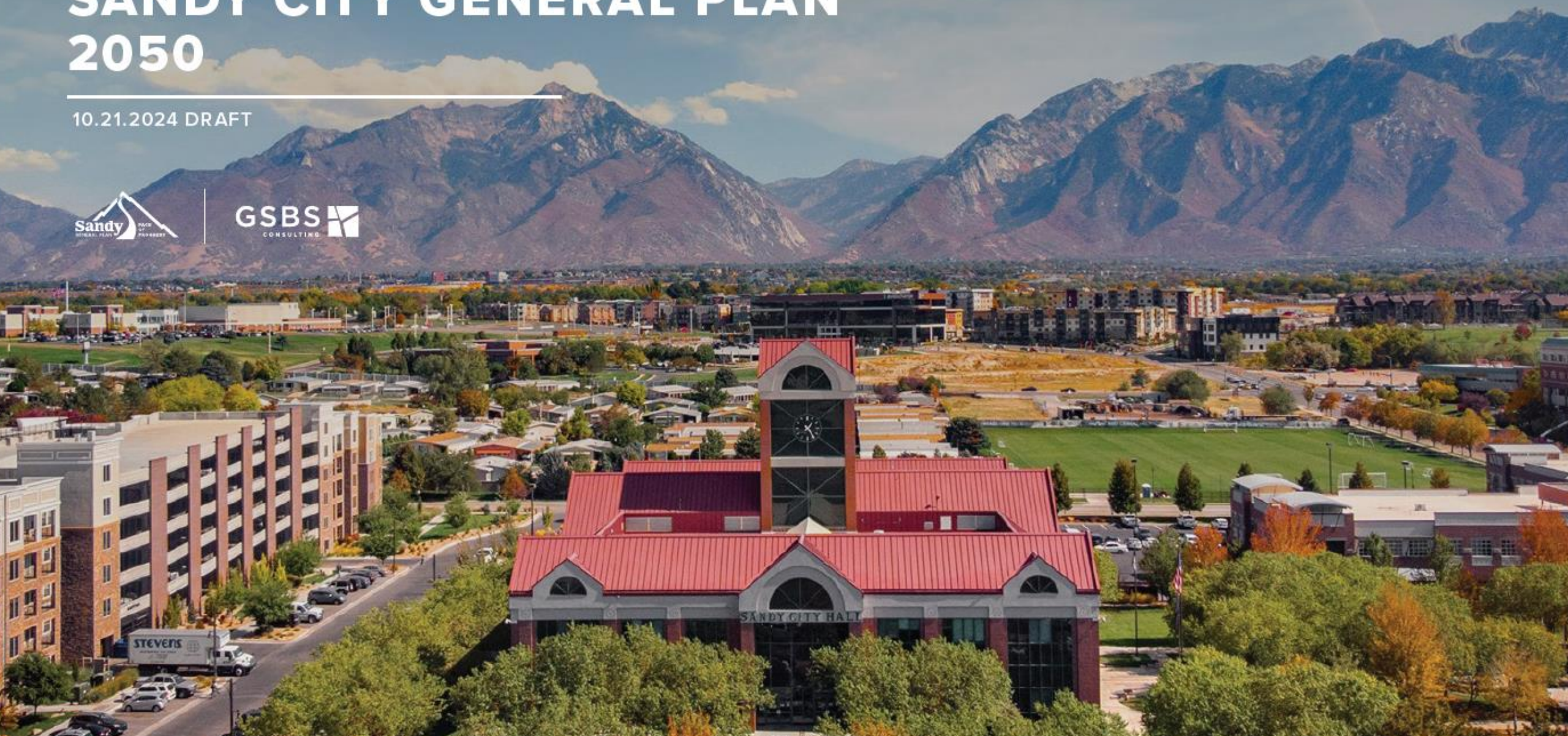


PACE OF PROGRESS SANDY CITY GENERAL PLAN 2050

10.21.2024 DRAFT



Utah Code 10-9a-4

- Title 10: Utah Municipal Code
- Chapter 9a: Municipal Land Use, Development, and Management Act
- Part 4: General Plan

