

10/14/2025

HOUSING WORKSHOP #4

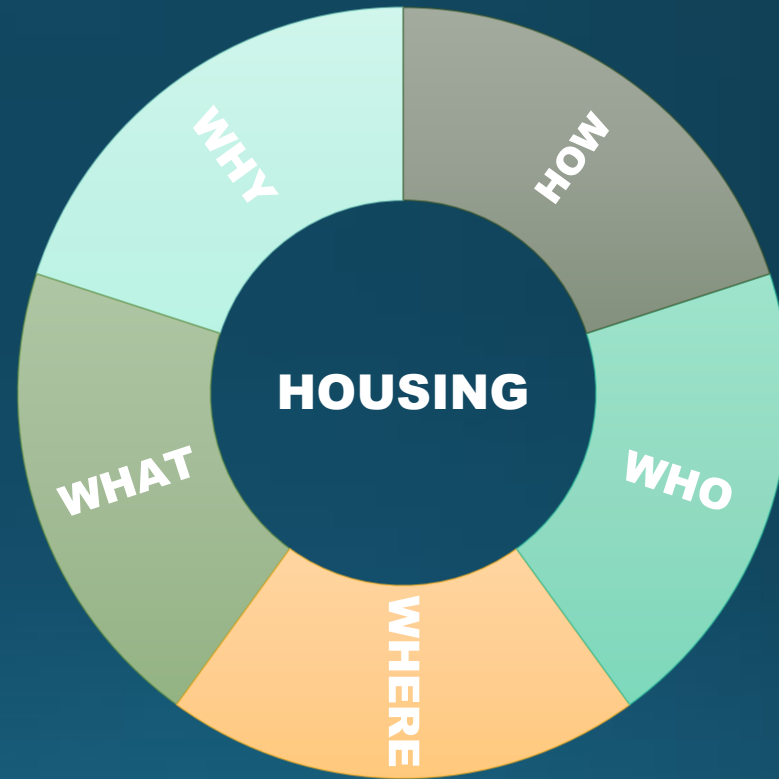
Draft Vision Statement

To ensure continued sustainability and to maintain the character of our city :

Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

Discussion Framework

- Why
- **What**
- **Where**
- Who
- How



“What” relative to “Where”

Draft Vision Statement

To ensure continued sustainability and to maintain the character of our city :

Our goal is to encourage housing and housing affordability for residents across all stages of life. We want to encourage, allow and incentivize a larger variety of housing (including housing for seniors, first time home buyers, middle housing, and workforce housing), more housing (in the right locations) and we want the housing to be owner occupied.

“What”

A larger variety of housing and more of it

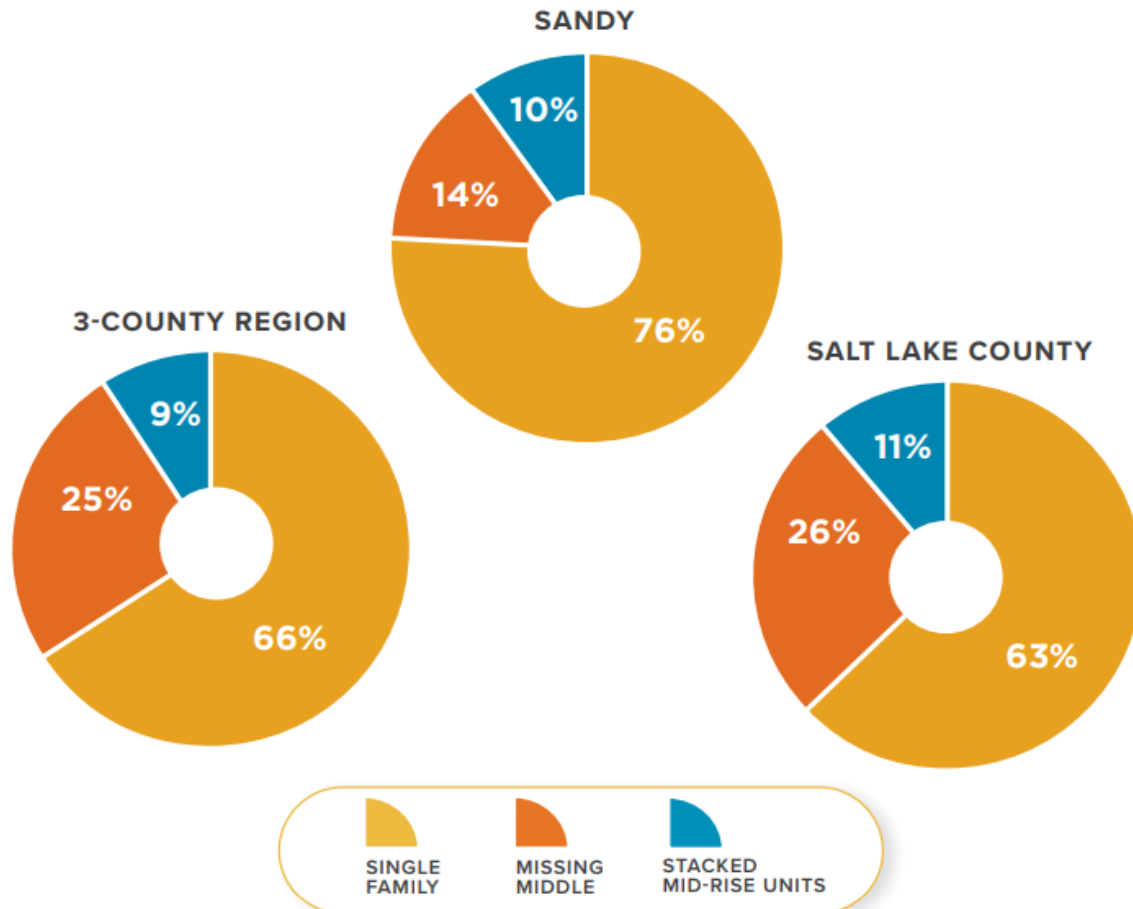
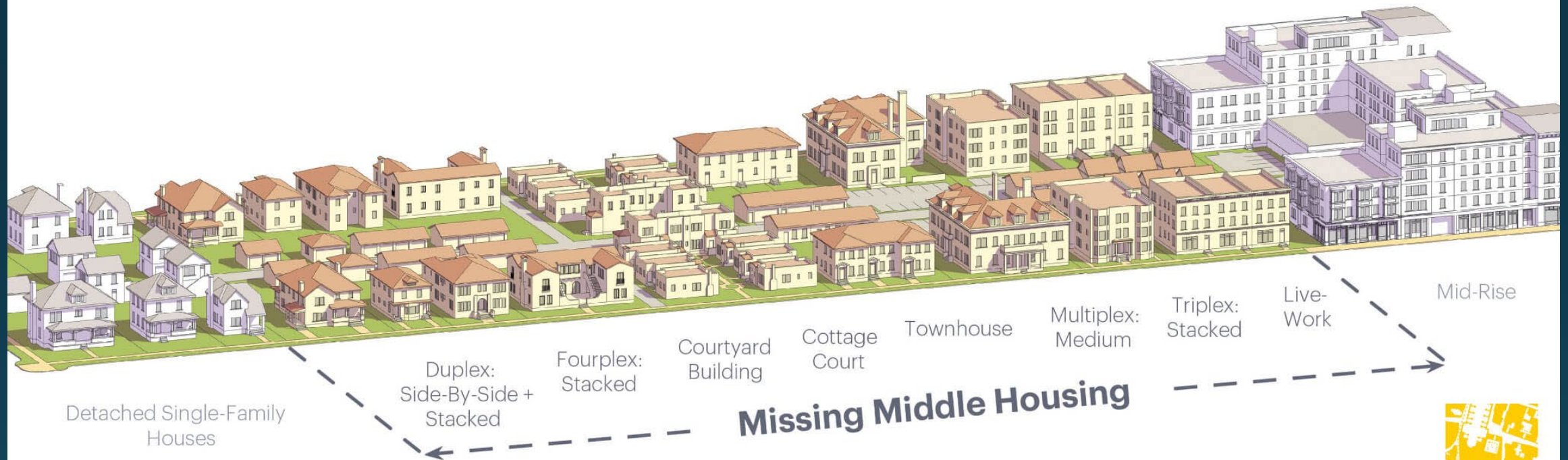


FIGURE 2.1.2: BREAKOUT OF HOUSING TYPES

“Residents recognize that the primarily single-family housing in Sandy has become increasingly difficult for new families to afford. This is a challenge for Sandy’s neighborhoods as the original homeowners look to downsize or move, and their own children cannot afford to live in the community. The plan identifies areas and strategies to add missing-middle housing types that can be attainable for new families.”

