staff recommended to Planning Commission that the proposed General Plan Amendment be approved. They voted in favor of approving the amendment. The Council approved and adopted this General Plan amendment on May 22, 2012.
GPA-11-16-5165	The City Council approved the Cairns Master Plan on January 17, 2017. This is an updated 25 year development plan for Sandy’s Downtown District, commonly referred to as the Cairns District.

## REQUEST

The Sandy City Community Development Department has filed a request to amend Title 15A, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to consider adding new development regulations for projects specifically within the Cairns District. The Cairns District is roughly bounded by 9000 South Street on the north, the TRAX rail line to the east, 10600 South Street on the south, and Interstate 15 on the west, with some exceptions north of 9000 South and east of the TRAX rail line. (See Cairns District Map).

It is proposed that this document will be approved as an Appendix to the Land Development Code.

## **BACKGROUND**

The City Council adopted Ordinance #17-01 on January 17, 2017 which was the adoption of the Cairns Master Plan, a 25 year development plan for Sandy's Downtown District. One of the implementation tools of the Cairns Master Plan is the Cairns Design Standards. Before the adoption of the Cairns Master Plan, staff started working on this document. A committee was formed that included City Staff (Administration, Community Development, Public Works, Public Utilities, Parks and Recreation, Economic Development), representative(s) of the City Council and Planning Commission. This committee met numerous times over the last year and a half.

The Cairns Design Standards, in association with the Cairns Master Plan, will regulate architecture, building massing and arrangement, landscaping, streetscapes, parking arrangements, and general practices of good urban design to facilitate The Cairns brand and create predictability in quality development practices. The regulations found within this document will be required in addition to other applicable laws, ordinances, codes, regulations, and standards.

## **ANALYSIS**

The following list are highlights of The Cairns Design Standards:

- Extensive use of graphic examples and illustrations relative to terms and concepts to be implemented within the Cairns District.
- Revised three-phased site development review process. The purpose is to create predictability for developers and to limit the number of submittals and reviews required for project approval.
- Identifies methods to incorporate "Where Mountain Meets Urban" through building design and materials, in addition to particular landscape elements.
- Defines the "Public Realm" and regulates what type of side treatments are required within this area.
- Identifies four different streetscape types. The design of the public realm will be based upon the different streetscape design types.
- Regulations to create buildings that promote pedestrian activity, safety, and community interaction through appropriate massing and arrangement.
- Architectural standards that will establish a coherent theme for The Cairns District.
- Regulations to limit surface parking lots and encourage parking structures.

- Guidance on landscape treatments and the use of furnishings within the public realm to encourage the interaction of pedestrians and to implement mountain elements.
- Description of primary and secondary gateway monuments and vehicular/pedestrian wayfinding signage.
- Defines the different community spaces that will be required throughout the Cairns District in order to enhance the area and give people a place to play, recreate, and escape the hardscape environment of an urban setting.
- The ability to allow exceptions to the standards where a better design solution may be presented.
- Requirements to locate mechanical, utility and loading facilities in a way that satisfies adequate accessibility while minimizing their visibility and impact from the public realm.

### **CONSIDERATIONS**

A draft version of this document was given to the consultant that is currently working on the Stadium Village Master Plan, which is part of the Cairns District. Staff has reviewed their comments and have made some of the simple changes. However, there are a few of their suggestions that we wanted to gather thoughts from the Planning Commission before making any changes. Below are some of their suggested modifications:

1. Identify specific cross section types for each type of streetscape identified in the document.
2. Too many “shall” requirements that combined are highly restrictive. This may lead to developers going the traditional route and will go back into the public process instead of navigating this endless list of requirements and checklists.
3. They would recommend the City provide either a point system for the overall submittal, or create a prioritized point system within each element so there is an objective measure of whether or not the requirement is met. Having an objective checklist should bring predictability to the process.
4. Development Enhancements: If the Planning Commission can grant exceptions to any standards, why have this document? If there is no prioritization of requirements, then how does one know how much negative impact needs to be offset by an enhancement? The enhancement should be tied to a standard or a mitigating impact.

Staff has presented this document to the Planning Commission in two previous Executive Sessions. One comment that was shared by others, was that the City should find ways to participate in funding and construction of the infrastructure in this area. This will be particularly important in the redevelopment areas, such as the Stadium Village area (9000 S to 9400 South).

Another comment was to consider the possibility of developers taking a proposed project to a different municipality where the regulations are less restrictive.

These are both very good comments and are topics that will need to be discussed now and in the near future with the City Council as they review the document.

**NON-CONFORMING USES**

This Code Amendment would not create any non-conforming situations.

**LAND DEVELOPMENT CODE PURPOSE COMPLIANCE**

The Sandy City Land Development Code in 15A-01-03 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

**15A-01-03 Purpose**

This Code is adopted to implement Sandy City's General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

**1. General**

- a. To facilitate the orderly growth and development of Sandy City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well-being of Sandy City and its inhabitants.

**2. Implementation of General Plan**

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

**3. Comprehensive, Consistent and Equitable Regulations**

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

**4. Efficiently and Effectively Managed Procedures**

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment will establish a system of fair, comprehensive, consistent and equitable standards and procedures for review and approval of any new projects within the Cairns District.

**CAIRNS MASTER PLAN**

The Cairns Master Plan identified the adoption of the Cairns Design Standards as one of the implementation tools to be used to create the vision for the downtown area of Sandy City.

**STAFF RECOMMENDATION**

The Community Development Department requests that the Planning Commission forward a **positive recommendation** to the City Council to adopt the proposed Cairns Design Standards for the following reasons:

1. Compliance with the Purpose of the Land Development Code establishing a system of fair, comprehensive, consistent and equitable regulations, and procedures for review and approval of any new projects within the Cairns District.
2. The Cairns Master Plan identified the adoption of the Cairns Design Standards as one of the implementation tools to be used to create the vision for the downtown area of Sandy City.

Planner:

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