“... a municipality shall prepare and adopt a comprehensive, long-range general plan for:

(a) Present and future needs of the municipality; and

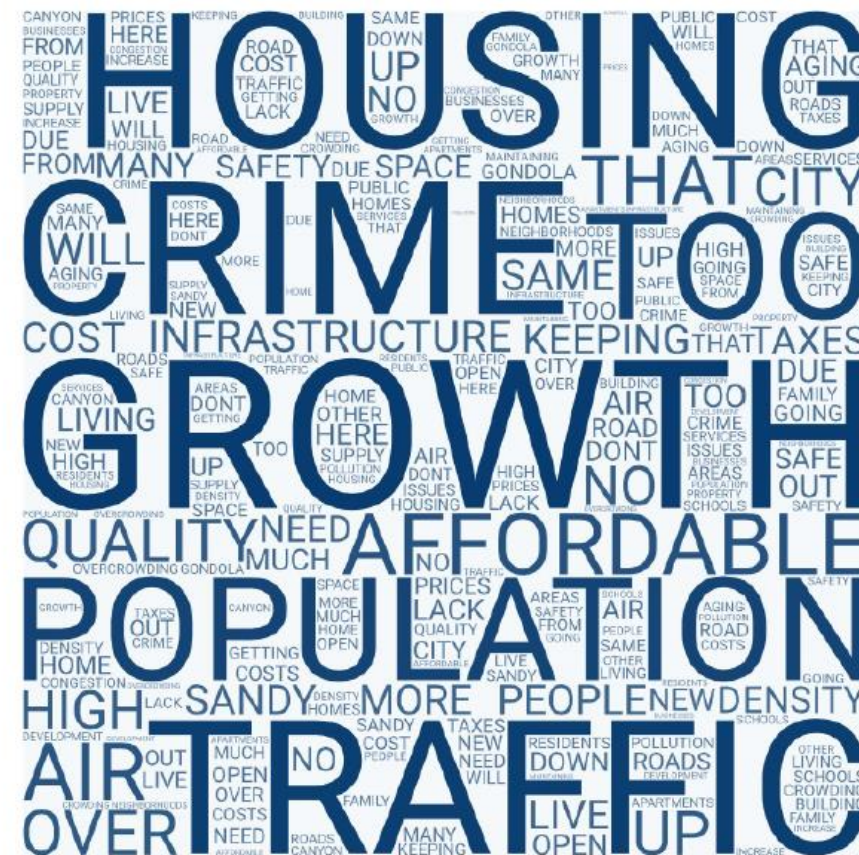
(b) Growth and development of all or any part of the land within the municipality.”

(Section 403)

Shall include:

- Land Use Element
- Moderate Income Housing Element
- Water Use and Preservation Element
- Transportation and Traffic Element
- Station Area Plans

Q In your opinion, what is the most important issue facing Sandy in the next 5-10 years?