(Pace of Progress, pg. T9)

Missing Middle Housing



Copyright © 2020
Opticos Design, Inc.



Housing Types (“What”)

- Detached Accessory Structure
- Small-lot Single-family
- Twin Home (Duplex)
- Mansion-Style Home
- Townhome
- Small Mid-Rise Building



Housing Type: Detached Accessory Dwelling Units

Density: 4-8

Units/Building: 1

Stories: 1 (possibly over garage)

GP Application: Integration in existing areas

Considerations:

- Maintain neighborhood character
- Income (affordability) for homeowner
- Control for impacts (setbacks, height, parking, etc.)
- State likely to mandate next year



Housing Type: Small-Lot Single Family



Density: 6-10 units/acre

Units/Building: 1

Stories: 2

GP Application: transition to higher density, neighborhood edges, neighborhood infill/redev?

Considerations:

- 3,000 to 5,000 sf lot sizes
- Detached single-family
- Occurring in limited situations (HS, RCO)
- Controls (size, garage, etc.) to maintain affordability?



Housing Type: Twin Home/Duplex



Density: 6-10 units/acre

Units/Building: 2

GP Application: transition to higher density, neighborhood edges, neighborhood infill/redev?



Considerations:

- Twin home (2 units, 2 lots) vs. duplex (2 units, 1 lot)
- Duplex currently allowed (owner occupied, SF character)
- Stacked or side-by-side
- Neighborhood scale
- Both units owned, one unit owned, both units rented?

Housing Type: Mansion-Style Home



Density: 6-12 units/acre

Units/Building: 3-4

Stories: 2-3

GP Application: transition to higher density, neighborhood edges, neighborhood infill/redev?



Considerations:

- Could be apartments or condos
- SF neighborhood characteristics
- Could be built in RM or PUD Zones

Housing Type: Townhome



Density: 8-14 units/acre

Units/Building: 3-6

Stories: 2-3

GP Application: transition to higher density or commercial, neighborhood edges

Considerations:

- Often a for-sale product, more rentals lately
- Row-house, courtyard, live/work
- Units being built in RM and PUD Zones

Housing Type: Small Mid-Rise Building



Density: 14-40 units/acre

Units/Building: 8+

Stories: 3-6

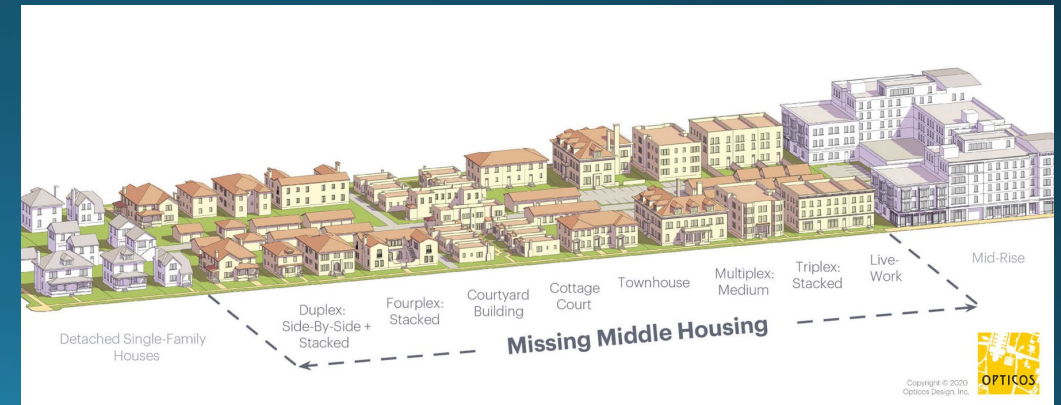
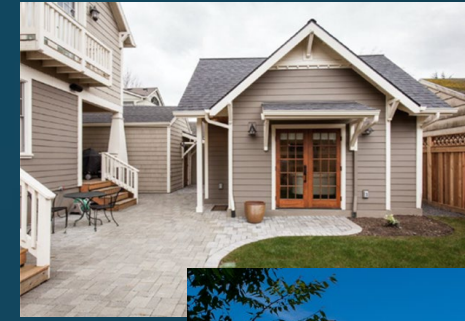
GP Application: Neighborhood edges,
Neighborhood Activity Centers, Station Areas

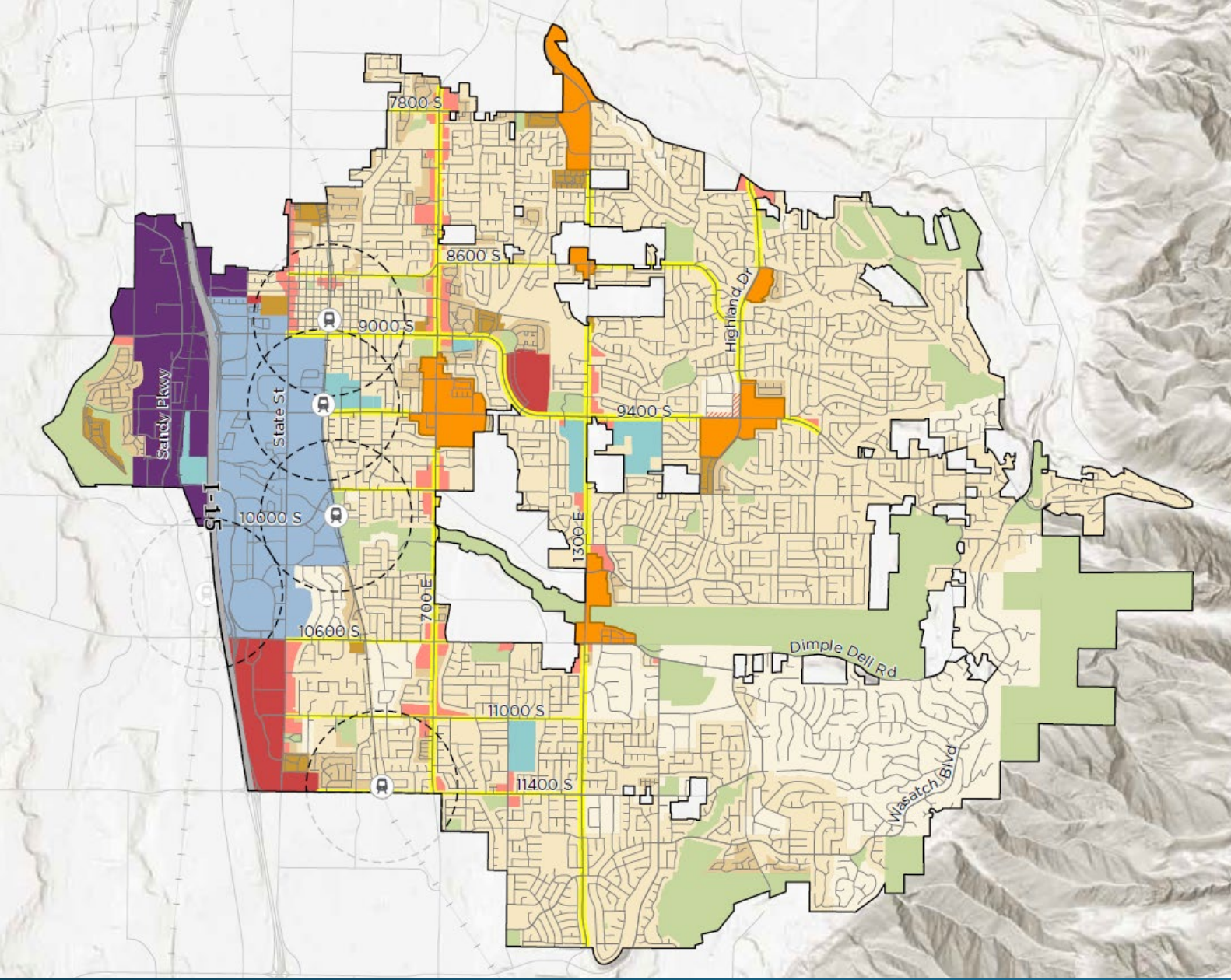
Considerations:

