

PACE OF PROGRESS SANDY CITY GENERAL PLAN 2050

08.29.2024 DRAFT



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EXECUTIVE SUMMARY

Sandy City has been recognized as one of Utah’s premier communities for the past 30+ years. Located at the base of the Wasatch Mountain and the gateway to Little Cottonwood Canyon, Sandy is a community of attractive, livable neighborhoods, with an exciting mix of sports, entertainment, and employment opportunities in its downtown area – The Cairns.

Over the past two years, Sandy residents, business leaders, and elected and appointed officials have worked together to identify a vision for the future and explore opportunities and challenges to achieve that vision. Sandy’s Pace of Progress is a comprehensive update to Sandy’s General Plan. The first since 1979. The process confirmed Sandy City’s vision and values and resulted in a Sandy General Plan Purpose statement to guide development and implementation of the plan.

The General Plan outlines goals, objectives, policies, and strategies to ensure that Sandy residents, visitors, and employees have a safe community with vibrant neighborhoods, diverse housing, convenient shopping and amenities, and access to high-quality recreation and open spaces.

The plan is based on the ideas and input from thousands of residents and business leaders gathered through a robust process. The public engagement process provided critical input to the process. Input and ideas generated by online tools, at open houses, and community events were confirmed through an independent, statistically valid survey process at key points in the process.



People enjoying the views outside Sandy City Hall

FIGURE EX 1: ENGAGEMENT ELEMENTS

Sandy’s Pace of Progress identifies a set of values and key strategies to guide development, land use, and change through 2050. The values and key strategies create a framework for implementation of the plan.

Key Strategies



Strengthen Neighborhoods



Enhance Livability & Quality of Life



Increase Range of Housing Opportunities



Support Diverse Local Economy



Bolster Commercial Centers



Increase Sustainable Mobility & Connectivity



Conserve Open Space & Natural Resources




Engage Responsibly with Regional Partners

FIGURE EX 2: KEY STRATEGIES

The Sandy Pace of Progress 2050 plan is a moderate growth plan. Moderate Growth plans identify locations and strategies to take advantage of targeted opportunities for new housing and economic growth.

The Sandy Pace of Progress 2050 plan includes several implementation tools including Goals, Objectives, Policies and Actions for each of the elements of the plan, Sandy’s Moderate Income Housing Plan, Sandy’s first Future Land Use Map, five Station Area Plans, and six Neighborhood Activity Center Plans.

FIGURE EX 3: MODERATE GROWTH PLAN



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.



The Wasatch Mountains create a backdrop for Sandy City

General Plan Goals, Objectives, Policies & Actions

Each element includes one or more goals that identify Sandy’s desired outcome for the subject area. Each goal is supported by a set of objectives that, when implemented, will achieve the community’s goal. Each objective is implemented through a series of recommended policies and actions to be taken now or in the future.

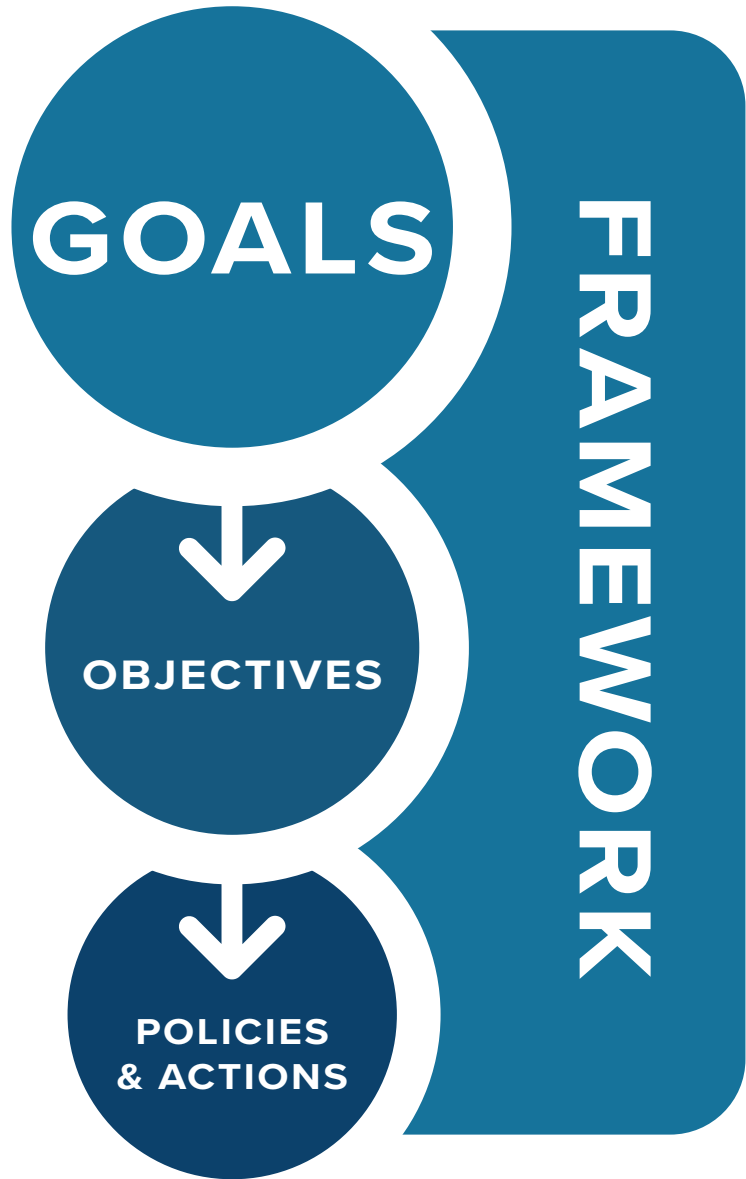


FIGURE EX 4: GENERAL PLAN FLOW AND HIERARCHY

MISSING MIDDLE HOUSING

A critical goal for the Housing Element of the plan is the definition of and identification of opportunities to incorporate Missing Middle Housing in targeted areas throughout the City.

FIGURE EX 5: WHAT IS MISSING MIDDLE HOUSING?

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.

TRANSPORTATION

9400 South is envisioned to be a multi-modal transportation corridor. Not only is this pictured to continue to provide an East-West connection from The Cairns to the Mountains for cars, but for public transportation, biking, and walking. Along this route nodes have been identified that can include some missing middle housing for transit-supportive land use as well as additional commercial uses to allow Sandy’s flourishing business scene to continue to prosper.

Moderate Income Housing Plan

Utah State Code requires each community to create a Moderate-Income Housing (MIH) plan that identifies key strategies, from a state provided list, that identify how Sandy will provide a realistic opportunity for development, within the next five years of housing affordable to households with a gross income of 80 percent of area median income (AMI) or less.

Future Land Use Map

The future land use map (FLUM) is a visual guide for Sandy’s future. The map visually identifies how areas of the plan can develop and evolve in the future. The map is used by residents to understand the City’s vision for their area, by developers to understand the types of opportunities available in different area of the city, and by City elected and appointed officials to guide land use and development decision making.

The FLUM does not alter zoning or represent an entitlement, it represents a vision of the future that can guide planning and zoning decisions in the future. A finding of consistency with the FLUM is generally required as part of planning commission and city council deliberations. The goals, objectives, and policies of each of the General Plan elements informs the FLUM.

Sandy’s FLUM uses graphic dashboards to provide insight into considerations and criteria for implementation of each of the future land use categories.