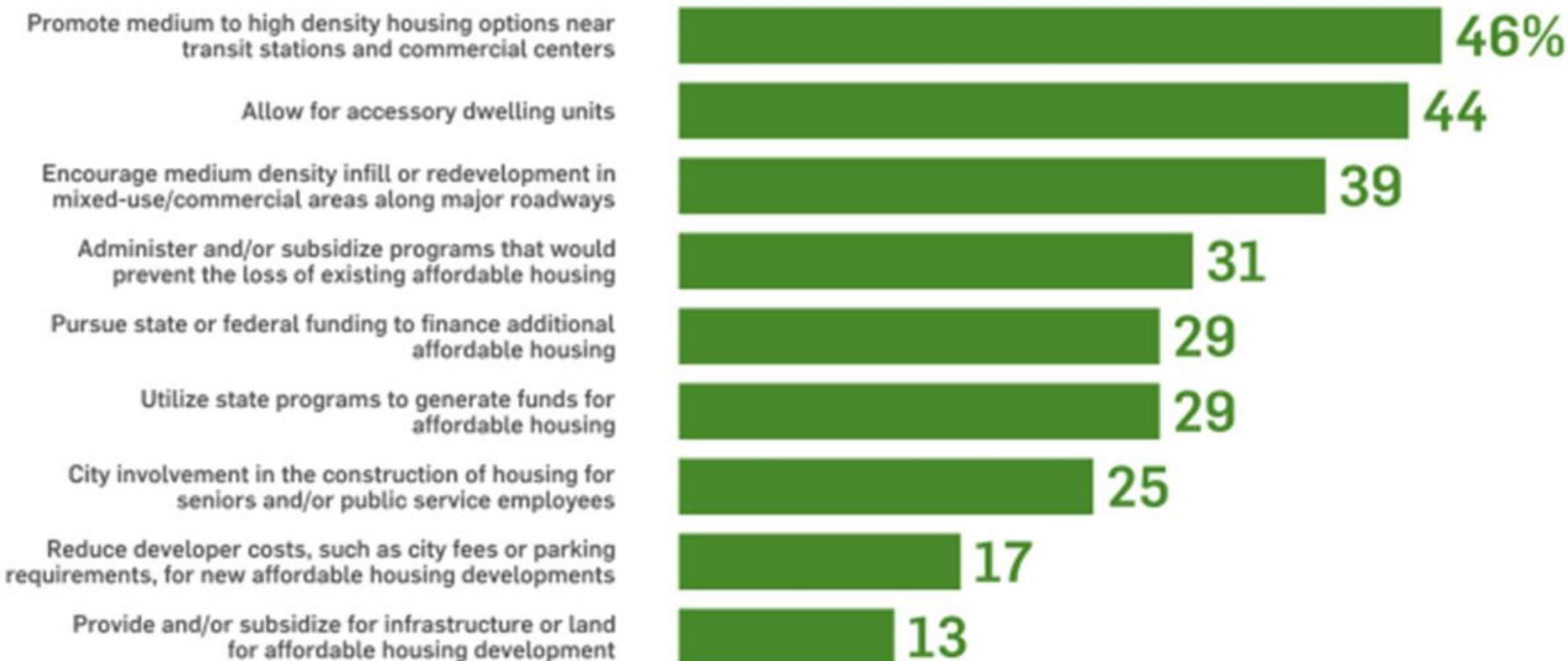


RESIDENTS FAVOR DENSITY HOUSING & ACCESSORY DWELLING UNITS

When presented with potential strategies for providing affordable housing, nearly half of residents say that they favor housing density near transit stations and allowing for accessory dwelling units. About 1 in 3 residents favor redevelopment in commercial areas, affordable housing programs, and using government funding to increase affordable housing. Residents are less enthusiastic about options relating to the City constructing or subsidizing new affordable housing developments.



*If you had to choose, which three of the following strategies would you recommend the city implement?
Please select three total strategies.*



MODERATE SUPPORT FOR ALL HOUSING DEVELOPMENT

About half of residents support each of the potential housing types. Comparatively, apartment and condominiums in the downtown area near transit stations has the most support and single-family housing along major roadways has the least support. Residents are most divided about the use of ADUs.



For each of the following scenarios, please indicate the extent to which you would support or oppose the City of Sandy promoting this type of housing development.



General Plan Community Values

Sandy's General Plan Community Values establish the principles upon which the entire planning process is built. The Community Values were derived from extensive input gathered through surveys, focus groups, and public meetings, ensuring that the plan reflects the collective aspirations, priorities, and values of the community. These Values provide consistency and continuity, to realize Sandy's vision over time.

