

# 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)

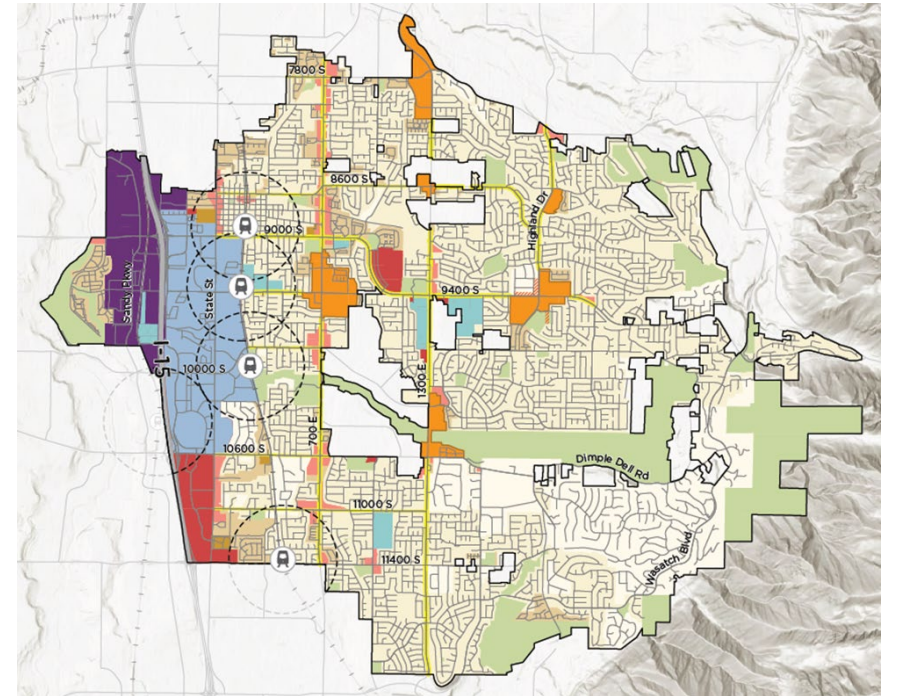
# Shall include:

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

# Future Land Use Map

*"...designates the long-term goals and the proposed extent, general distribution, and location of land for housing..., business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate..."*

(10-9a-403(2)(a)(i)(A))



# May include:

- Environmental Element
- Public Services and Facilities Element
- Rehabilitation, Redevelopment, and Conservation Element
- Economic Element
- Recommendations for implementation
- May provide for:  
health, welfare, safety, energy conservation, prosperity, civic aesthetics, recreation, educational, cultural opportunities, reduction of waste, efficient use of resources, urban development, air quality, historic preservation, official map
- *"any other element the municipality considers appropriate"*

# Process - Planning Commission shall:

- Provide notice of the planning commission's intent to make a recommendation for a general plan or comprehensive general plan amendment when the planning commission initiates the process of preparing their recommendation
- Schedule and hold a public hearing
- The planning commission may modify the proposed general plan or amendment
- Make and recommend to the legislative body a proposed general plan for the area within the municipality

# Process – Legislative Body:

- May adopt, reject, or make any revision to the proposed general plan or amendment
- If rejected, may provide suggestions to the planning commission for their review and recommendation
- Shall adopt:
  - Land use element
  - Transportation and traffic element
  - Moderate income housing element
  - Water use and preservation element

# Process – Misc.:

- May include areas outside of the boundaries if those areas are related to planning of the municipality's territory
- The municipality may determine the comprehensiveness, extent, and format of the general plan
- The general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance
  - Except:
    - No street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan
    - Sticks and carrots for MIH Element compliance
      - Carrot - priority consideration for transportation funding
      - Stick - \$500/day fee paid to Olene Walker Fund