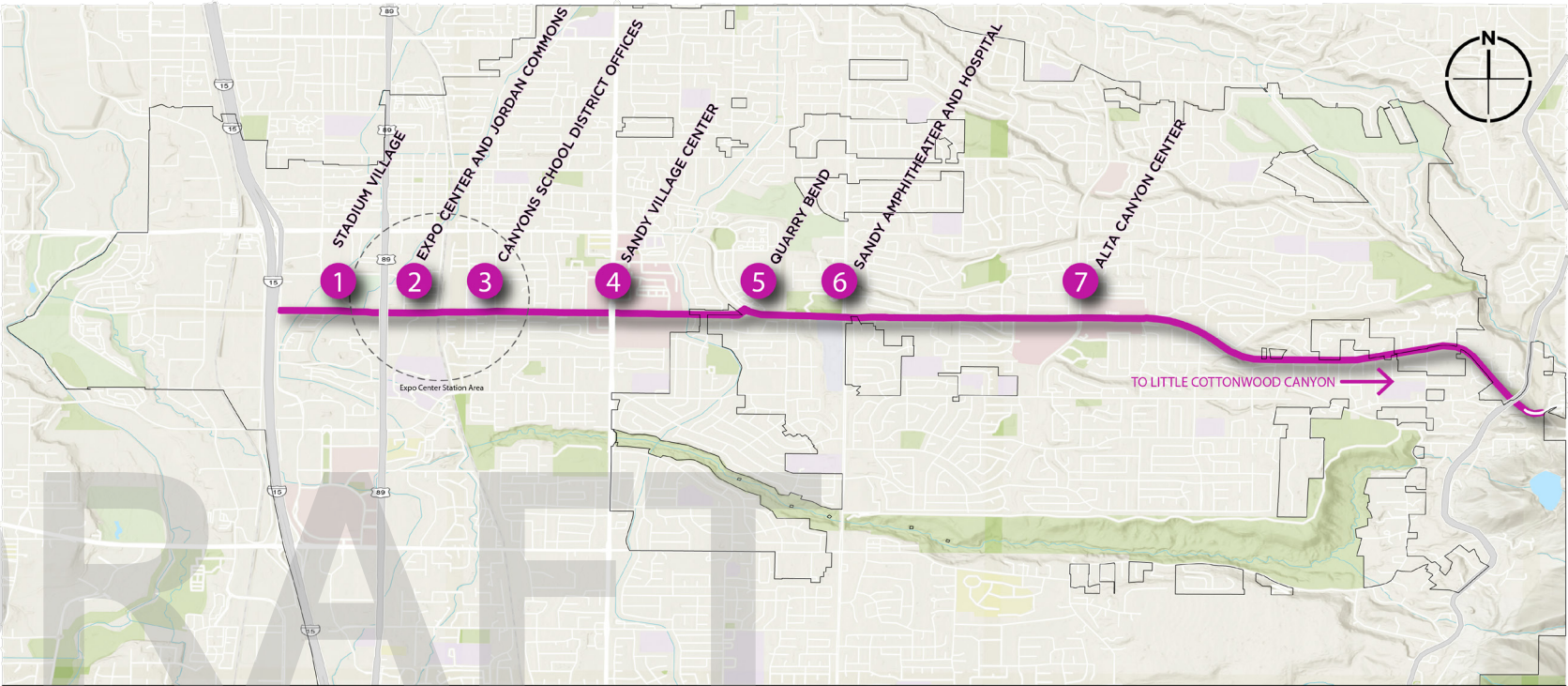


FIGURE EX 6: 9400 SOUTH NODES



FIGURE EX 7: DASHBOARD EXAMPLE

Station Area Plans

Utah State Code requires all communities with fixed-guideway public transit stations to develop plans for a ½ mile radius around the station platform. Sandy has four TRAX stations and part of the ½-mile radius of the South Jordan Front Runner Station. According to State statute Station Area Plans (SAPs) must:

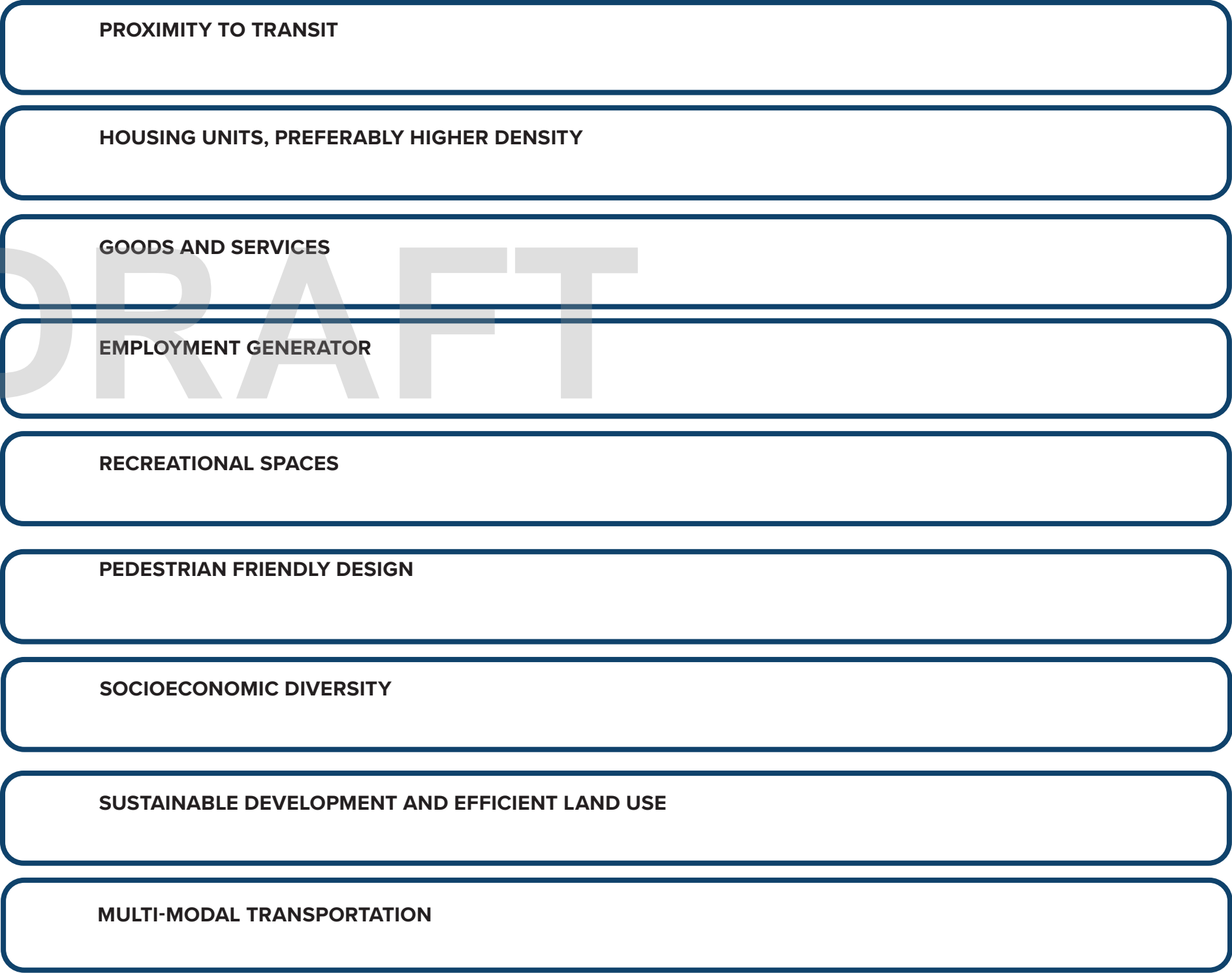
- Increase the availability and affordability of housing, including moderate-income housing
- Promote sustainable environmental conditions
- Enhance access to opportunities
- Increase transportation choices and connections

Sandy’s five SAPs identified opportunities and future land use considerations to comply with state requirements, implement Sandy’s General Plan key strategies, and provide the key elements for Transit-Supportive Communities.



Crescent View Station Area Vision

FIGURE EX 8: ELEMENTS OF TRANSIT SUPPORTIVE COMMUNITIES



Neighborhood Activity Centers

As part of the planning process, Sandy City identified six commercial areas that were developed throughout the city as part of Sandy’s overall neighborhood development. Each of these centers have reached a period of maturity and may be appropriate for revitalization or reinvention. The Neighborhood Activity Center plans provide a vision for how each of the centers can be reimagined to serve as focal points for each of their surrounding neighborhoods. The NACs provide guidance on how these traditional commercial centers can integrate new, market-responsive development types into the existing area.

Guidance includes a set of guideposts that provide a framework for design to achieve a successful outcome.

Sandy’s Pace of Progress General Plan 2050 is a visionary plan that builds on what is uniquely Sandy and provides a vision and path for the future that takes advantage of regional opportunities.



Bell Canyon Neighborhood Activity Center Vision

Contextual Sensitivity

Design urban interventions and developments that respond to and respect the unique context, character, and identity of each distinct NAC. Consider local history, culture, architecture, and environmental conditions to create authentic and place-based urban experiences.

Interwoven

Design streets and transportation infrastructure to tie into the existing transportation environment, prioritizing active modes of travel and enhancing safety for all users. Where possible, have internal pedestrian circulation and road network.

Ground Floor Activation

Intentional design and planning of the ground level of buildings or urban spaces to promote active and engaging uses that support economic vitality at the street level. By prioritizing active ground floor uses and creating inviting public spaces, housing plays a supportive and/or buffering role.

Protecting View Corridors

Determine significant view corridors within the urban or natural landscape that contribute to the character and identity of the area. Design with consideration to viewpoints from public spaces, roadways, parks, and prominent landmarks.

Powerhouse Corners

The corners of two high traffic volume roads showcase commercial activity, social interactions, and economic development. The ground floor of center corners should be highly active and have visible commercial drivers.

FIGURE EX 9: NIEGHBORHOOD ACTIVITY CENTER URBAN DESIGN GUIDEPOSTS

DRAFT

SECTION 1

PACE OF PROGRESS OVERVIEW

PACE OF PROGRESS

Introduction & Overview

Nestled against the majestic Wasatch Mountains, Sandy, Utah, embodies the perfect blend of breathtaking natural beauty and vibrant neighborhood living. With its picturesque landscapes and thriving community spirit, Sandy offers a haven for outdoor enthusiasts and families alike.

Adventure beckons at every turn, from world-class skiing and hiking in the nearby mountains to serene walks along the Jordan River Parkway. Sandy's extensive trail system winds through scenic parks, providing endless opportunities for exploration and recreation.

Sandy is more than a playground for outdoor enthusiasts; it is a dynamic city with a rich cultural scene and a flourishing economy. Home to a diverse array of businesses, restaurants, and entertainment venues, Sandy buzzes with energy and opportunity. Whether savoring local flavors at one of its eclectic eateries, catching a concert at Sandy Amphitheater, or enjoying a thrilling performance at the Hale Centre Theatre, there is always something new to discover.