PREMIUM LOCATION

An emphasis on efficient, safe, and comfortable mobility to facilitate access to goods, services, recreation, open space, and employment through walking, biking, and vehicles

COMMUNITY

A recognition of the fundamental importance of nurturing a strong, inclusive, and connected social fabric within the well-managed city

OPPORTUNITY

An effort to improve the potential for positive change, growth, and development of individuals, families/households, neighborhoods, commercial endeavors, and the city itself

STEWARDSHIP

Responsible management of the city's resources and a consideration for potential impacts in an effort to ensure adequate capacity, foster a healthy resiliency, and pursue a sustainable balance of economic, environmental, and social outcomes

WELL-BEING

A focus on creating nationally-ranked environments and systems that support the safety, happiness, and physical, mental, and social health of individuals in Sandy City

Community Values

SANDY CITY GENERAL PLAN





No Growth Plan

Maintain the current urban infrastructure and population levels without seeking significant expansion. Focus is on preserving and maintaining existing infrastructure and development with limited new investment. Can result in stagnation and lack of reinvestment.



Moderate Growth Plan

Modest expansion and development strategies to accommodate a gradually increasing population and/or economic activity.

This may involve infill development, revitalization of existing areas, and strategic expansion of infrastructure to support moderate population growth.

The emphasis is on maintaining a balance between development and preservation of the city's character while accommodating a growing population or changing economic needs.