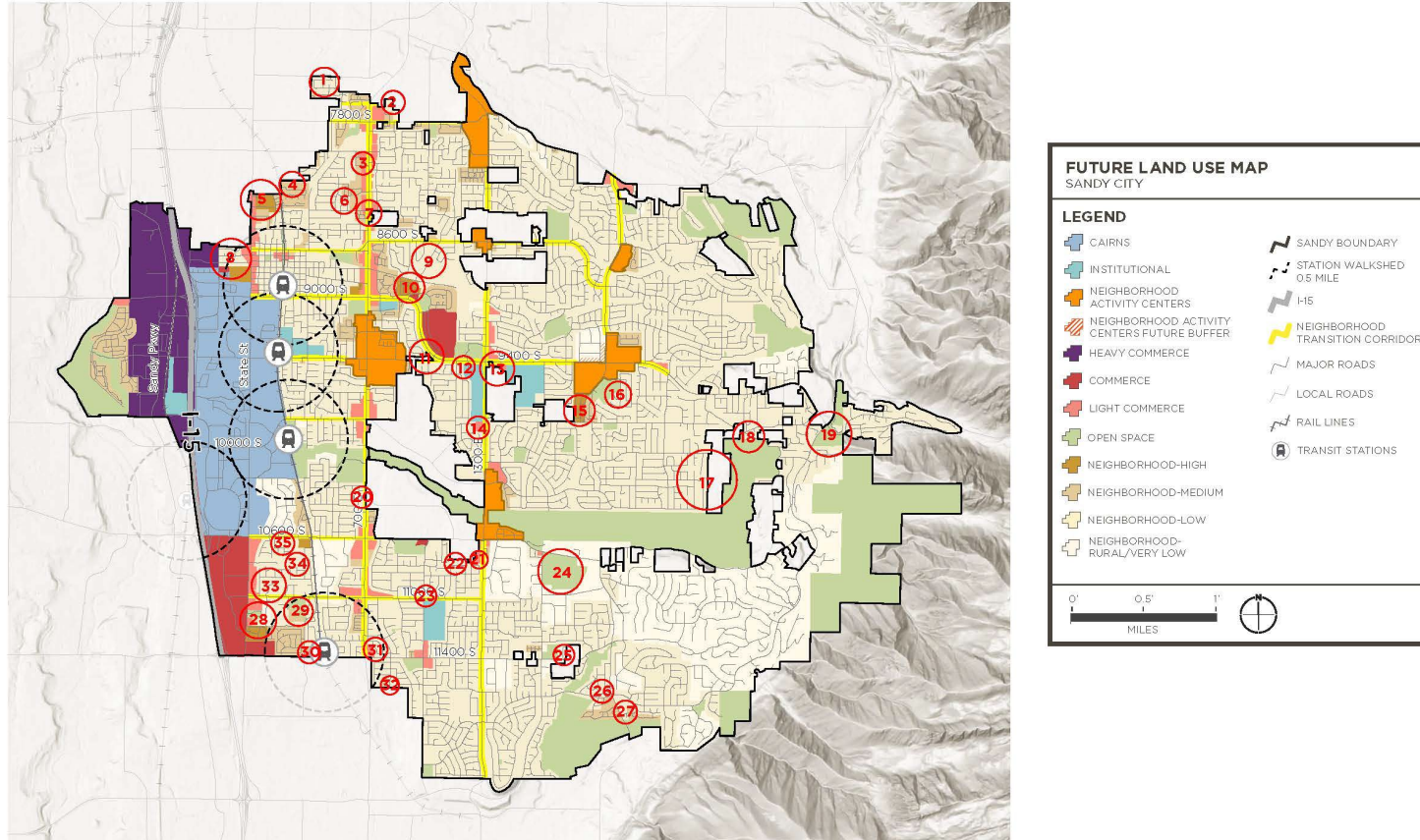


# General Timeline

- Fall 2021 – Awarded TLC Grant
- Feb. 2022 – Notice of Intent
- Fall 2022 – Project Kick-Off
- 2022-2024 – Plan Preparation
- Aug. 29, 2024 – Draft made public
- Oct. 17, 2024 – Planning Commission action
- Dec. 17, 2024 – City Council action (tentative)

# Planning Commission Change: Future Land Use Map (Exhibit D)

SANDY CITY FUTURE LAND USE MAP



# Planning Commission Change: Historic Preservation (Exhibit E)

**Goal:** Historic places and resources in Sandy are recognized and preserved as unique, invaluable elements of community identity

**Objective:** Ensure that Sandy policies support the identification and preservation of historic resources including districts, structures, and resources.