Beyond its attractions, Sandy boasts a keen sense of community pride and a commitment to innovation and sustainability. With top-notch schools, safe neighborhoods, and a thriving economy, it is no wonder that Sandy consistently ranks among the best places to live in the country.

In Sandy, the possibilities are endless, and the beauty of the mountains meets dynamic city life in perfect harmony.



Planning Process

Sandy’s 1979 General Plan marked a pivotal moment in the city’s development, reflecting the aspirations and priorities of its residents at that time. Crafted against the backdrop of Sandy’s period of significant growth, the plan addressed rapid growth and urban expansion. The plan aimed to preserve the community’s natural beauty and accommodate the needs of a growing population. During this time the population of Sandy had skyrocketed from 6,438 people in 1970 to 51,200 in 1978. This was largely due to many annexations the City made in years prior. From 1970 to 1978, Sandy City annexed 6,681.7 acres of land.

At its core, the 1979 General Plan emphasized thoughtful land use management and infrastructure development to support the city’s growing needs. It outlined strategies for zoning, transportation, housing, and economic development, laying the groundwork for Sandy’s future growth and prosperity.

In 2022, Sandy City set out to complete a comprehensive update of its General Plan. The 1979 Plan had been amended through a series of smaller master plans that addressed various neighborhoods or needs; but it was time for a comprehensive look at Sandy’s future. What will Sandy’s neighborhoods be like in 2050? What amenities will Sandy residents and visitors enjoy in 2050?

The environment of today is much different than 1979. Although there are still areas of unincorporated land within the boundaries of Sandy, they are small and scattered. The city is nearing build-out, where developable land is limited. The focus of the General Plan today is to identify opportunities to take advantage of regional growth through redevelopment and infill, as well as maintain Sandy’s high quality of life.

The Sandy Pace of Progress 2050 General Plan update followed a three-part process of:



The first prong, **What you Have**, looked at Sandy City’s existing conditions, and in some cases, compared existing conditions to nation-wide or region-wide averages. The existing conditions review included previous plans, citywide statistics, and comprehensive data collection. By analyzing this data, Sandy’s trends, patterns, strengths, weaknesses, opportunities, and constraints were identified. This analysis provides a factual foundation for decision making including future initiatives, guiding strategies, policies, and interventions to address existing issues, guide future development, and build from strengths.

The second prong, **What you Want**, acted as the guide to drafting the plan vision, values, goals, and percent, and implementation. This was an iterative process that called back to resident and stakeholder feedback every step of the way. It also ensured a closely coordinated effort took place so that all the sections worked in harmony.

The third prong, **How You Get There**, focuses on how to achieve What You Want, starting from What You Have. Each chapter contains policies and actions that work to attain the goal set out. These goals, policies, and actions form a hierarchy of implementation.

Projected Growth

Although the city is no longer in a period of significant population growth, it is still growing and redeveloping. The Sandy Pace of Progress 2050 General Plan is a moderate growth plan to take advantage of regional opportunities and ensure that new residents have the same quality of life, access to services, and high-grade infrastructure as Sandy’s older, more established areas.





FIGURE 1.0.1 LEVELS OF GROWTH

History of Sandy

Sandy was settled by Latter-Day Saint pioneers in the 1860s. The area was initially used for farming, due to the fertile soils of the Jordan River, with settlers cultivating crops and raising livestock. However, fertile lands were only concentrated around the Jordan River, with sandy soils extending further east.

Towards the end of the 19th century, silver mining became a significant industry in Sandy and the surrounding areas. This brought an influx of miners and settlers to the region, increasing economic activity and growth. In 1871, Sandy underwent a significant development milestone with the establishment of its first post office. This marked an important moment in the community’s growth and identity. The location of the post office was near a railroad depot known as Sandy Station, which served as a crucial

transportation hub for the region. The name Sandy Station was derived from the sandy soil prevalent in the area, and it became commonly used to refer to the vicinity surrounding the railroad depot.

Over time, as the community continued to expand and evolve, the name Sandy Station was eventually shortened to simply Sandy, reflecting the area’s transition from a small railroad stop to a thriving suburban city. However, the historical significance of Sandy Station and its role in the early development of Sandy City remain an important part of the community’s heritage and identity.

Sandy was officially incorporated as a city in 1893, with a population of 1,000 people.

Throughout the 20th century, Sandy gradually transformed from a rural farming community into a suburban city. Population growth, spurred

by factors such as industrial development and suburbanization, led to the expansion of residential neighborhoods and the establishment of commercial areas.

The 1970s to the 2000s mark the period of significant population growth. During this period, the population of Sandy skyrocketed, steadily climbing from 6,438 people to just under 100,000 people in 2020. It is projected by WFRC that the population of Sandy City in 2050 will be 113,684. The policies in this General Plan look at the population being closer to 108,400.

Overall, Sandy City’s history reflects its evolution from a small agricultural community to a thriving suburban city with a diverse economy and vibrant cultural scene.