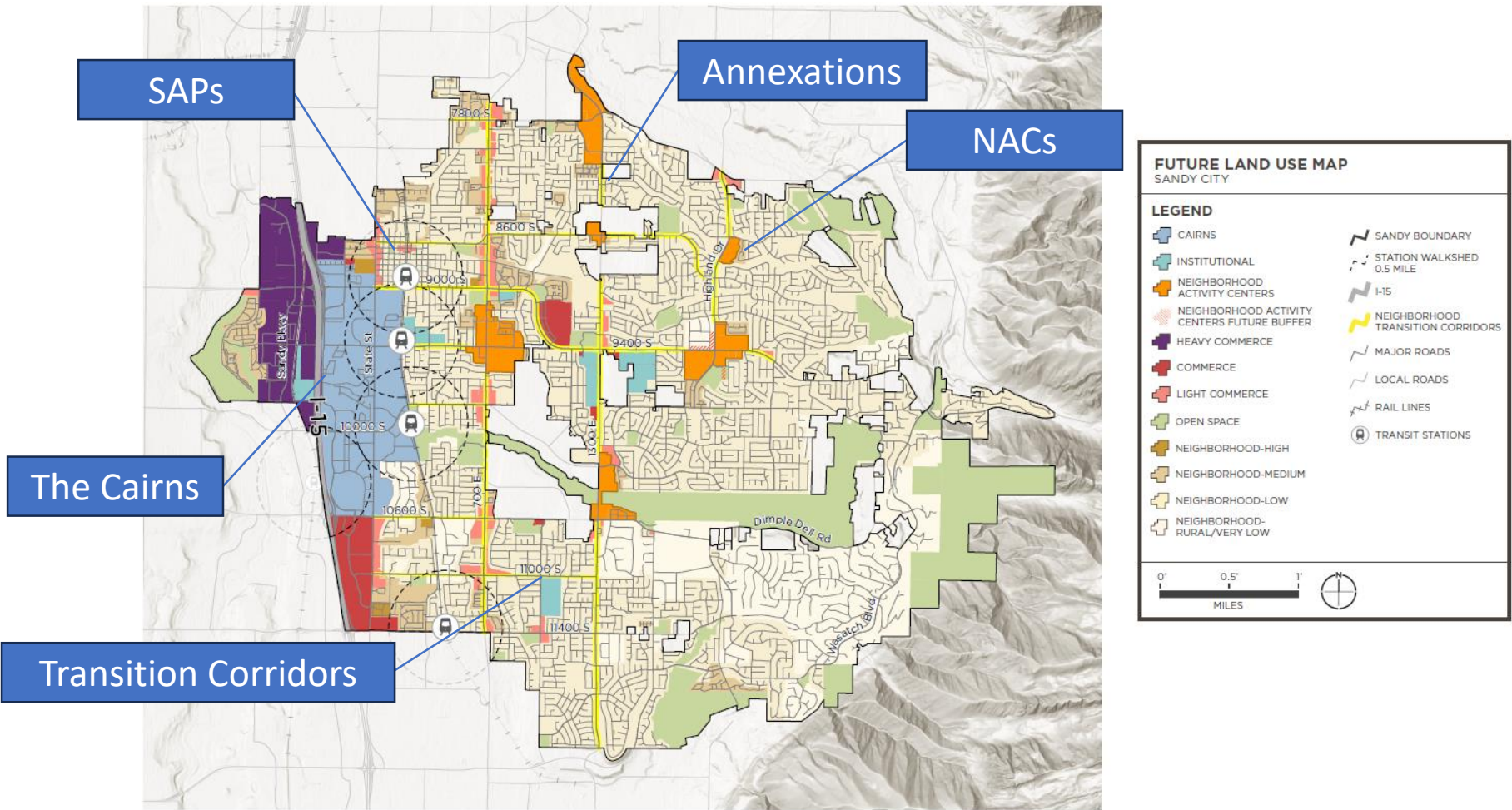


High Growth Plan

Implement aggressive strategies to accommodate rapid population growth, infrastructure expansion, economic development, and urban expansion. Focus is on new investment in infrastructure, amenities, and development to keep up with increases.

Targeted Growth: How we grow matters

SANDY CITY FUTURE LAND USE MAP



Moderate Income Housing (MIH): goals and objectives

Goal: Increase attainability of low to moderate income housing in Sandy City

Objective #1: Support construction of new moderate income housing

Objective #2: Support practices that preserve existing moderate income housing

MIH Objective #1-creating new units

Policy #1: Encourage the development of moderate income housing in proximity to major transportation corridors and transit hubs

Policy #2: Seek to leverage the creation of low to moderate income housing through available State and Federal programs and opportunities through partnerships

Policy #3: Encourage moderate income housing throughout Sandy City

Policy #4: Comply with reporting for at least 6 State-required moderate income housing strategies

Policy #5: Explore feasibility of additional moderate income strategies

MIH Objective #1-creating new units

Policy #1: Encourage the development of moderate income housing in proximity to major transportation corridors and transit hubs

Strategy F: Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

- NAC, Transition Corridor Infill

Strategy G: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

- The Cairns, SAP

Implement Strategy V: Develop and adopt a station area plan in accordance with Section 109a-403.1

- Appendix A

MIH Objective #1-creating new units

Policy #2: Seek to leverage the creation of low to moderate income housing through available State and Federal programs and opportunities through partnership