- Stacked apartments or condos
- Mixed-use: vertical or horizontal
- Potential for ground-floor commercial
- Adequate transitioning/buffering

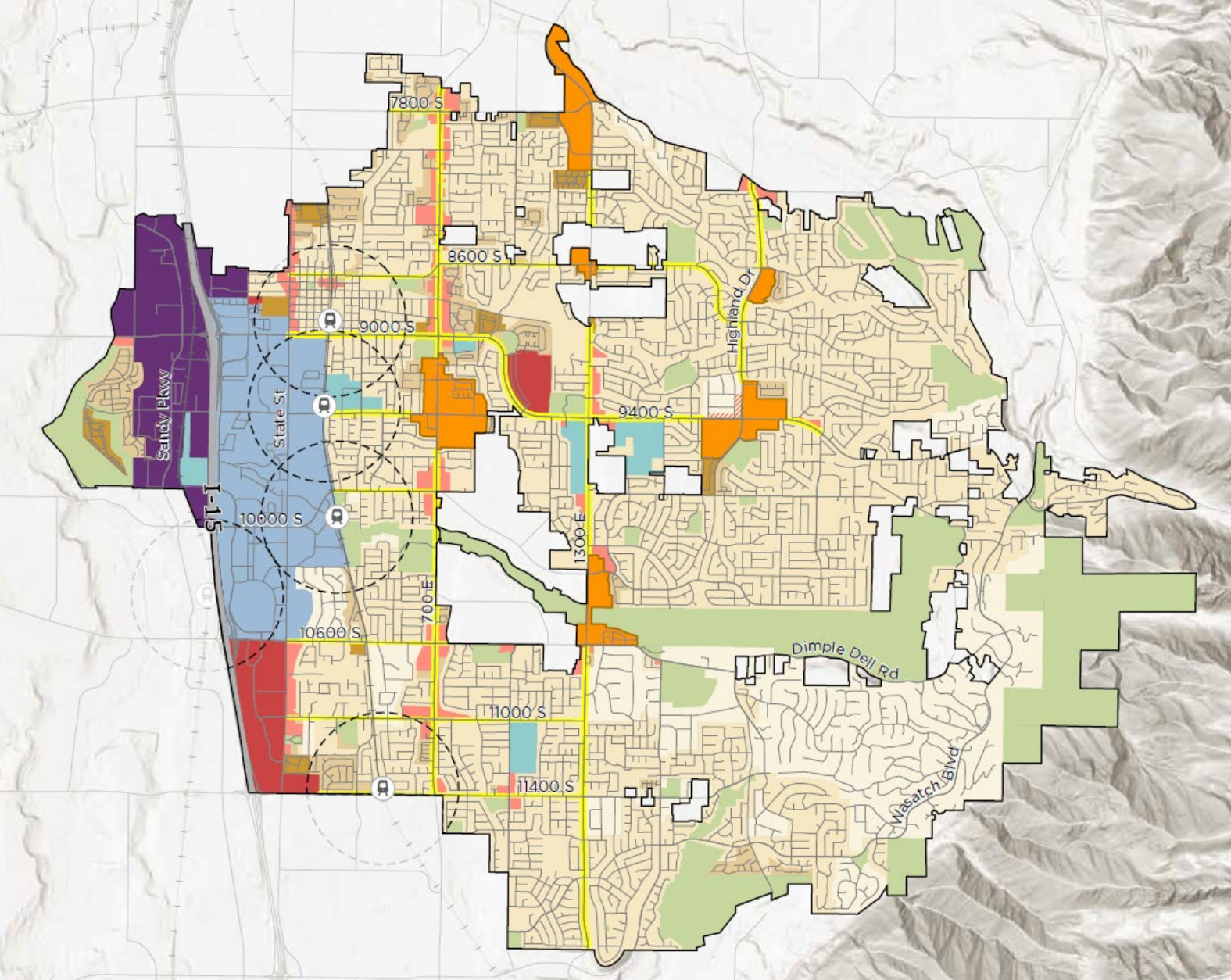
Housing Types (“What”)

- Detached Accessory Structure
- Small-lot Single-family
- Twin Home (Duplex)
- Mansion-Style Home
- Townhome
- Small Mid-Rise Building





