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MEMORANDUM

February 12, 2021

To: City Council via Planning Commission
From: Community Development Department
Subject: Amendments Related to Storm Water and Floodplains CODE-02-21-5989
Amend Title 21, Chapter 15 – Sensitive Area Overlay Zone;
Chapter 16 – Floodplain Overlay Zone; Chapter 20 –
Residential Development Standards; Chapter 22 –
Manufactured Home Parks; Chapter 23 – Commercial,
Office, Industrial, and Transit Corridor Development
Standards; Chapter 24 – Parking, Access, and Circulation;
Chapter 25 – Landscaping Standards; Chapter 27 – Grading
and Excavation; Chapter 30 - Subdivision Review; Chapter
32 – Site Plan Review; and Chapter 37 - Definitions of the
Sandy Municipal Code.

Review and Adoption of Amendments to the Standard
Specifications and Details for Municipal Construction

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

REQUEST

On behalf of the City, the Public Utilities, Public Works, and Community Development Departments are proposing to amend several chapters with Title 21 of the Sandy Municipal Code and update the City's Standard Specifications and Details for Municipal Construction. The purpose of these amendments is to update our requirements and standards to better address issues related to proper storm water management and management of floodplains. This involves incorporating Low Impact Development (LID) standards throughout these documents. These proposed changes will bring us into alignment with state and federal standards. The proposed amendments to the Standard Specifications would also formally adopt several temporary changes, alterations, and amendments.

The full text of the proposed changes to the Land Development Code is shown in Exhibit “A” (final draft – no redline format) and Exhibit “B” (final draft – redline format). The final proposed text for the Standard Specifications along with the redlines are shown in the City Engineer’s Memo.

ANALYSIS

The proposed amendments include amending portions of eleven (11) chapters of the Land Development Code and a complete re-write of one chapter (see Chapter 21-16 - Floodplain Overlay Zone). Staff has worked with consulting firms to update our codes and worked across department disciplines to fine tune and revise our codes and requirements that affect many aspects of the Land Development Code.

Similar changes have been made to the City’s Standard Specifications and Details for Municipal Construction as are outlined in the attached memo from the City Engineer that details the proposed changes.

NON-CONFORMING USES

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

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in 21-1-3 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

21-1-3 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 Amendments and changes to the Standard Specifications will create consistency and equitable standards in Sandy City. They facilitate the orderly growth and development of Sandy City and facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements, by establishing a system of fair, comprehensive, consistent, and equitable regulations, and standards under which all proposed development will be reviewed and evaluated within the City.

GENERAL PLAN COMPLIANCE

The General Plan has several goals and policies that would be furthered by these proposed amendments such as:

- Provide efficient, cost-effective, and environmentally sound storm drain, flood control, and treatment facilities to protect existing and future land uses, preserve public safety, and protect surface and groundwater quality.
- Provide standards, guidelines and criteria having the effect of minimizing flooding, erosion, and other environmental hazards and to protect natural scenic character of the hillsides.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to amend Title 21, Chapter 15 – Sensitive Area Overlay Zone; Chapter 16 – Floodplain Overlay Zone; Chapter 20 – Residential Development Standards; Chapter 22 – Manufactured Home Parks; Chapter 23 – Commercial, Office, Industrial, and Transit Corridor Development Standards; Chapter 24 – Parking, Access, and Circulation; Chapter 25 – Landscaping Standards; Chapter 27 – Grading and Excavation; Chapter 30 – Subdivision Review; Chapter 32 – Site Plan Review; and Chapter 37 – Definitions of the Sandy Municipal Code, as shown in (Exhibit “A”) based on the following findings:

1. Compliance with the Purpose of the Land Development Code by creating consistency and equitable standards in Sandy City and facilitating the orderly growth and development of Sandy City and facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements, by establishing a system of fair, comprehensive, consistent, and equitable regulations, and standards under which all proposed development will be reviewed and evaluated within the City.
2. Compliance with the Goals and Policies of the General Plan by addressing environmentally sound storm drain and flood control standards that protect existing and future land uses, preserve public safety and water quality.

The Community Development Department also requests that the Planning Commission forward a positive recommendation to the City Council to adopt the amendments to the City’s Standard Specifications and Details for Municipal Construction by ordinance as shown in City Engineer’s Memo.

Planner:

Mike Wilcox
Zoning Administrator