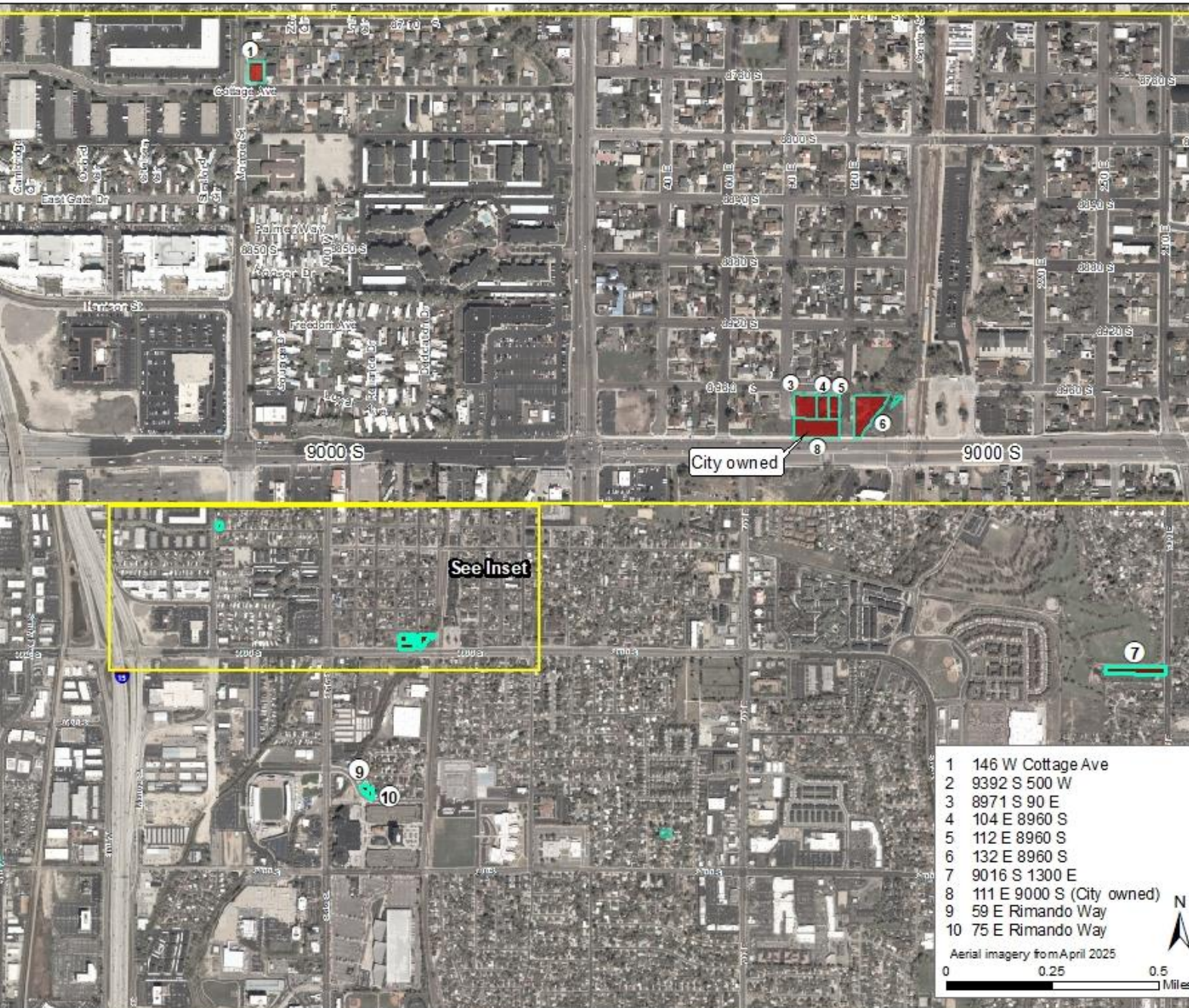
Strategy P: Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

- Workforce Housing (ROW preservation), CTech Program

Strategy Q: Create a housing and transit investment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act

- The Cairns-South Town area, others?

RDA Properties Purchased with Affordable Housing Funds



MIH Objective #1-creating new units

Policy #3: Encourage moderate income housing throughout Sandy City

Strategy E: Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

- Internal and Detached ADU's

Strategy W: Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

- Missing Middle, NAC, Transition Corridor

MIH Objective #1-creating new units

Policy #4: Comply with reporting for at least 6 State-required housing strategies

Monitor and track the effects of each strategy

Prepare an annual moderate income housing report

MIH Objective #1-creating new units

Policy #5: Explore feasibility of additional moderate income housing strategies

Strategy M: Demonstrate creation of, or participation in a community land trust program for moderate income housing

- workforce housing?, disability-focused?, lower income range?

Strategy X: Create a first home investment zone in accordance with Title 63N, Chapter 3, Part 13, First Home Investment Act

- NAC?, SAP?, Transition Corridor infill?

MIH Objective #2-preserve existing housing

Policy #1: Establish a monitoring system to track moderate income housing units

Policy #2: Encourage efforts to prevent conversion from moderate income housing to higher-priced housing

Policy #3: Encourage rehabilitation of aging housing stock to provide moderate income housing options

State Strategies

E

Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (State Strategy E).

G

Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors (State Strategy G).

F

zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (State Strategy F).

P

Utilize a moderate income set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (State Strategy P).

Q

Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act (State Strategy Q).

V

Develop and adopt a station area plan in accordance with Section 10-9a-403.1 (State Strategy V).

W

Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (State Strategy W).