**Policy:**

1. Develop policies and procedures to protect and promote Sandy City's Historic Resources.

*Recommended Actions*

- Maintain Sandy City's status as a Certified Local Government.
- Establish processes for designating additional historic districts, structures, and resources within the city.
- Incorporate historic preservation review as a part of future land use decisions where applicable.
- Conduct surveys of potential unrecognized historic resources within the city.
- Create and maintain the Historic Sandy Registry as described in the Land Development Code.

**Policy:**

2. Encourage historically compatible new development within historic districts and for the treatment of historically recognized structures.

*Recommended Actions*

- Discourage the razing or removal of historic features on historic structures. When demolition of historic structures is unavoidable, documentation of all elements of the structure will be conducted to preserve a record of the historic site.
- Use the Secretary of the Interior's Standards for the Treatment of Historic Properties as a guideline when considering changes to historic structures or for new development within historic districts.

**Objective:** Promote awareness of Sandy's historic districts, structures and resources through outreach and education.

**Policy:**

1. Promote Sandy's history through community events and outreach.

*Recommended Actions*

- Increase awareness of Sandy City's history through the use of walking tours and the promotion of the Sandy Museum, historic districts, and remaining historic resources.

**Policy:**

2. Provide information concerning Sandy City's History.

*Recommended Actions*

- Develop policies that celebrate and preserve elements of Sandy's historic past to include its rich history of railroads, silver and granite mining, architecture, brothels, saloons, farming, and ranching.

# Planning Commission Change: Moderate Income Housing (Exhibit F)

## Goal: Increase attainability of low to moderate income Sandy City

### Objective: Support construction of new moderate income housing

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

#### Recommended actions:

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

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

#### Recommended actions:

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

Policy: Encourage Moderate Income Housing throughout Sandy City

#### Recommended actions:

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

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

#### Recommended actions:

- Monitor and track the effects of each strategy
- Prepare an annual moderate income housing report

Policy: Explore feasibility of additional moderate income housing strategies

#### Recommended actions:

- Explore Strategy M: Demonstrate creation of, or participation in a community land trust program for moderate income housing
- Explore Strategy X: Create a first home investment zone in accordance with Title 63N, Chapter 3, Part 13, First Home Investment Act

Objective: Support practices that preserve existing moderate income housing

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

Policy: Encourage efforts to prevent conversion of moderate income housing to higher-priced housing

Policy: Encourage rehabilitation of aging housing stock that continue to provide moderate income housing options



# Planning Commission Change: TOC & Appendix (Exhibit G)

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# Planning Commission Change: “Other Substantive” (Exhibit H)

## Other substantive changes

1. Addition of complete Appendix List, including the addition of informational documentation generated during the preparation of the draft documents and associating existing relevant documents from the City's current General Plan to the proposed General Plan.
2. Change moderate income housing strategy F from “Proposed” to “Current”.
3. Remove south “Potential Area of Transition” from Alta Canyon Center Station Area Plan.
4. Change ADU language from encouraging owner occupancy to requiring owner occupancy.
5. Neighborhood activity center dashboard revised from showing maximum density to showing range of density.
6. Add approximate acreage of labeled areas to tables in the neighborhood activity centers
7. Direct staff to prepare and include metrics in the proposed General Plan that will assist in tracking Key Strategies over time.
8. Revise the Bell Canyon Neighborhood Activity Center.
  - Area A: reduce the commercial square footage to 35,000 and increase the number of housing units to 80. Change area description from “commercial or institutional uses” to “non-residential, including commercial, institutional, and civic uses.”
  - Area C: reduce the commercial square footage to 20,000 and increase the number of housing units to 30.
9. Revise area D1 of the Sandy Village Center Neighborhood Activity Center-increase the height to 5 stories and increase the number of housing units to 330.
10. Adjust the density range of the Medium Density Neighborhood future land use designation range from 6-16 units per acre to 6-12 units per acre and adjust the density range of the High Density Neighborhood future land use designation range from 16-30 units per acre to 12-30 units per acre.
11. Apply the TC designation along 11400 S. from State Street to 1300 E.