“Where” Future Land Use Map

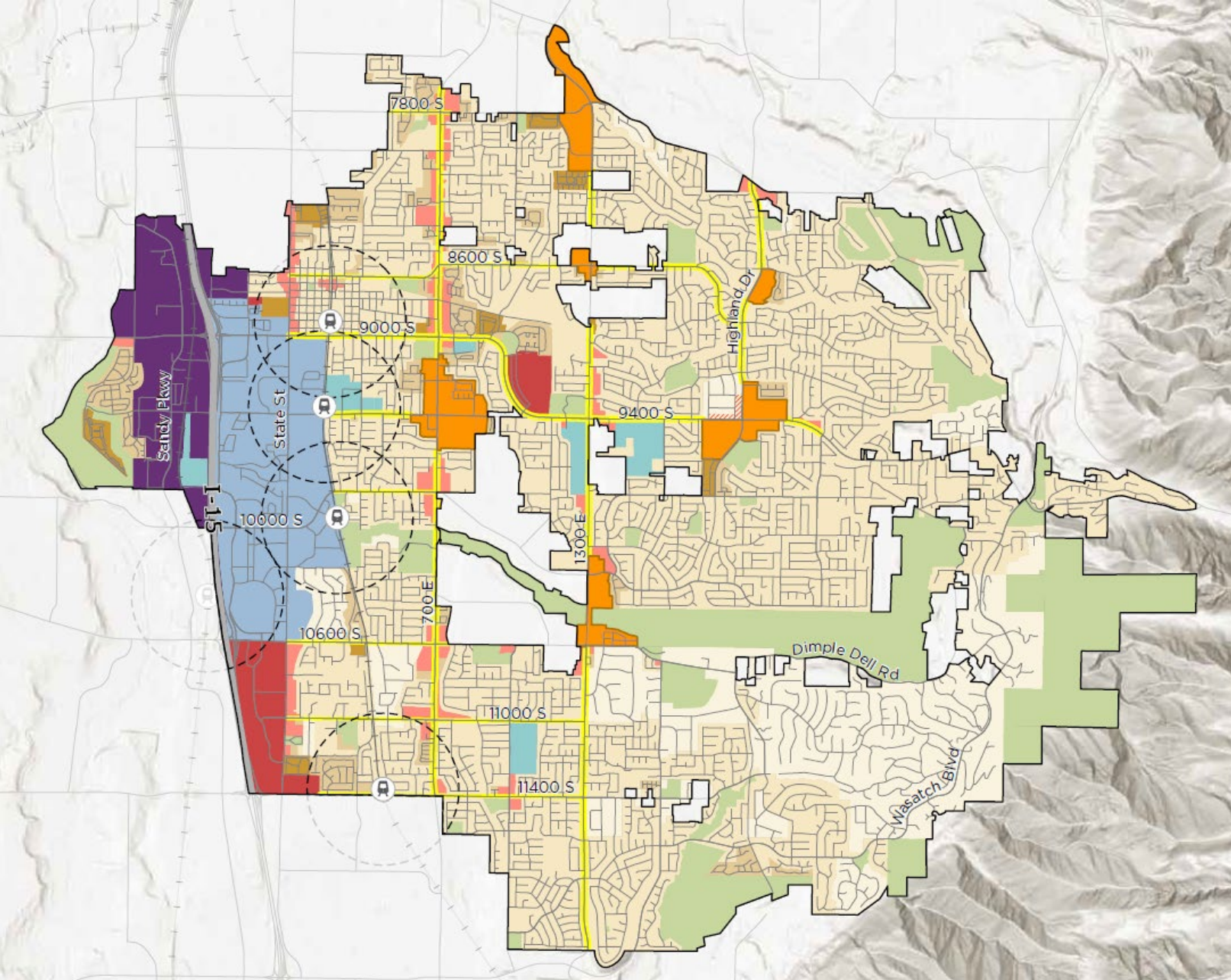


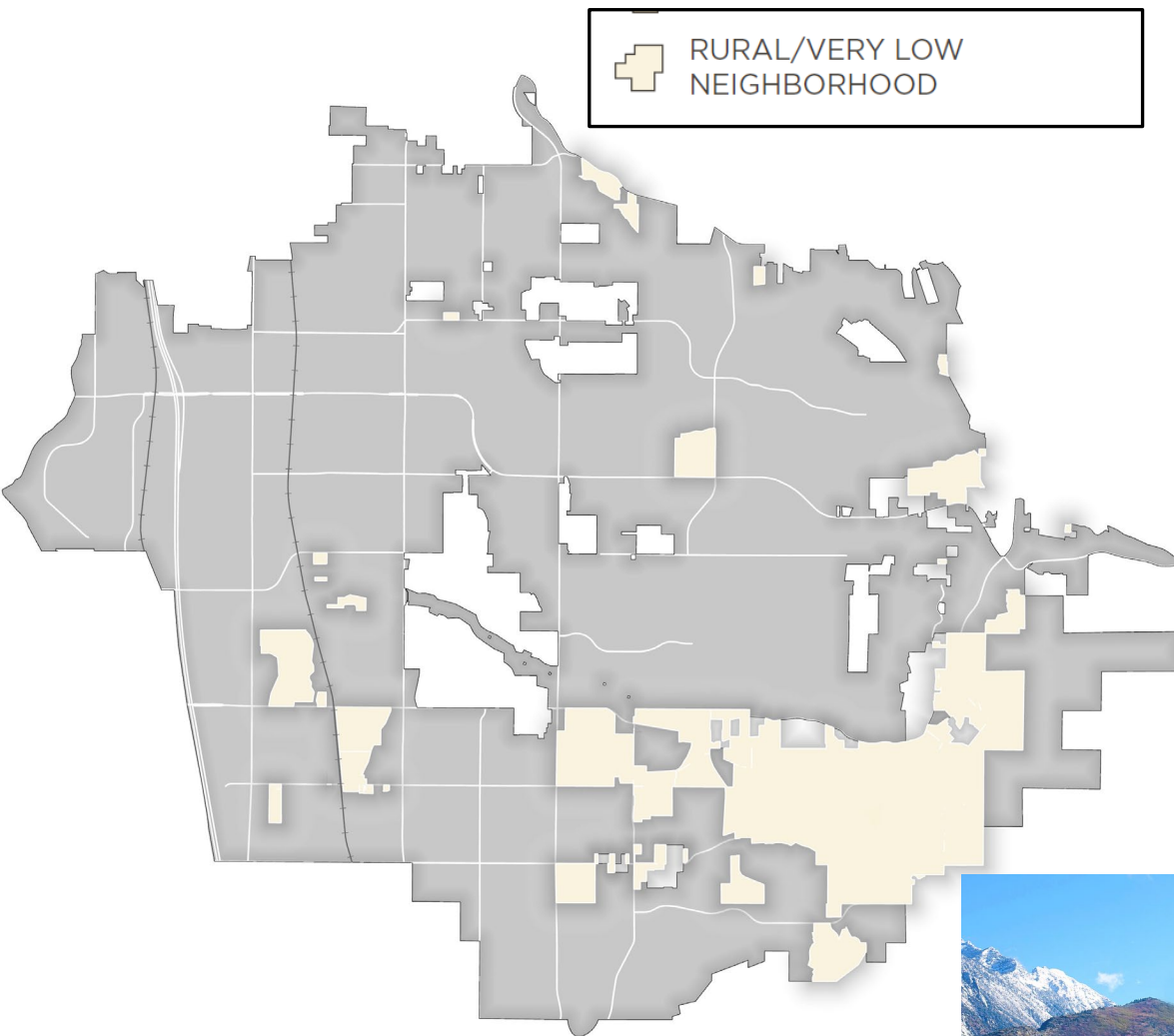
“Where” Future Land Use Map

- Neighborhoods
- Corridors
- Centers
- Cairns

“Where” Future Land Use Map

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns





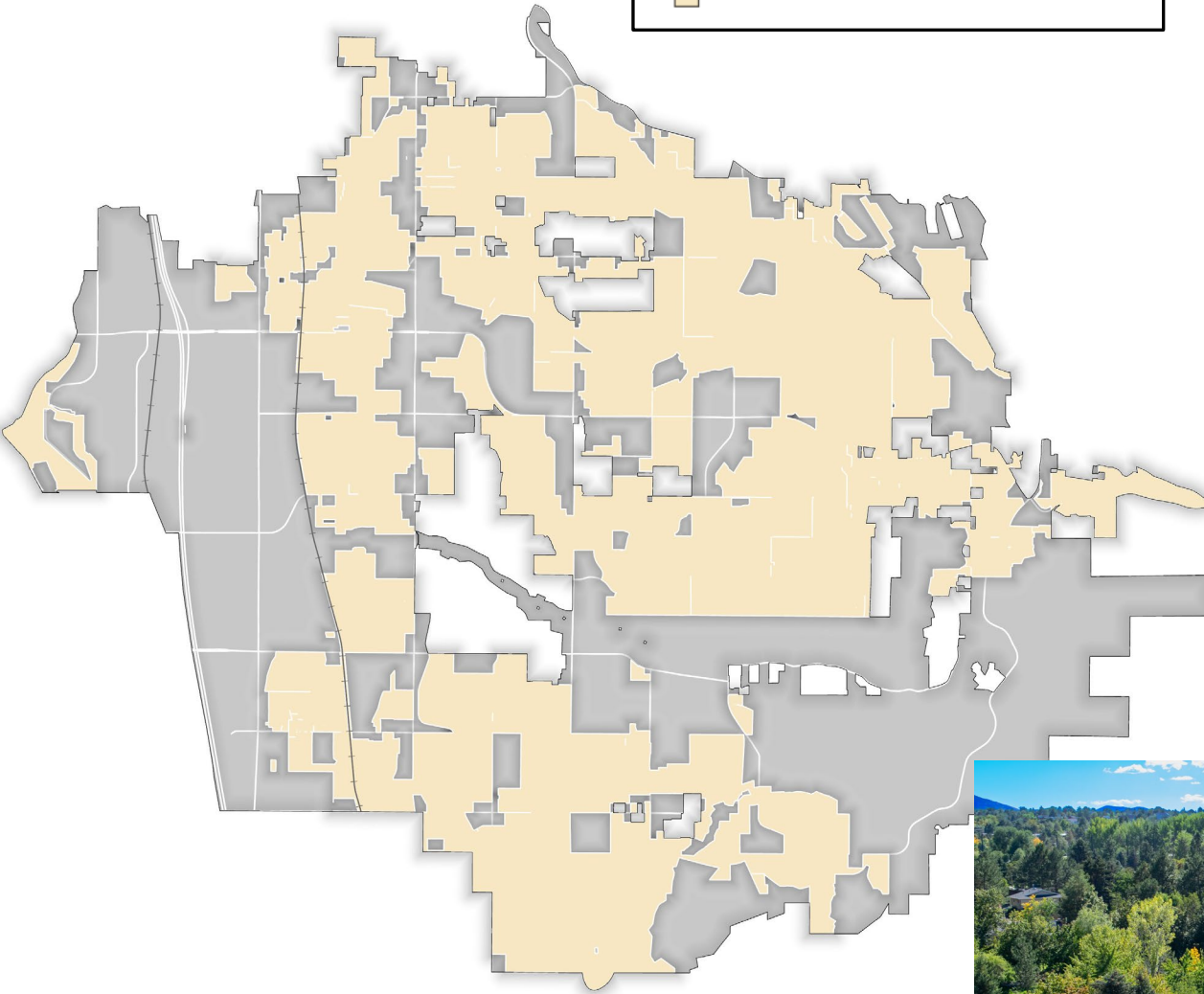
Location Type: Neighborhoods- Rural/Very Low