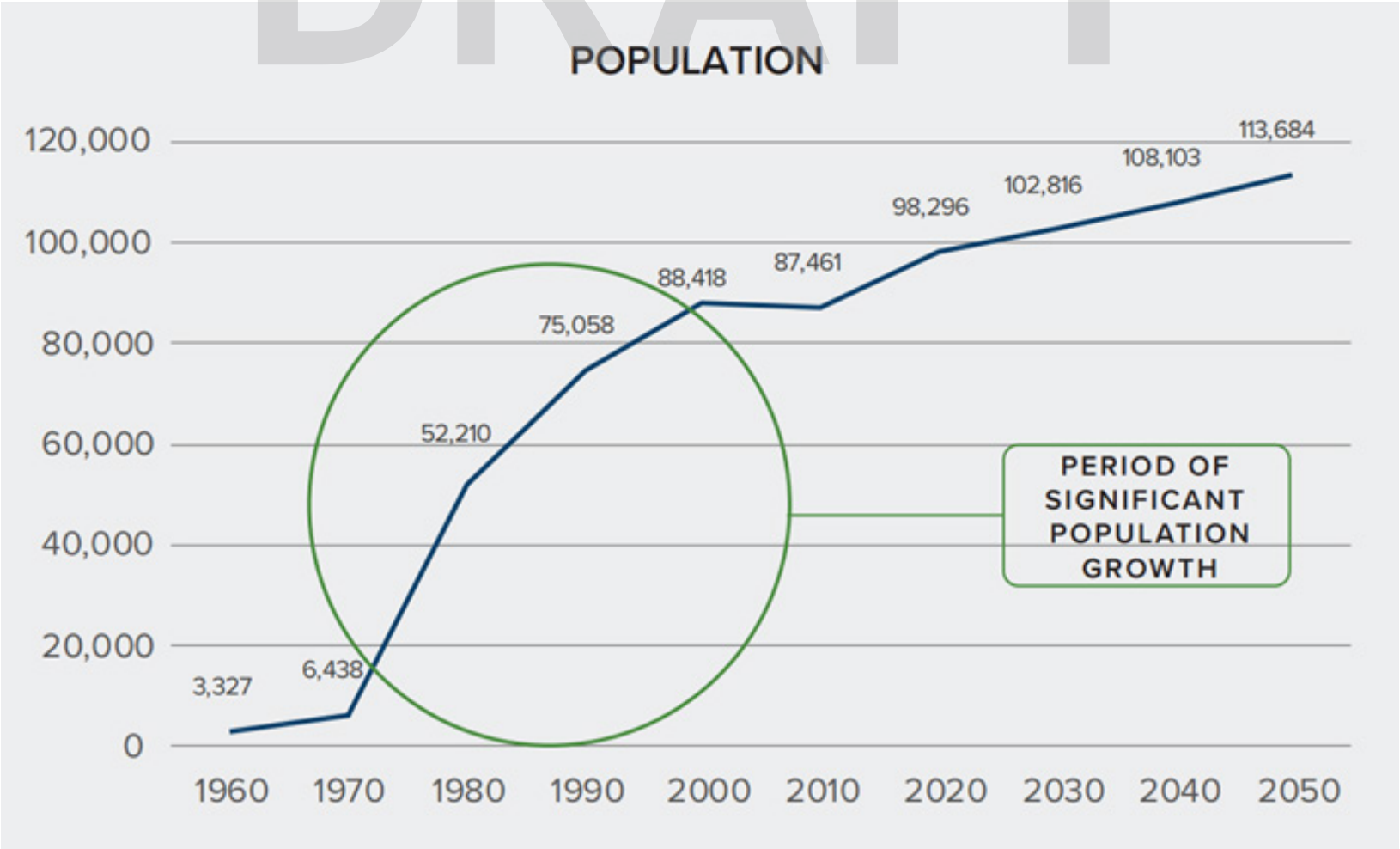


FIGURE 1.0.2 SANDY POPULATION GROWTH

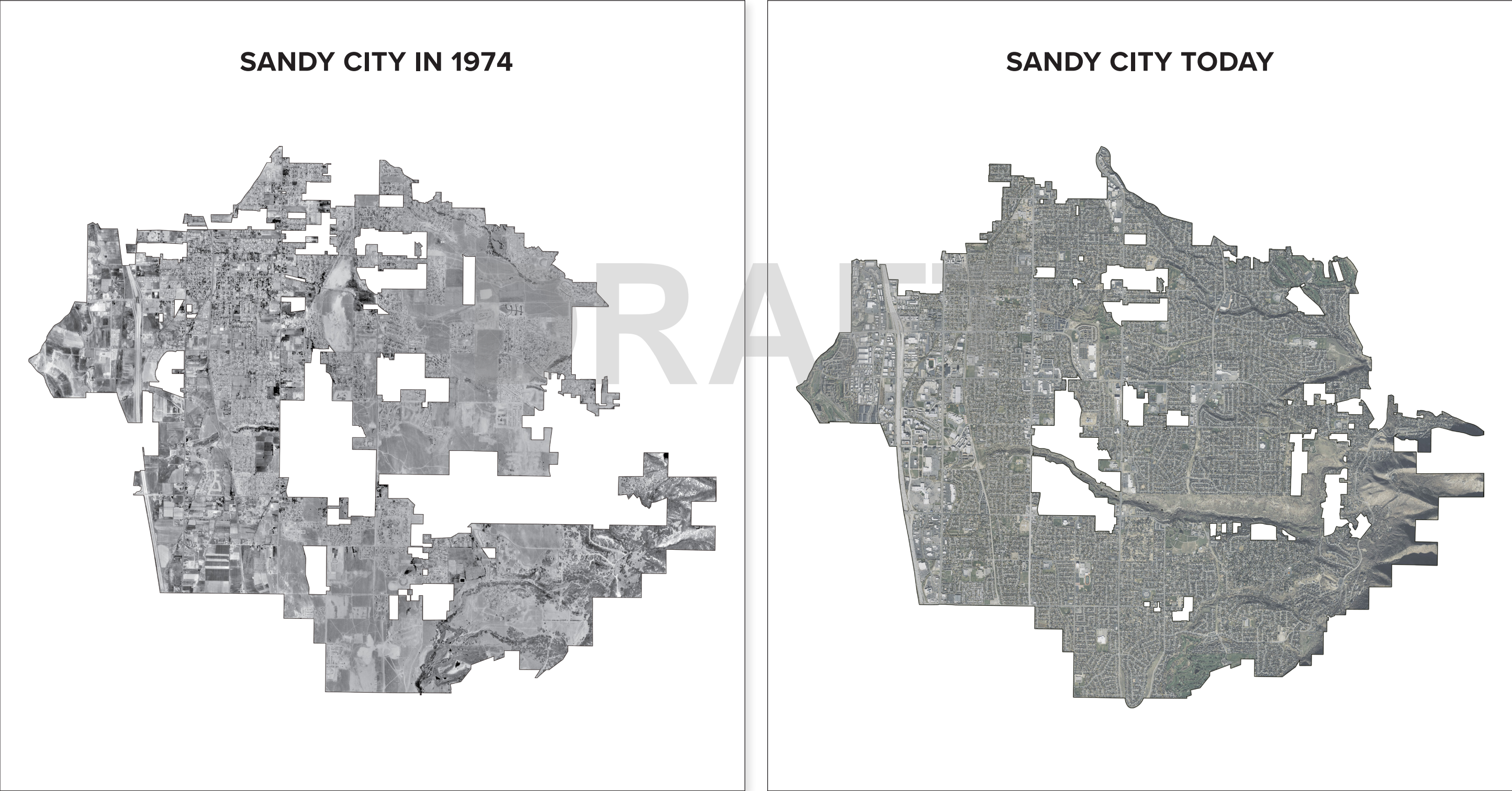


FIGURE 1.0.3: SANDY DEVELOPMENT EVOLUTION AND GROWTH

SECTION 01

PACE OF PROGRESS OVERVIEW

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CHAPTER 1.1 **Background**

SANDY CITY GENERAL PLAN

What is a General Plan

The Sandy General Plan 2050, or the Pace of Progress, shapes the development and future of Sandy City. This plan reflects the voices and views of thousands of Sandy City residents and stakeholders over a two-year process. The purpose of the plan is to:

- 1. **ESTABLISH A LONG-TERM VISION:** The Sandy General Plan 2050 creates a long-term vision for the physical development of the city.
- 2. **GUIDE DEVELOPMENT AND INFORM POLICY FORMULATION:** The Sandy General Plan 2050 provides a framework for guiding growth and development in a coordinated and sustainable manner through goals and objectives. This includes land use policies, transportation planning, infrastructure development, environmental protection, and economic development strategies.
- 3. **INTERPRET PUBLIC ENGAGEMENT:** The Sandy General Plan 2050 process lays out a public engagement strategy to encourage public participation and input by providing opportunities at each step for thousands of community members, stakeholders, and decision-makers. The community contributed their ideas, concerns, and priorities. This level of engagement ensures that the plan reflects the needs and aspirations of Sandy.
- 4. **PROVIDE LEGAL FRAMEWORK:** Several elements of the Sandy General Plan 2050 are required by the Utah Land Use Development and Management Act.

- 5. **PROMOTE COORDINATION AND COLLABORATION:** The Sandy General Plan 2050 fosters coordination and collaboration among various government agencies, departments, and stakeholders involved in planning and development. By establishing common goals and objectives, the General Plan promotes cooperation and synergies across different sectors and jurisdictions.
- 6. **PROVIDE FOR FLEXIBILITY:** Since this plan looks 25 years into the future, flexibility is built into the Sandy General Plan 2050 to account for demographic changes, economic conditions, leadership priorities, and other contextual challenges the City may run into. At present there is no earmarked funding for implementation of actions associated with this plan. The General Plan indicates what is needed, but how or if it is implemented is dependent on yet-to-be-determined funding resources.

Overall, the Sandy General Plan 2050 serves as a roadmap for shaping the physical, social, and economic fabric of Sandy City, ensures that development occurs in a thoughtful and sustainable manner to enhance the quality of life for residents, and builds upon the values of the community now and in the future.



Sandy City Resident Golfing

What Comes Next?

After the adoption of Sandy General Plan 2050, several subsequent steps typically follow to implement the vision and policies outlined in the plan. These steps may include:

- 1. REWRITING SOME OR ALL OF THE ZONING ORDINANCE:** The zoning ordinance translates the land use designations and policies outlined in the General Plan into specific regulations governing how land can be used within different zones or districts. Zoning regulations typically cover aspects such as permitted land uses, building heights, setbacks, lot sizes, and density. Development regulations are the rules and standards governing the design and construction of buildings and infrastructure within Sandy. This may include building codes, design guidelines, subdivision regulations, parking standards, and environmental regulations aimed at ensuring that development is safe, functional, and compatible with the surrounding context.

- 2. CREATING SPECIFIC AREA PLANS:** Specific area plans provide more detailed guidance for particular areas within Sandy, such as neighborhoods, corridors, or redevelopment areas. These plans expand on the policies and objectives of the General Plan and may include more detailed land use, design, and development standards tailored to the unique characteristics of each area. Examples include the Cairns Master Plan, the Historic Sandy Plan, and the Sandy Parks, Recreation, and Trails Master Plan.
- 3. UPDATING INFRASTRUCTURE PLANNING:** Infrastructure planning involves identifying and prioritizing the infrastructure needs necessary to support projected growth and development as outlined in the General Plan. This includes transportation systems, utilities (such as water, sewer, and power), parks, public facilities, and other essential services.
- 4. IMPLEMENTING STRATEGIES AND INITIATIVES:** Implementation programs are action-oriented strategies and initiatives aimed at achieving the goals and objectives of the General

Plan. These may include capital improvement programs, incentive programs, regulatory reforms, public-private partnerships, and funding mechanisms to support and facilitate desired development outcomes.

- 5. MONITORING AND EVALUATION:** Monitoring and evaluation processes are essential to track progress towards the goals and objectives outlined in the General Plan and assess the effectiveness of planning policies and programs. This may involve regular reviews of key indicators, performance metrics, and feedback mechanisms to inform future decision making and plan updates.

These subsequent steps of the Pace of Progress translate the vision, Key Strategies, and policies articulated in the General Plan into specific actions and regulations that guide development and shape the built environment over time. Regular review and updates to this document is often necessary to adapt to changing circumstances, emerging trends, and community priorities.



Sandy City View from Mount Olympus

SECTION 01

PACE OF PROGRESS OVERVIEW

DRAFT CHAPTER 1.2 General Plan Framework

The framework of this document is comprised of the purpose statement, values, and key strategies, which are consistently woven throughout each chapter. The purpose statement serves as a guiding light, articulating the long-term aspirations that drives the General Plan efforts. The values represent the core principles that underpin every decision and action, ensuring that the work remains aligned with our community's desires. Key strategies are the cohesive pathways that have identified to achieve the purpose through the community values. Together, these elements lead to specific, goals and objectives within each chapter, providing a clear roadmap for progress and success.

General Plan Purpose Statement

The General Plan outlines goals, objectives, policies, and strategies to ensure that Sandy residents, business interests, and visitors have a safe community with vibrant neighborhoods, diverse housing, convenient shopping and amenities, and access to high-quality recreation and open spaces.



Sandy City Children Celebrating at the 4th of July event

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

General Plan Goals

Each element of the General Plan includes a set of goals that identify desired outcomes for that area of concern for land use and development decisions in the city. For example, a goal for housing is that new residential development in Sandy increases the diversity of housing types and occurs at a scale appropriate to adjacent developed areas. The goals were identified based on community engagement as well as analysis and research of Sandy’s long-term needs.