# Planning Commission Change: “Other Non-Substantive” (Exhibit I)

## Other non-substantive corrections, revisions, and updates

1. Correct misspellings.
2. Correct misplaced or missing punctuation.
3. Add Bowen Collins & Associates to Acknowledgement page.
4. List 7800 S. on TC-L dashboard to match future land use map.
5. Update figures/tables to current numbers where applicable.
6. Add or clarify references to graphics.
7. Replicate list of goals in executive summary.
8. Consistent use of singular vs. plural.
9. Revise use of median rent numbers to be consistent.
10. Clarify area basis for income tables.
11. Correct future land use map to match Crescent View Station Area Plan
12. Add credits for renderings.
13. Adjust color of RLN land use designation to be more visible/distinguishable
14. Correct page headings in Neighborhood Activity Center Appendix.
15. Ensure photo examples of buildings on page T15 reflect residential buildings for residential building intensity and scale examples.
16. Additional clarification and clean-up of language for goals, objectives, policies, and recommended actions as identified by City Staff.
17. Regarding stormwater language, refer to “low impact development (LID) instead of “bioswales” and simplify objectives and policies.
18. Correct repetition of “Smiths” photo in the neighborhood activity center plans.
19. Repeat category headings in Implementation Plan when goals, objectives, policies, and recommended actions continue onto subsequent pages.
20. Updates to reflect recent annexations.

# Little by little:

- Today we are covering:
  - Section 1- Introduction
  - Section 2- Livability
    - Emphasis on Moderate Income Housing



# The Sandy General Plan is broken up into...

## Chapter Sections



These sections cover different aspects of what makes up Sandy City. Although these sections cover specific elements, they are intertwined and work together to formulate key strategies.



## Key Strategies



The Key Strategies form the basis of the element vision and goals to tie together the city's plans and policies.