"Rural/low-density neighborhoods (RLN) primarily comprise of single-family homes dispersed on larger lots that may have rights for farm animals. Maintaining a density of less than three units per acre ensures that the agricultural and animal-keeping capabilities of RLN areas continue to thrive. Additionally, large lots are ideal for areas with geographical challenges, such as steep slopes, where much of the land is undevelopable."



Density: Up to 3 DUA

 LOW NEIGHBORHOOD

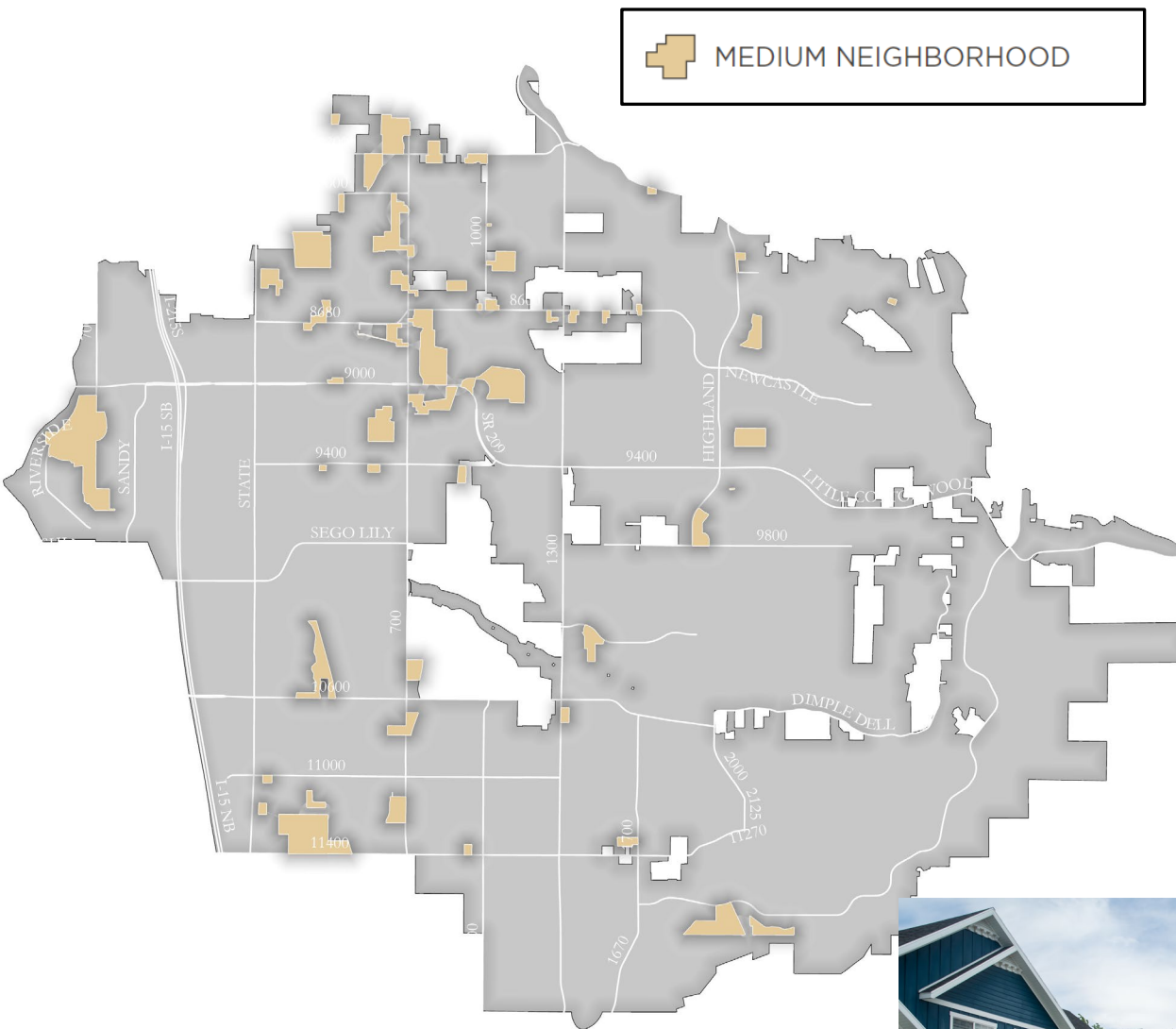


Location Type: Neighborhoods-Low

"The Low-Density (LN) category consists primarily of single-family residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited non-commercial service/institutional uses."