General Plan Objectives

Each goal has one or more objectives that contribute to the achievement of the goal. For example, the goal to diversify housing types includes several objectives including: developing appropriate new types of housing in targeted redevelopment areas and along certain major transportation corridors. Each objective provides more specific detail for future policy changes and actions.

GENERAL PLAN POLICIES

Policy changes and actions are the two primary methods to implement the goals and objectives identified in the General Plan. Policies are expressed in zoning, subdivision, and development codes as well as administrative rules and processes. An example of a policy to implement the goal to diversify housing is to Review and update zoning provisions to include opportunities for housing as medium and high densities in appropriate areas within the city. Most of the goals and objectives in the General Plan require reviewing and updating Sandy's current codes and rules.

GENERAL PLAN ACTIONS

The General Plan suggests proactive measures that could be taken to implement the goals and objectives. Examples may include such suggestions as: utilizing public-private-partnerships, investing in a new trail to connect key locations on the city's trails masterplan, or showing zoning on the Future Land Use Map that supports transition to a new use. An example of an action to implement the goal to diversify housing is *revitalizing commercial areas to include missing middle housing when part of a comprehensive area master plan meeting minimum criteria*. Actions translate policy objectives into tangible outcomes, directly impacting the physical, social, and economic fabric of the city.

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FIGURE 1.2.1: GENERAL PLAN WORK FLOW AND HIERARCHY

How to Use This Plan

This plan is organized into sections with accompanying chapters. Each of the sections and chapters work together to create a plan framework that achieves the vision and values put forth by the community. The sections of the Sandy General Plan 2050 are:

Introduction & Overview

- Background
- Vision, Community Identity, & Values
- Key Strategies

Livability

- Neighborhoods & Housing
- Moderate-Income Housing

Community

- Parks, Recreation, & Open Space
- Cultural & Social Amenities
- Health & Safety Measures

Mobility

- Transportation & Connectivity

Economic Development

- Economic Stability
- Commercial Revitalization

Environmental Stewardship

- Water Preservation
- Natural Hazards
- Air Quality
- Critical Lands
- Stormwater

Targeted Growth

- Land Use
 - Future Land Use Map*
 - Station Area Plans*
 - Neighborhood Activity Center Plans*
- Resiliency & Sustainability
- Annexation

Implementation

These sections are set up so that the General Plan does not need to be read cover to cover, but that sections and chapters can be read depending on reader interest. Each section begins with an executive summary detailing the big ideas of the chapters within. The final chapter in the Plan includes the implementation strategies. This chapter provides each of the goals, objectives, policies, and actions to achieve the vision and Key Strategies outlined in the Plan. The implementation strategies chapter includes the action, timing, and responsible department or organization.

The sections are organized by:

- An executive summary and introduction including how the element contributes to the achievement of the citywide vision and General Plan Values
- Background, history, and analysis to provide an overview of existing conditions, projected needs, opportunities, and potential challenges
- What the community said, a high-level public engagement overview of ideas, comments, and feedback from residents and stakeholders that guided the goals, objectives, policies, and actions
- Recommended policies and actions to achieve the Key Strategies of the General Plan
- Goals and objectives to achieve the element direction

There is also an extensive Appendix to this plan that expands upon each individual element’s details and background. The Appendix includes the public engagement materials and responses, including online comments and survey results, existing conditions analysis, Station Area Plans (SAP), Neighborhood Activity Center (NAC) Plans, and associated existing master area plans.



Active Sandy City Residents

SECTION 01

PACE OF PROGRESS OVERVIEW

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CHAPTER 1.3 KEY STRATEGIES

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.

KEY STRATEGIES

The Key Strategies include policy changes or actions that involve two or more General Plan elements. These are citywide strategies that are critical to achieving Sandy’s long-term vision.

**Strengthen Neighborhoods**

**Enhance Livability & Quality of Life**

**Increase Range of Housing Opportunities**

**Support Diverse Local Economy**

**Bolster Commercial Centers**

**Increase Sustainable Mobility & Connectivity**

**Conserve Open Space & Natural Resources**

**Engage Responsibly with Regional Partners**



Strengthen Neighborhoods

- Ensure a sense of safety in the city through urban design and public services
- Encourage housing and yard maintenance
- Provide for ongoing vibrancy of neighborhoods through selective infill strategies including external and internal Accessory Dwelling Units (ADUs)
- Take advantage of ongoing regional growth through the addition of missing middle housing to transition from revitalizing commercial centers and certain transportation corridors
- Improve livability and access to existing and future amenities through trail, transit, and sidewalk connections

The **Strengthen Neighborhoods** Strategy supports the Community Values in the following ways:

- **Community** by encouraging neighborhood beautification programs and other citywide and neighborhood-based events and initiatives (*Beautification, Events, Initiatives*)
- **Premium Location** by identifying and closing gaps in multi-modal access to parks, schools, stores, and other amenities (*Complete Sidewalks, Access, Amenities*)
- **Opportunity** by managing context sensitive growth including strategies to take advantage of existing public investment in infrastructure (*Context Sensitive, Existing Infrastructure*)
- **Stewardship** by preserving existing neighborhoods and encouraging new high quality sustainable neighborhoods that are supported by well-maintained infrastructure and services (*High Quality Neighborhoods & Services, Well-Maintained Infrastructure*)
- **Well-being** by encouraging opportunities for social interaction and identifying opportunities for access to open space and parks (*Social Interaction, Open Space, Parks*)



Enhance Livability & Quality of Life

- Implement The Cairns Master Plan to add to the core of entertainment and sports venues in Sandy’s downtown
- Identify and create multi-modal connections between key places
- Encourage social interaction
- Continue to support community-wide celebrations
- Identify opportunities for neighborhood-based celebrations
- Implement and strengthen educational and art opportunities

The **Enhance Livability and Quality of Life** Strategy supports the Community Values in the following ways:

- Community by ensuring that Sandy’s neighborhoods are attractive, well-kept, and maintain their unique character (*Well-kept neighborhoods, Unique Character*)
- Premium Location by making certain that neighborhoods have good access internally and are well connected to regional resources (*Internal & External Connections to Amenities*)
- Opportunity by including considerations for opportunities for education, employment, entertainment, and activities in future planning (*Education, Employment, Entertainment, Activities*)
- Stewardship by ensuring that there is adequate infrastructure and services to support Sandy’s neighborhoods and businesses (*Supportive infrastructure and services*)
- Well-being by creating environments and systems that support safety, happiness, and physical, mental, and social health (*Supports safety, happiness, health*)



Increase Range of Housing Opportunities

- Create or modify zoning classifications for new housing types that promote appropriate or desired types
- Contribute to Sandy’s high quality of life by ensuring that current and future development in neighborhoods incorporate the amenities and sense of belonging valued by residents
- Encourage a variety of price points for rent and ownership
- Implement strategies to encourage additional and preserve existing moderate-income housing

The **Increase Range of Housing Opportunities** Strategy supports the Community Values in the following ways:

- Community by creating opportunities for new development and neighborhoods to blend with existing neighborhoods (*New development and neighborhoods*)
- Premium Location by ensuring that neighborhoods provide opportunities for households of various types, sizes, and income levels (*Diverse types of households*)
- Opportunity by providing attainable housing options in various locations within the city (*Attainable housing types*)
- Stewardship by helping to mitigate the regional housing shortage (*Address regional growth needs*)
- Well-being by providing safe affordable housing for families and individuals in the city (*Safe, Affordable Housing Options*)



Support Diverse Local Economy

- Implement The Cairns Master Plan to enable more diverse economic development with entertainment, sports, and office
- Encourage a mix of uses in employment centers, including office, housing, retail, entertainment, and open space
- Create multi-modal connections within and to The Cairns
- Activate commercial centers to drive economic growth by providing jobs, generating tax revenue, and supporting local businesses, and contribute to the vibrancy of communities
- Encourage revitalization of older commercial areas to encourage economic performance throughout the city
- Implement strategies to encourage the viability and expansion of Sandy-based businesses
- Support small and local businesses

The **Support Diverse Local Economy** Strategy supports the Community Values in the following ways:

- Community by providing the resources needed to offer events and amenities for a strong, inclusive, and connected city (*Events and Amenities throughout the city*)
- Premium Location by ensuring that the goods and services needed and desired by residents, businesses, and visitors are available and viable (*Goods & Services near neighborhoods*)
- Opportunity by providing an economic environment that supports families by balancing tax burden with services, minimizes transportation and other infrastructure costs, supports education options to ensure a trained workforce, and supports commercial interests through a stable business environment and appropriate infrastructure and services (*Welcoming economic environment*)
- Stewardship by building up local business owners who take pride in the community (*Business Friendly*)
- Well-being by adding businesses that support both proactive and reactive healthcare (*Businesses that support healthy lifestyles*)



Bolster Commercial Centers

- Implement strategies to encourage redevelopment of some existing commercial with new amenities
- Provide for opportunities to include more diverse housing types in commercial centers when part of a comprehensive master plan that provides for community spaces, connectivity, green spaces, and walkability
- Identify and complete connections within redeveloped centers and between the centers and surrounding neighborhoods
- Allow medium density housing such as twin homes or townhomes as a buffer between commercial areas and existing single-family neighborhoods that limit height and protect views.