### 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.

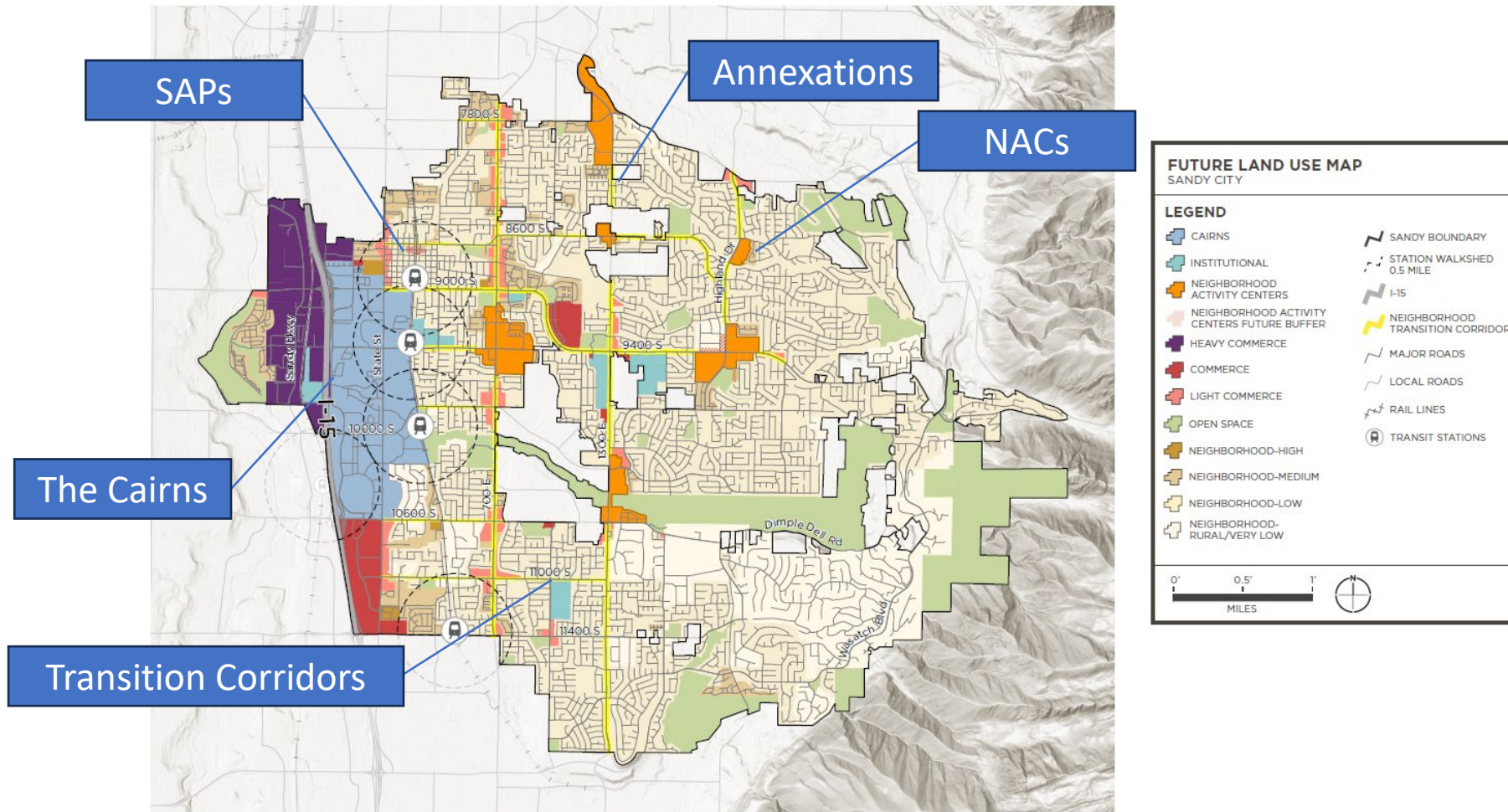


### High Growth Plan

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



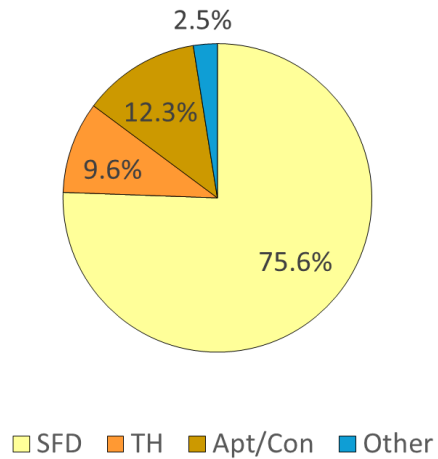
# What does this result in?

UNITS IN STRUCTURE	CURRENT (2022)	PACE OF PROGRESS 2050	NEW UNITS	TARGET LOCATION	ESTIMATED FUTURE POPULATION
1 Detached	26,694	26,994	300	Throughout City	77,472
1 Attached	1,909	2,209	300	NACs SAPs Corridors	6,340
2 Units	283	533	250	NACs SAPs Corridors	1,223
3-4 Units	354	554	200	NACs SAPs Corridors	1,112
5-9 Units	849	999	150	NACs SAPs Corridors	1,433
10-19 Units	1,025	1,225	200	NACs SAPs Corridors	1,758
20-49 Units	1,344	2,944	1,600	NACs	4,224
50 or More Units	1,980	4,980	3,000	Cairns	7,146
Other	884	884	0	Existing	2,537
Accessory Dwelling Units (ADUs)	100	250	150	Throughout City	350
<b>Total From New Development</b>	<b>35,321</b>	<b>41,321</b>	<b>6,150</b>		<b>103,596</b>
Automatic Annexations	1,794	1,794			5,176
<b>Total</b>	<b>37,115</b>	<b>43,115</b>	<b>6,000</b>		<b>108,772</b>