Density: up to 6 DUA



Location Type: Neighborhoods- Medium

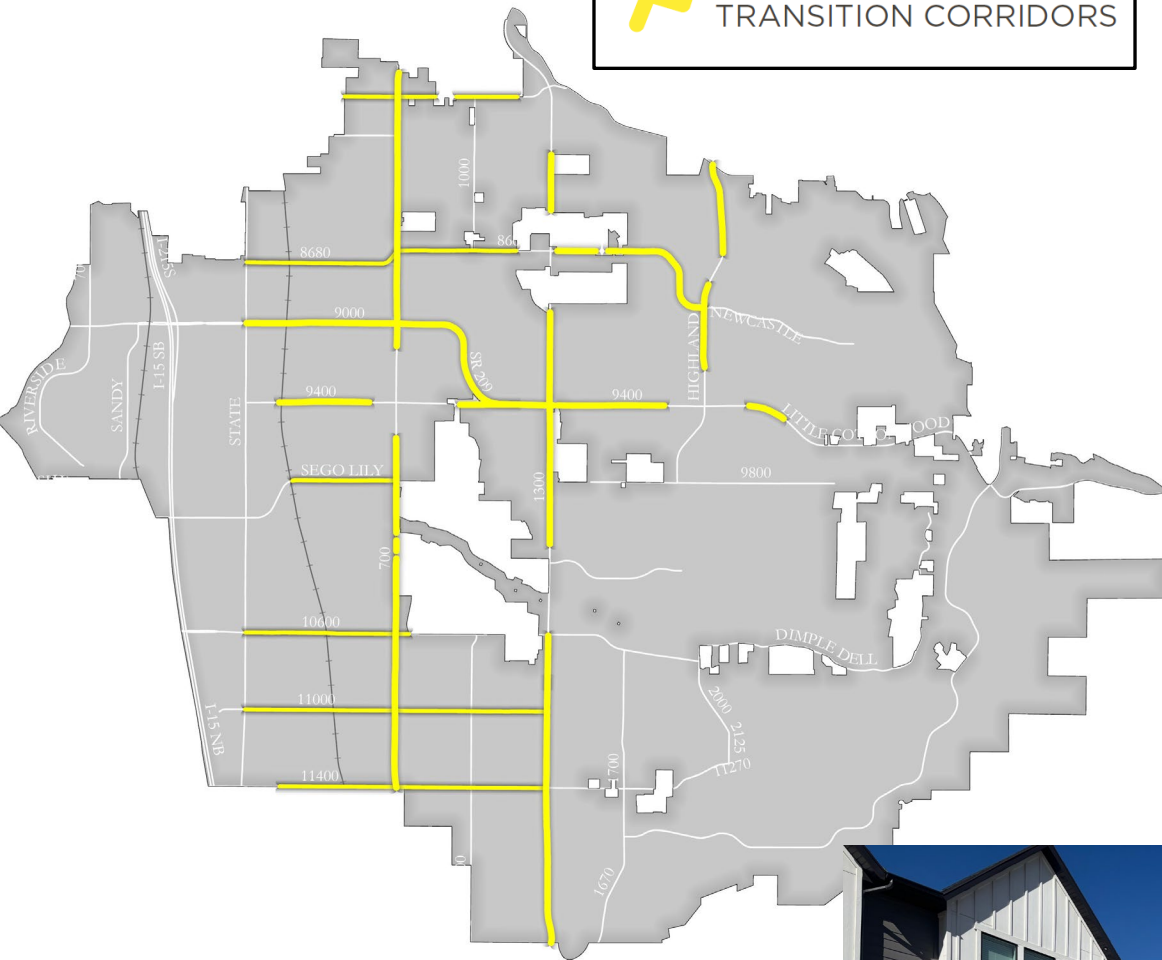
"Medium-density neighborhoods (MN) comprise of multiple housing options, ranging from detached single-family homes to three-story multifamily units. This type of future land use aims to enhance the quality of life by providing 'missing middle' housing options that cater to the multi-generation qualities of Sandy populous. Accessible housing options support stability for seniors and young families, foster community cohesion, and increase resident access to commercial and public amenities."



Density: Up to 12 DUA



NEIGHBORHOOD TRANSITION CORRIDORS



Location Type: Corridors

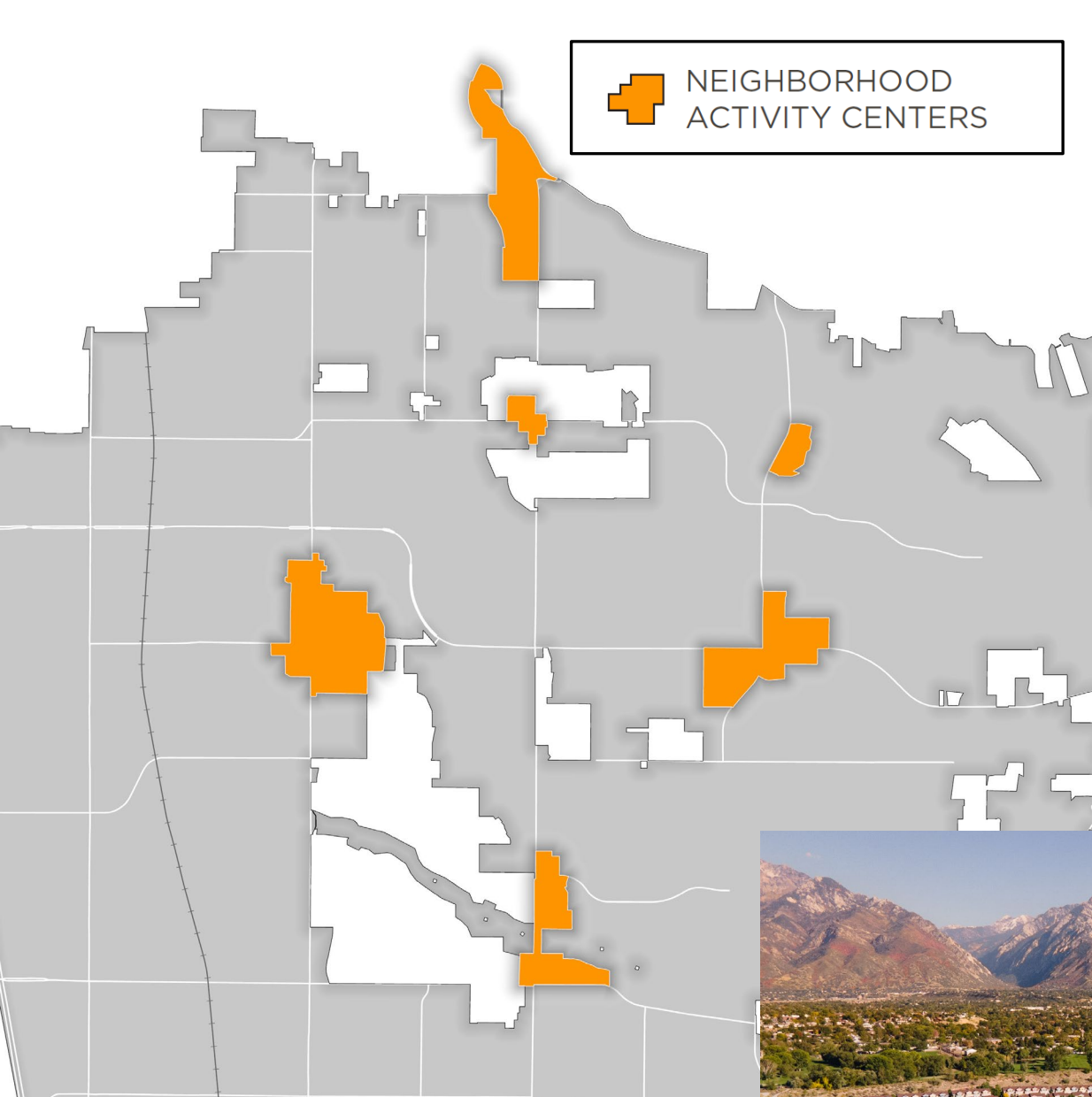
"(This) category applies to development along major streets in Sandy. The purpose of these transition corridors is the buffer stable neighborhoods from commercial and high-volume traffic to protect neighborhood character. Development along these corridors currently contain commerce uses, but also have single family housing. Development in these corridors is expected to retain the existing commerce, but to also bring in some missing middle housing types and reducing the amount of driveways along these routes for improved traffic circulation. "