The **Bolster Commercial Centers** Strategy supports the Community Values in the following ways:

- Community by encouraging reinvestment in existing commercial areas located within easy access of Sandy’s neighborhoods (*Encourage reinvestment*)
- Premium Location by identifying and closing gaps in multi-modal access to surrounding neighborhoods (*Effectively use existing resources*)
- Opportunity by encouraging new investment in The Cairns area and neighborhood commercial centers to preserve and enhance Sandy’s broad economic base (*Preserve and enhance existing economic base*)
- Stewardship by encouraging reinvestment in existing areas to take advantage of existing infrastructure and resources (*Maximize use of existing investment*)
- Well-being by providing opportunities for community events and interaction in revitalized centers (*Opportunities for social interaction*)



Increase Sustainable Mobility & Connectivity

- Maintain and increase safe connections, including those for alternative modes of transportation
- Ensure pedestrian lighting in primary connectivity areas
- Fill in system gaps for sidewalks, trails, and roadways
- Enhance multi-modal friendly streetscapes
- Plan for future transit on 9400 South
- Plan for a pedestrian bridge to provide pedestrian access to The Cairns
- Work with Utah Transit Authority (UTA) to create regular, reliable transit connections within The Cairns
- Continue to implement the Canal Trails Plan to provide grade separated trails

The **Increase Sustainable Mobility and Connectivity** Strategy supports the Community Values in the following ways:

- Community by identifying opportunities to better serve existing and future neighborhoods by connecting residents and visitors to area resources and amenities (*Encourage active transportation supportive land uses*)
- Premium Location by increasing opportunities to utilize all modes of transportation efficiency while minimizing vehicle miles traveled (*Locate goods & services near neighborhoods*)
- Opportunity by better connecting Sandy’s resources and neighborhoods (*Identify opportunities for new connections*)
- Stewardship by utilizing existing infrastructure to delay or reduce needed future infrastructure costs (*Minimize need for new infrastructure*)
- Well-being by increasing opportunities to walk or bike to key locations and amenities (*Encourage active lifestyles*)



Conserve Open Space & Natural Resources

- Encourage more compact development types in both residential and commercial development
- Preserve sensitive undeveloped land
- Ensure that redevelopment areas implement a park once philosophy, so that visitors and residents can park their vehicle in a single location and access a variety of destinations on foot, thereby reducing traffic congestion and promoting walkability and convenience within the community
- Continue to implement best practices in water conservation strategies
- Implement a citywide beautification award for best water-wise landscapes
- Continue to provide updated educational resources that identify strategies for water, storm water, and riparian zone management

The **Conserve Open Space and Natural Resources** Strategy supports the Community Values in the following ways:

- Community by ensuring that all areas of the city have access to parks, trails, and open spaces to encourage gathering and social interaction (*Ensure parks, trails, & open space access*)
- Premium Location by identifying opportunities to locate open spaces near existing and future neighborhoods (*Ensure new neighborhoods have parks, trails & open space*)
- Opportunity by ensuring adequate natural resources for future generations (*Preserve open spaces for the future*)
- Stewardship by the wise use of natural resources (*Use natural resources wisely*)
- Well-being by ensuring the city has a robust urban forest (*Increase tree canopy throughout the city*)



Engage Responsibly with Regional Partners

- Sandy will be a recognized leader in solving regional issues
- Sandy should invest resources towards staffing, planning, and building relationships to promote regional & legislative solutions for:
 - Reducing vehicle miles traveled through the location of neighborhood-based goods and services
 - Improving air quality through park once strategies
 - Reducing heat islands by increasing the tree canopy throughout the city
 - Identifying and implementing best practices for riparian zones
 - Limiting development on sensitive lands
 - Support regional efforts to coordinate land use and transportation

The **Engage Responsibly with Regional Partners** Strategy supports the Community Values in the following ways:

- Community by ensuring that Sandy neighborhoods continue to benefit from regional opportunities and resources by participating in strategies that preserve regional resources (*Act to preserve regional resources*)
- Premium Location by connecting Sandy to regional amenities and resources by participating in programs that enhance regional infrastructure (*Take advantage of regional infrastructure*)
- Opportunity by taking advantage of regional funding and new investment from regional growth (*Take advantage of regional growth*)
- Stewardship by leveraging regional resources to benefit Sandy residents and businesses (*Leverage regional resources for Sandy*)
- Well-being by contributing to regional solutions for air and water quality, participating in the completion of regional trail systems, addressing environmental challenges, responding to natural hazards, and ensuring safety and security including physical safety and safe roads, sidewalks, and trails (*Participate in regional solutions*)

SECTION 01

PACE OF PROGRESS OVERVIEW

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CHAPTER 1.4

Community Engagement

Community engagement is a cornerstone of the city administration's strategic vision, reflecting the commitment to fostering an inclusive, participatory environment where every voice is heard and valued. By actively involving residents, businesses, and local organizations in the decision-making process, it is ensured that the General Plan Framework is not only reflective of the diverse needs and aspirations of Sandy City but are also built on a foundation of trust and collaboration. This chapter outlines the approach to community engagement, emphasizing its crucial role in shaping a city that is responsive, resilient, and thriving. The materials used throughout the process are found in Appendix C.

Community Engagement Purpose

The goal for community engagement was to generate authentic input and representative feedback from the people who call Sandy home, as well as those who work, play, and own businesses in the city. The community engagement process:

- Generated awareness of the planning process and the various input opportunities
- Provided a combination of accessible digital, virtual, and in-person engagement options
- Engaged diverse groups within the community

Key Audiences

Input was representative of the diversity of interests in Sandy including:

- Residents – including seniors, youth, and hard-to-reach populations
- Business owners
- Property owners
- City workforce and patrons
- Community and faith leaders
- City staff
- Elected officials

Process

CREATE PROJECT IDENTITY & AWARENESS

The first step in the process was to create a memorable name and style for the project so the public would know when materials and meetings focused on the General Plan process. The process was branded “Sandy Pace of Progress” with a project specific logo and branding scheme.



A project website served as both the repository for all project information as well as the source of interactive engagement tools including an idea wall, map, and surveys. As part of the project launch, a postcard was mailed to every address in the city. The postcard served as an invitation for residents to learn about the process and to give their unique input on what they envision for the future of their community.

The launch of the website was also announced on all City social media



channels, newsletters, and marquee boards. A survey conducted and completed by Y2 Analytics approximately two months after the website launch indicated that 82 percent of residents were aware of the General Plan process, a significant percentage for this type of project.

ORGANIZE COMMUNITY-BASED COMMITTEES

Several committees guided the process. The committees included a Steering Committee of residents, businesses, City staff, non-profit organizations, and elected officials. The Steering Committee met five times during the project to provide guidance and feedback on the vision and goals as well as Key Strategies for the future. The list of Steering Committee members is included in the Acknowledgments section of this plan.

There were also five topic-based subcommittees including:

- Healthy Sandy
- Water Preservation
- Transportation
- Housing
- Small Area Plans

The subcommittees met throughout the process to provide input and oversight. A list of subcommittee members is included in the Acknowledgments of this plan.

IMPLEMENT A VARIETY OF ENGAGEMENT ACTIVITIES

Several surveys and a series of stakeholder interviews informed the process. These efforts included:

- Online input via the project website
- Interviews with community stakeholders
- Youth outreach
- Pop-up events
- Open house events

CONFIRM INPUT RECEIVED

The City contracted with Y2 Analytics to administer three statistically valid surveys in each phase of the process. The surveys were administered to confirm or identify differences in the input from the website, open houses, and similar methods. The five key takeaways from each of the surveys are included in each phase of the public engagement process.

- The first survey focused on community values. The results of the survey were used to confirm and refine the results of the broader public engagement process.
- The second survey provided an opportunity to dig a little deeper into the results of Survey #1 and gain a more comprehensive understanding based on community values in key areas such as growth, land use, housing, neighborhoods, transportation, and open space. The results of Survey #2 were used to create the draft vision, values, and decision-making framework for the General Plan.
- The third survey identified several recommendations to implement the Key Strategies proposed in the plan including approaches to infill, missing middle and moderate-income housing, as well as approaches to improving overall connectivity within the city. The results of Survey #3 were used to refine the final draft General Plan update.

ENSURE ONGOING COMMUNICATIONS

The planning team used City communication tools to provide updates and maintain interest in the project. Communication tools included:

- Sandy's monthly newsletter
- Monthly Pace of Progress updates from the Sandy Planning team
- City website
- City marquee
- Emails to the project database
- Social media channels



Sandy Youth Council Meeting on the General Plan Process



Commercial Revitalization Workshop #1

Phase One Outcomes

November 2022 – October 2023



Phase One of the engagement process focused on informing the community of the process and generating initial input to help guide the visioning and values process. This phase asked participants to talk about what they value about living, working, and playing in Sandy as well as their ideas for Sandy’s future.

