



Community Development Department

Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

MEMORANDUM

March 11, 2016

To: City Council via Planning Commission
From: Community Development Department
Subject: Public Plaza– Amend Title 15A, Chapters 7, Land Uses in Residential Districts, 8, Land Uses in Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, and 37, Definitions, Land Development Code, Revised Ordinances of Sandy City, 2008 CODE-9-16-5133

HEARING NOTICE: This Code Amendment was noticed in the paper at least 10 days prior to the first Planning Commission meeting.

BACKGROUND

The Sandy City Community Development Department has filed a request to amend Title 15A, Chapters 7, Land Uses in Residential Districts, 8, Land Uses in Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, and 37, Definitions, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to define “public plaza” and then identify which residential and commercial zones this use would be allowed in.

ANALYSIS

Sandy City is developing the new Cairns Plaza in front of the Hale Center Theater, currently under construction. This new public plaza is being built in an effort to implement the Cairns Master Plan by providing a unique public space which will incorporate the Mountain Meets Urban design theme. The Sandy City Land Development Code does not currently define “public plaza” nor identify which zones this land use would be allowed in.

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 create consistency and equitable standards and procedures for new public plazas that will be built within Sandy City.

GENERAL PLAN COMPLIANCE

The City is encouraged to develop urban plazas as identified in the Goals and Policies of the Sandy City General Plan. Goal 1.0 under Community Identity is to "ESTABLISH A STRONG COMMUNITY IDENTITY IN SANDY" (page 2-5). Policy 1.2 states:

Encourage the development of urban plazas as richly usable, multi-functional public spaces, particularly in areas of pedestrian concentration.

OTHER

Besides the purposes set out in the ordinances cited above, one of the stated purposes of the City's land use ordinances is to facilitate the orderly growth and development of Sandy City (Rev. Ord. of Sandy City 2008, Section 15A-01-03(A)(1)). Some of the general purposes of the City's Development Code are to implement Sandy City's General Plan, and to promote the following public policies: 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 (R.O.S.C. Sec. 15A-01-03(A)).

STAFF RECOMMENDATION

The Community Development Department requests that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment as shown in exhibit "A", attached, for the following reasons:

1. Compliance with the Purpose of the Land Development Code by creating consistency and equitable standards procedures for new public plazas that will be built within Sandy City.
2. Compliance with the Goals and Policies of the General Plan by encouraging the development of urban plazas as richly usable, multi-functional public spaces, particularly in areas of pedestrian concentration within Sandy City.

Planner:



Brian McCuiston
Zoning Administrator

Reviewed by:



Exhibit “A”

15A-07-02 Permitted Land Use Matrix by the Residential Districts

A. Matrix Explanation. The matrix below lists all permitted uses within Sandy City residential, civic or open space zones. The letters "P", "C", "S" or "N" shall mean "Permitted", "Conditional", "Special Use", or "Not Permitted" respectively. Refer to Special Use Standards within the Title for all land uses allowed with an "S". For those letters that 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 (¹), refer to sub-section C following the table for explanation.

B. Table of Uses

Land Use Category	R-1-40	R-1-30	R-1-20	R-1-15	R-1-12	R-1-10	R-1-9	R-1-8	R-1-8INF	R-1-7.5(HS)	R-1-6	R-2-10	R-2-8	KVII	MH	PUD
<u>Public Plaza</u>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

15A-08-02 Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

A. Matrix Explanation. The matrix below 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 (¹), refer to sub-section C following the table for explanation.

B. Table of Uses.

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealership)	AM (Commercial)	MU	TC
Public Plaza	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P

15A-37-17 "P" Definitions

Public Plaza – A publicly owned area that is in proximity to and associated with a publicly accessible structure or event facility. It is not identified and operated by the city as a Public Park and does not have a playground. Plazas are areas that function as pedestrian site arrival points and are available to the public as a place to display art, passive recreation, relaxation, walking, seating, socializing, reading, and eating.