Density: Up to 16 DUA

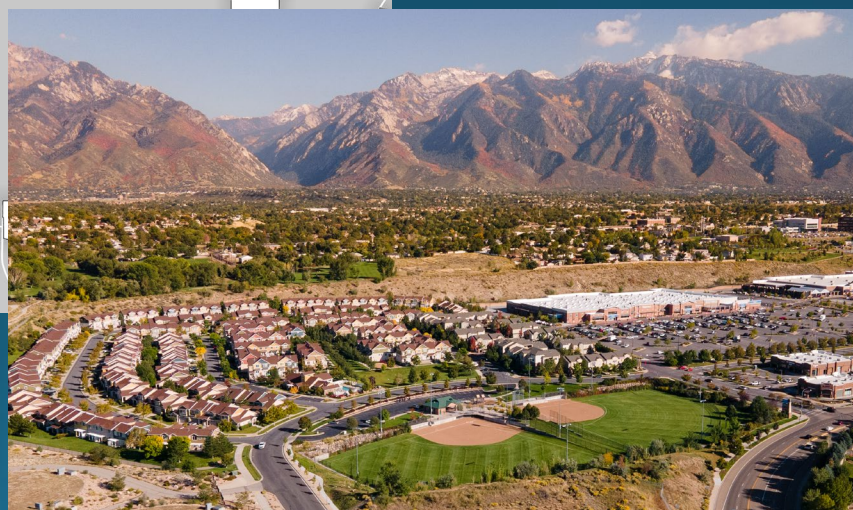


NEIGHBORHOOD
ACTIVITY CENTERS

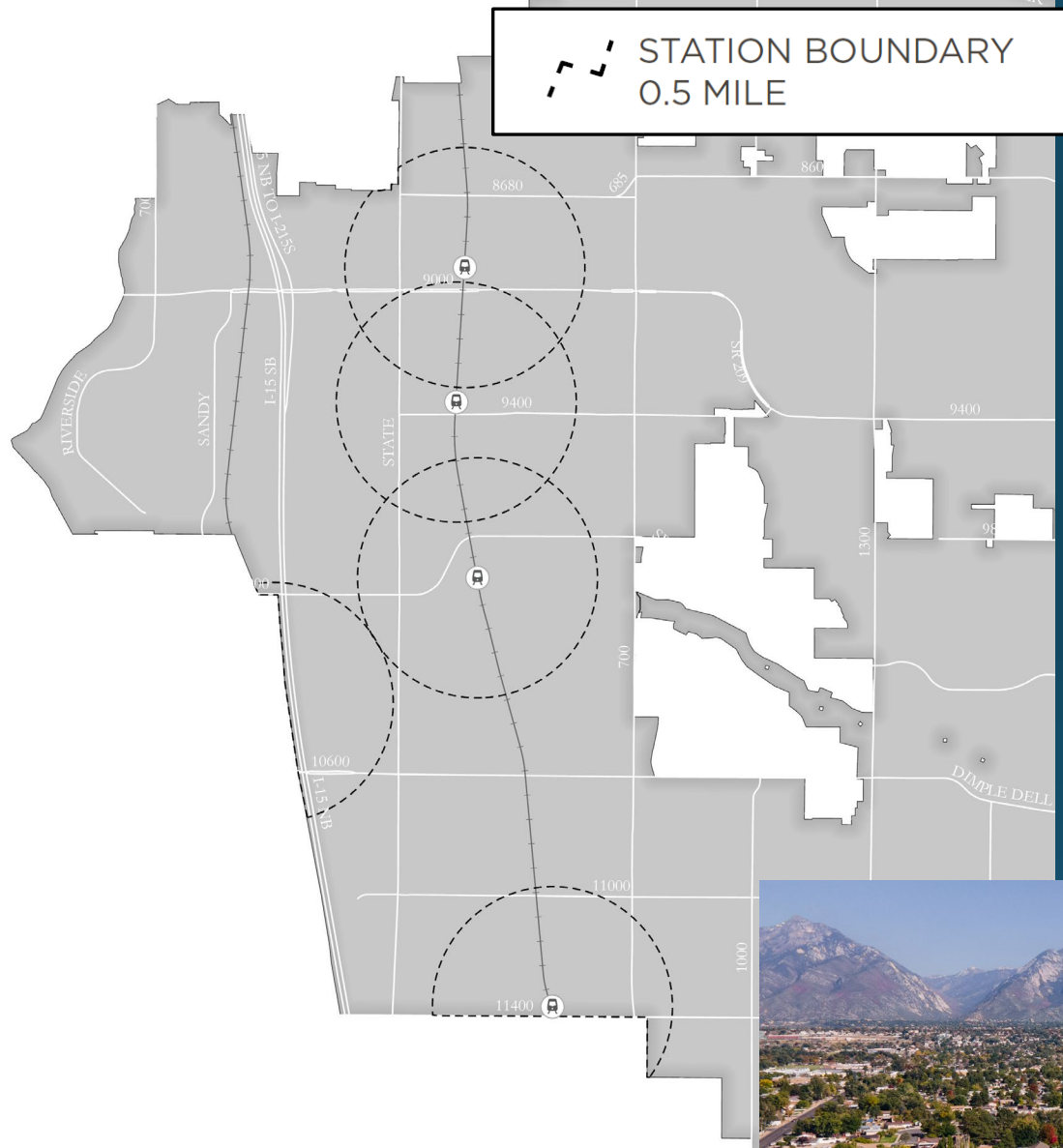


Location Type: Centers-NAC

"With the addition of diversified housing, placemaking, gathering spaces, better connections and expanded services, the commercial center is transformed into a place that is the heart of that community. Vibrant commercial districts serve as focal points for communities, providing spaces for social interaction, cultural events, and community gatherings. Revitalizing these areas can enhance community pride and cohesion, fostering a sense of belonging and identity among residents."



Density: Up to 12-45
(each center has a different cap)