PHASE ONE EVENTS INCLUDED:

Online comments through the Social Pinpoint map and Idea Wall

- Online visitors were asked to identify the following on a map of Sandy:
 - *Why they live in Sandy*
 - *Areas that need improvement*
 - *General ideas and suggestions*
- The idea wall generated conversations about:
 - *Why they chose Sandy*
 - *Their plan for Sandy’s future*
 - *What challenges they see ahead*

Three open houses

- January 25, 2023
The first open house introduced residents and stakeholders to the General Plan process. During this event residents and stakeholders had the opportunity to learn more about and provide feedback on four primary topics:
 - *Economic Development*
 - *Transportation*
 - *Open Space*
 - *Community*
- April 26, 2023
The second open house provided attendees an opportunity to draft their own vision for Sandy in 2050. Residents and stakeholders were also asked to provide more specific input on several of the key takeaways from earlier in the process including additional definition and thoughts about:
 - *What is important to them in their community*
 - *What they see as the primary opportunities and challenges relating to regional growth*
 - *Their priorities for economic development, housing, open space, water conservation, and transportation*

They were also asked to review some of the key concepts from the public engagement process to date to ensure that the team had heard their ideas and concerns.

- September 13, 2023
The third open house once again focused on housing, transportation, and east/west connections. The continued focus on these issues helped to refine the goals and approach to the opportunities and challenges relating to these critical issues. In addition, attendees of this open house provided ideas and input on the future of Sandy’s five transit stations and six Neighborhood Activity Centers.

Four tabling events

- May 15, 2023
The team attended the Sandy-hosted food truck night at Amphitheater Park, which is held throughout the summer. People who stopped by the booth were asked how they felt Sandy in 2050 would be different from Sandy in 2023. The QR code for the project website was provided at all food truck nights.
- July 4, 2023
Sandy’s Independence Day celebration is one of the largest and highly attended in the region. The team attended the event and gathered ideas and input concerning transportation and housing. Visitors were also asked to leave any ideas or comments they had about the future on a map of the city.
- August 12, 2023
Sandy’s annual Balloon Festival was an opportunity to gather input from the community about:
 - *What worries them about growth*
 - *What does walkable mean to them*
 - *What should be the top two economic priorities of Sandy*
- September 16, 2023
Input at the annual Heritage Festival held in Main Street Park asked attendees their thoughts about:
 - *Transportation and how they would address east/west connectivity*
 - *Housing*
 - *Any other topics important to them*

Six Stakeholder Workshops

- **January 11, 2023 – Sandy Historic Committee**
This meeting with the Sandy Historic Committee focused on the role of Historic Sandy both in the General Plan and for the Historic Sandy Station Area Plan.
- **January 12, 2023 – Sandy Youth Council Meeting**
This meeting introduced Sandy's Youth Council to the process and provided them an opportunity to tell the team their priorities for the community's future.
- **January 20, 2023 – Sandy Senior Center Meeting**
The team heard from Sandy's older residents about their vision for Sandy's future.
- **April 18, 2023 – Youth Future Summit**
Youth from the schools and organizations throughout Sandy were invited to City Hall to work on their vision and maps for Sandy in 2050.
- **April 24, 2023 – Station Area Plan Workshop**
Residents and business owners within a half mile radius of four of Sandy's TRAX stations and the South Jordan FrontRunner Station took part in a workshop to identify a vision, opportunities, and challenges in each of the station areas.
- **April 25, 2023 – Neighborhood Activity Centers Workshop**
Residents and business owners within a half-mile radius of six of Sandy's older commercial areas took part in a workshop to identify a vision, opportunities, and challenges in each area.

Three Steering Committee Meetings

- **January 11, 2023**
This kickoff meeting introduced Committee members to the team and the process. Committee members also reviewed and provided input on the materials for Open House #1.
- **April 12, 2023**
The second Steering Committee meeting reviewed the results of the Existing Conditions report and initial community input. Committee members also reviewed and provided input on the materials for Open House #2 as well as the strategy for pop-up and tabling events scheduled throughout the summer.
- **September 13, 2023**
The third Steering Committee meeting reviewed the results of Phase One input and provided input on the draft General Plan purpose statement and Community Values.

Thirteen Sub-Committee Meetings

- These meetings were held throughout Phase One to generate input and guidance from stakeholders for each topic.



Neighborhood Activity Centers Internal Charettes



Youth Stakeholder Engagement



4th of July Engagement Event

Input Summary

While thousands of comments with a full range of opinions were received, three primary themes emerged from the input:

- 1. A desire for preservation and cohesion**
This is expressed as appreciation of the residential and aesthetic character of Sandy as an area of established communities and families. This is also expressed as a desire to limit more intensive development and ensure that new construction reinforces community cohesion. The community prefers the preservation of existing housing stock within a connected, human-scale pedestrian and bike-friendly environment.
- 2. A desire for sustainable growth patterns and a community-based focus**
Sandy residents prefer slower, more-controlled growth concentrated along major transportation corridors. There is also a desire for opportunities to promote local neighborhood-based businesses and community gathering places to foster multi-generational and community-oriented activities within easy reach of existing neighborhoods.
- 3. A desire for management of transportation and other infrastructure to maximize value**
Sandy residents advocate for a comprehensive approach to transportation to minimize congestion and explore alternatives to reduce reliance on cars. Residents are also concerned about adequate space for parking as well as cut-through traffic within neighborhoods.

Phase One of the public engagement process also focused on several of key topics for the future.

HOUSING

Comments about housing are consistent with the underlying value of preserving Sandy’s current character and aesthetic. Sandy residents and stakeholders were concerned about housing attainability for all households. The three major housing related themes were:

- Lack of affordable housing stock for households at the median income level
- A desire for housing for seniors and new families
- A focus on the importance of property upkeep and maintenance

TRANSPORTATION

Most of the transportation-related comments focused on three concepts:

- Congestion and safety on existing roads.
- Importance of completing the bikeways and active transportation system.
- Improve connectivity east to west.
- Improve north to south connectivity within the area east of 1300 E.

ECONOMIC DEVELOPMENT

The community has expressed a strong desire for locally oriented businesses and concern about the run-down appearance of some of the older shopping areas and businesses. The community also indicated a desire for goods and services close to home to minimize travel. Comments relating to economic development and commercial revitalization focused on three primary themes.

- Promotion of mixed-use development and neighborhood-centered businesses. Residents expressed a preference for areas that incorporate both commercial spaces and community gathering places that support locally owned businesses.
- An emphasis on vibrant, community-oriented spaces. This was expressed as a desire for a community-oriented downtown and a desire to ensure that essential community assets like Historic Sandy and Dimple Dell are a key part of future planning.
- Balancing transportation needs with urban design. Residents stressed the importance of walkability and strategies to address congestion.

OPEN SPACE

Sandy’s parks, open space, and access to Little Cottonwood Canyon are highly prized. Sandy residents see the area’s parks and access to open space as something that positively differentiates the community from surrounding cities. These spaces are an important component of identity and therefore need to be distributed throughout the community and programmed to encourage social interaction and a sense of belonging.

Y2 Survey #1 Results

The Y2 Survey results confirmed the key takeaways from the on-line and in-person community engagement.

5

1.

Sandy City residents report a **high overall quality of life**, offering an average score of 82 out of 100. They cite the City's **proximity to the mountains**, **convenient access to businesses and amenities**, and **the clean, safe neighborhoods** as particularly positive aspects of the community.

2.

Residents are most concerned about **mitigating growing pains**—both today and with an eye toward the future. Growth and development is the issue about which **residents are the most divided** overall, both in terms of **economic development** and **housing**.

3.

Managing traffic flow throughout the City and **maintaining a low tax burden** are important priorities for **more than 9-out-of-10** residents, with **keeping taxes low** selected as the **most important** priority by **21%** of residents.

4.

Consistent with residents' traffic and growth concerns, there is **significant appetite for improvements to streets and roads for motor vehicles**. There is little appetite, on the other hand, for additional housing development. **District 1 residents** express the **most openness to various housing development options** in their area of the City.