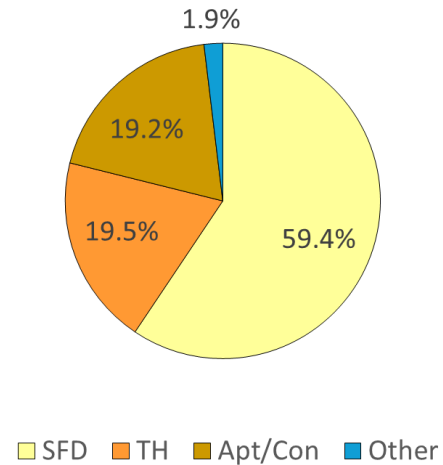


# What does this result in?

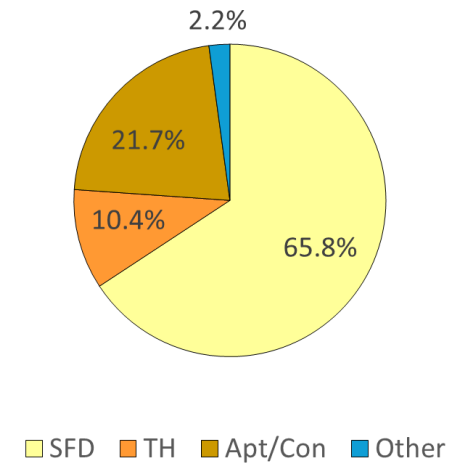
**Sandy City  
(current existing)**



**Salt Lake County  
(current existing)**



**Sandy City  
(future estimate)**



1	Custom Website
4	Open Houses
4	Tabling Events
12	Stakeholder Workshops
4	Steering Committee Meetings
20	Subcommittee Meetings
3	Statistically Valid Surveys

FIGURE EX 1: ENGAGEMENT ELEMENTS

*“Sandy is an amazing place to live and raise a family.”*

69%

69% of Sandy residents say that water conservation is the most or second most important environmental issue to address in Sandy









## WHAT IS MISSING MIDDLE HOUSING?



*Townhomes with a Shared Yard*



*Live-Work Units*



*Townhomes*



*Small-Lot Single Family*



*Duplexes and Tri-Plexes*



*Senior Housing Opportunities*

Missing middle housing refers to a range of multi-unit or clustered housing types that are compatible in scale with single-family homes and provide diverse housing options in walkable neighborhoods. The term “missing middle” is used because these housing types have been largely absent from many cities and suburbs in recent decades, including Sandy City, resulting in a gap between single-family homes and large apartment complexes.

FIGURE 2.1.3: WHAT IS MISSING MIDDLE HOUSING?

# What are Sandy's goals around housing?

- Sandy's neighborhoods are vibrant, safe, and contribute to a high quality of life
- Sandy includes a wide variety of housing types appropriate and attainable for a diversity of households
- Sandy's neighborhoods in transition take advantage of opportunities and minimize negative impacts
- Sandy's neighborhoods in stasis are stable and enduring
- New neighborhoods located in areas transitioning from a prior non-residential use will include amenities, services, and opportunities for social interaction
- Newly developed housing for all household types is in vibrant, attainable, and livable neighborhoods
- Increase attainability of low to moderate income housing in Sandy City

Livability

# Moderate Income Housing (MIH): goals and objectives

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

Objective: Support construction of new moderate income housing

Objective: Support practices that preserve existing moderate income housing



# MIH Objective-creating new units

Goal: Increase attainability of low to moderate income Sandy City

## **Objective: Support construction of new moderate income housing**

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

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

Policy: Encourage moderate income housing throughout Sandy City

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

Policy: Explore feasibility of additional moderate income strategies



# MIH Objective-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-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?

# MIH Objective-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-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-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?

# Moderate Income Housing (MIH)-goals, objectives, and policies

## **Goal: Increase attainability of low to moderate income Sandy City**

Objective: Support construction of new moderate income housing

Objective: Support practices that preserve existing moderate income housing

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

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

Policy: 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).