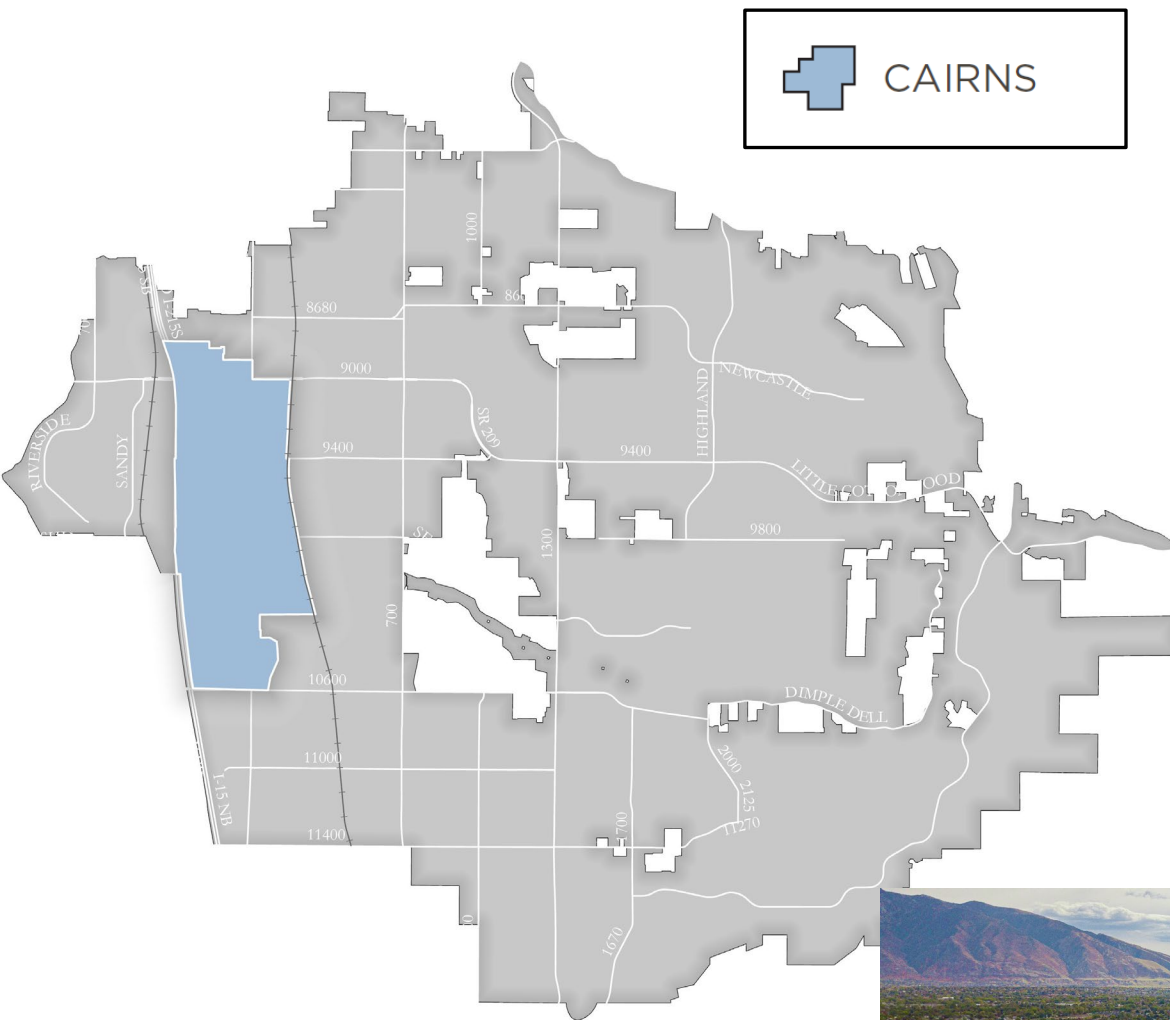
Location Type: Centers-SAP

"According to HB462, a well-executed SAP lays the foundation to:

- Increase the availability and affordability of housing, including moderate-income housing*
- Promote sustainable environmental conditions*
- Enhance access to opportunities*
- Increase transportation choices and connections"*



Density:
Up to 16 DUA (outside Cairns),
50+ (Cairns)



Location Type: Cairns

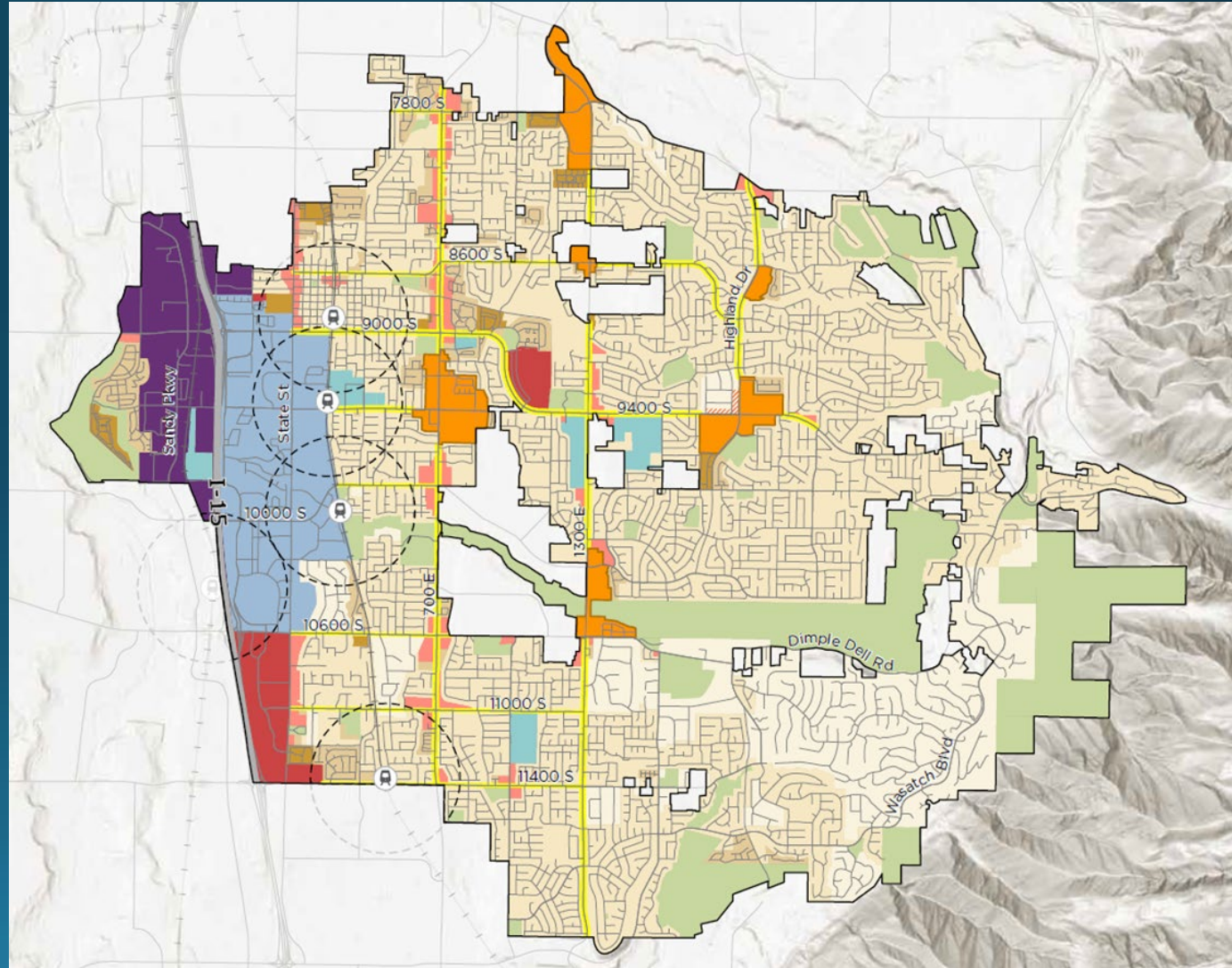
"The Cairns Center serves as Sandy City's downtown. The vision for The Cairns is to create a vibrant city center that provides a unique experience, different from any other city. Sandy's close proximity to the mountains will give The Cairns a "resort-city" feel, with retail, transit, and housing to match."



Density: 50+

Location Types (“Where”)

- Neighborhoods
 - Rural/Very Low
 - Low
 - Medium
- Corridors
- Centers
 - NAC
 - SAP
- Cairns



“What” relative to “Where”

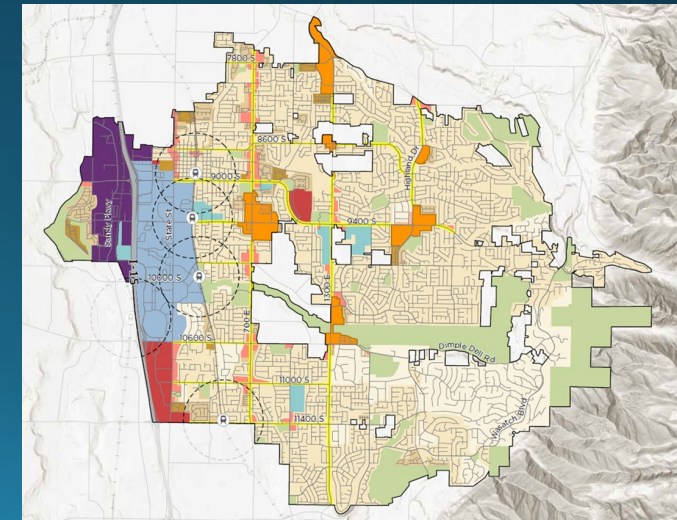
Housing Types

- Detached Accessory Structure
- Small-lot Single-family
- Twin Home (Duplex)
- Mansion-Style Home
- Townhome
- Small Mid-Rise Building



Location Types

- [illegible]



What Now?

We'd like your individual and anonymous input. Staff has produced a quick quiz. We'd like each elected official to fill it out.

Once everyone has completed the quiz, we'll pull up the results and discuss them.

You'll find a link to the quiz in your email inbox OR you can scan the QR code on the table in front of you.