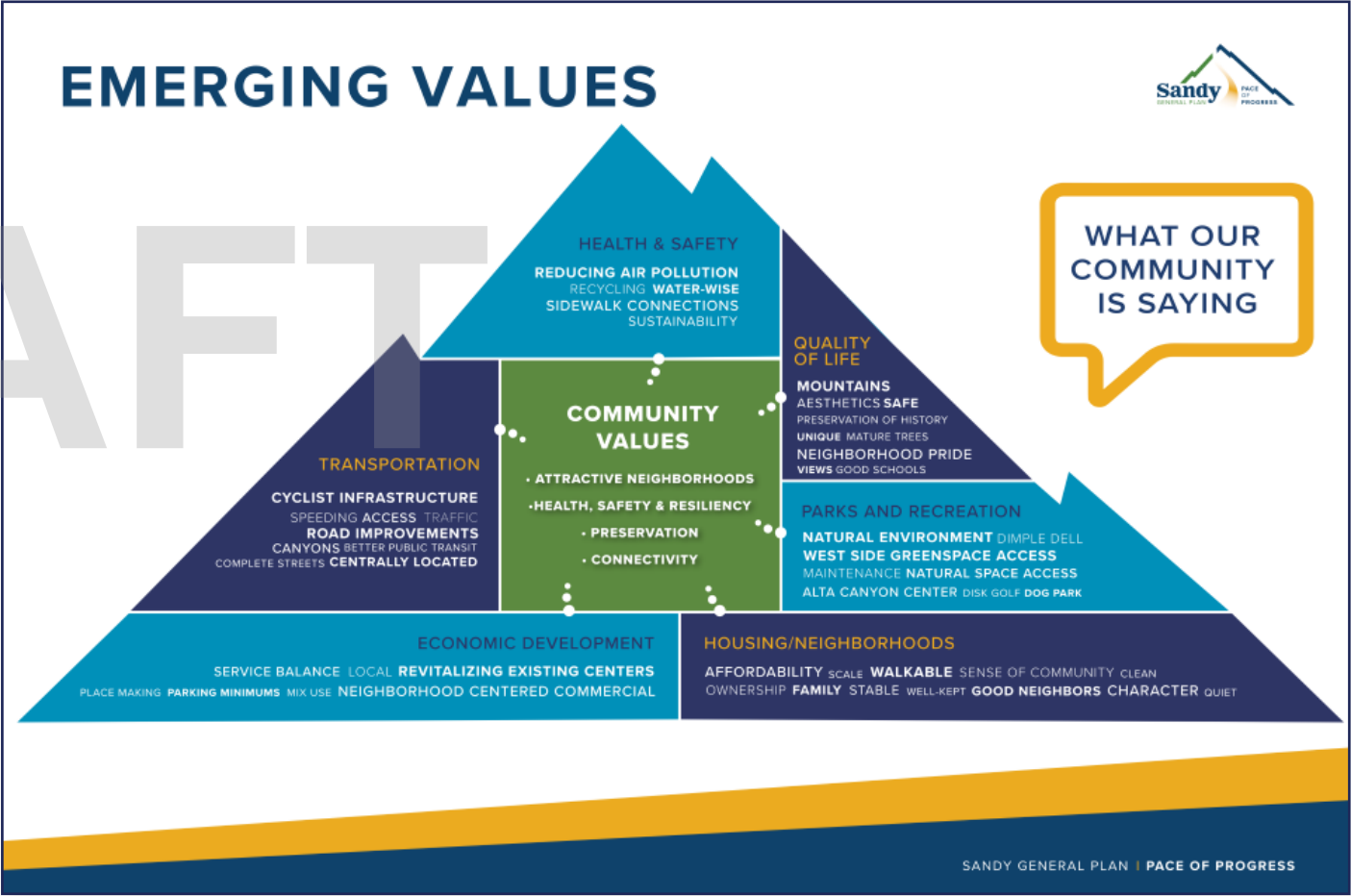
5.

Among all respondents, **nearly a third** have heard something about the **general plan update** and **1-in-5** residents suggest they've been involved in the process in some way.

KEY FINDINGS TO REMEMBER

Phase One Emerging Values

The input received through community outreach formed a set of emerging ideas and values that guided the development of the future vision and goals for Sandy. A compilation of all comments received can be found in Appendix C.



The community values attractive neighborhoods, health, safety, and resiliency; preservation of Sandy’s family friendly and vibrant community; and connectivity to open space, entertainment, and other regional amenities. Phase Two of the public engagement process explored these values.

Phase Two Outcomes

November 2022 – April 2024



Phase Two of the public engagement process explored the themes from Phase One to identify draft General Plan purpose and Community Value statements. Phase Two resulted in a General Plan decision-making framework and several Key Strategies for the future.

PHASE TWO EVENTS INCLUDED:

Online comments through the Social Pinpoint map and Idea Wall

- Online visitors were asked to identify the following on a map of Sandy:
 - *Locations for Neighborhood Activity Centers*
 - *The types of housing they would like to see in existing and future neighborhoods*
- The idea wall generated conversations about Sandy’s draft General Plan values
 - *Well-being*
 - *Opportunity*
 - *Community*
 - *Stewardship*
 - *Convenience*
- A survey that mirrored the Y2 Analytics Survey #2

One open house

- March 20, 2024
The final open house asked for feedback on several Key Strategies for Sandy’s future including:
 - *Housing opportunities*
 - *Commercial centers*
 - *Diversifying the economy*
 - *Improving mobility*
 - *Conserving natural resources*
 - *Safeguarding neighborhoods*
 - *Sustaining livability*

In addition, participants provided input on the draft concepts for the Station Area Plans and Neighborhood Activity Centers.

One Steering Committee Meeting

- April 3, 2024
The fourth and final steering committee meeting focused on the Key Strategies. Committee members reviewed the results of the planning

process to date and provided input on the strategies and decision-making framework.

Seven Sub-Committee Meetings

- These meetings were held throughout Phase Two to generate guidance for the decision-making framework and Key Strategies.

Input Summary

Phase Two of the public engagement process dug deeper into the feedback received on key topics in Phase One.

HOUSING & NEIGHBORHOODS

Participants expressed support for the location of more diverse housing types near transit and transportation corridors. At the same time, they value their current neighborhoods and support strategies to safeguard these areas.

TRANSPORTATION & MOBILITY

Participants expressed continued support for investment in strategies to connect residents to the services and amenities they value and enjoy. Strategies to use existing infrastructure efficiently by locating higher demand uses near existing transit and highways were preferred. Residents also expressed support for mixed use development to allow people to park once and minimize the need to drive to multiple locations.

ECONOMIC DEVELOPMENT & REVITALIZATION

One of the reasons people enjoy living in Sandy is the ability to easily access the goods, services, and amenities that contribute to overall livability. Identifying opportunities to reimagine and revitalize the existing commercial areas is a priority for Sandy residents. In addition, participants expressed a desire for a continued diverse economy within the city to provide a strong economic base and opportunities for current and future residents.

OPEN SPACE

An updated Parks, Recreation, and Trails (PRT) Master Plan was adopted in March 2024. The vision of the plan is to *provide exceptional programs and facilities to enhance the environment and the lives of the people the park system serves*. The PRT Plan is an appendix to this plan.

Y2 Survey #2 Results

The Y2 Survey #2 results confirmed the key takeaways from the on-line and in-person community engagement.

5

1.

Sandy residents report the City's proximity to the mountains, convenient access to businesses and amenities, and the clean, safe neighborhoods as particularly positive aspects of the community.

2.

Physical safety, open space preservation, and managing road infrastructure and traffic flow throughout the City are top priorities for at least a third of residents. Physical safety is considered the number one priority for nearly half of residents.

3.

Considering their top priorities, residents express satisfaction with the safety and open space/rec opportunities provided by Sandy City. They are less satisfied, however, with road conditions and traffic flow in the city. This is true both of Sandy as a whole and in their individual neighborhoods, indicating an important area for future improvement.

4.

Taxes and affordability continue to be a major area of concern for residents. Residents consider the tax revenue and economic development brought in by Sandy's commercial areas as a boon to the city. As such, many are hesitant to disrupt the cash flow by adding residential housing to the mix.

5.

With that said, when considering options for providing affordable housing, the options that garner the most support are promoting high density housing near transit stations and commercial areas and easing restrictions on accessory dwelling units.

KEY FINDINGS TO REMEMBER

Phase Two Emerging Direction

Over the course of the process that resulted in the draft General Plan update, more than 3,000 people either visited the website, attended an open house, or participated on a committee. Thousands of others interacted with team members at pop-up events across the city. By the end of Phase Two of the process, the community had provided several thousand significant, actionable comments that were incorporated into the process.

Phase Two of the process confirmed and added depth to the themes that emerged in Phase One. More in-depth information was used to develop the General Plan Purpose Statement, five General Plan values, and six Key Strategies that form the foundation of the draft General Plan update that was the subject of input in Phase Three.

Phase Three Outcomes

May 2024 – August 2024

Phase Three of the public engagement process provided the community with the draft results of the overall process. The draft plan was presented in stakeholder and committee meetings as well as in Planning Commission and City Council workshops. The draft concepts and plan were also provided on the project website with an opportunity to leave comments and feedback.

A survey was also provided on the website that mirrored Y2 Analytics Survey #3.

Y2 Survey #3 Results

The Y2 Survey #3 results took a deeper dive into the goals, objectives, policies, and actions contemplated by the General Plan to gauge public support.

5

1.

A majority of Sandy residents identify preserving single family neighborhoods, preserving open space, and limiting or reducing traffic impacts as top objectives for the future of the City. Fewer than one-in-ten residents feel that new gathering spaces, additional city services, or developing a strong city center should be top priorities.

2.

Despite the prevailing concerns about single family neighborhoods and traffic, there are avenues for new housing that many are open to. Most residents believe the City should encourage new housing that is consistent with the styles of existing neighborhoods, and a majority would support a mixed-use neighborhood activity center concept. Residents also show modest interest in garden courtyard style homes as housing options that could be integrated into both redeveloping commercial areas and major corridors.

3.

Regarding mobility, residents express strong support for greater walkability in Sandy. Where walkable destinations are concerned, there is strong interest in pedestrian friendly access to parks and open spaces as well as commercial entertainment areas.

4.

The traffic mitigation solutions most appealing to residents are, however, automobile focused, with intersection improvements (such as round-about), increased road capacity, and increased connectivity of city street networks garnering the most support. Two-thirds of residents support a multi-modal roadway approach to address transit and mobility along 9400 S, which may present an opportunity to increase walkability and transit use generally.

5.

72% of respondents say Sandy's biggest environmental issue is either water conservation or air quality, and just short of half of respondents are aware of at least one city water conservation program. There is also strong support for increasing tree canopy in Sandy.

KEY FINDINGS