



Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

MEMORANDUM

December 8, 2016

To: City Council via Planning Commission
From: Community Development Department
Subject: **General Plan Amendment – The Cairns Master Plan** GPA-11-16-5165
(an update to the Sandy City Civic Center Area 30- **1000+ Acres**
Year Development Plan)

HEARING NOTICE: *This item has been noticed to property owners within the subject area and in the newspaper.*

CASE HISTORY	
Case Number	Case Summary
GPA-1-12-2141	The Sandy Civic Center Area 30 Year Development Plan which outlined the future land use and vision for the area roughly bounded by Interstate 15, the TRAX rail line, 10600 South, and 9000 South. On April 19, 2012, staff recommended to Planning Commission that the proposed General Plan Amendment be approved. They voted in favor of approving the amendment. The Council approved and adopted this General Plan amendment on May 22, 2012.

REQUEST

The Sandy City Community Development Department is requesting to amend the General Plan for the purpose of adopting The Cairns Master Plan – A 25 Year Development Plan for Sandy’s Downtown District (an update to the original Sandy Civic Center Area 30-Year Development Plan). The plan area is mostly unchanged from the previous master plan and is roughly bounded by 9000 South Street on the north, the TRAX rail line to the east, 10600 South Street on the south, and Interstate 15 on the east (with some exceptions north of 9000 South and east of the TRAX rail line).

BACKGROUND

This document is a revision and re-adoption of The Sandy Civic Center Area 30 Year Development Plan, originally adopted by the City Council on May 22, 2012. It was intended to establish the goals and objectives that will guide all future design and development within the plan area. Formulation of this original document was the

culmination of a two-year community planning process by Sandy City in conjunction with Envision Utah, DDRM, IBI Group, and key stakeholders.

As parts of this Area have been implemented since adoption of the original plan, the need to update it was evident. There have been a few key steps taken in implementing the vision of the Area. The first major step taken was the selection of a name for the plan area. At the time of the adoption of the previous master plan, various placeholder names had been used (such as Civic Center Corridor, Downtown Sandy, Destination Sandy, STEPS) to describe the area. Through a marketing and branding study, a new name for the area was selected, The Cairns. This brand name has been incorporated into the name of this document, The Cairns Master Plan.

The next significant step was preparing the Design Standards and Guidelines for The Cairns. In 2015, the City commissioned a consultant, IBI Group, to prepare this document. In reviewing this material, we determined that much of its content would be better incorporated into the Master Plan for the District. The content provided by IBI provides a lot of clarity by describing and using visual aids to better comprehend the new terms and ideas that were presented in the original vision for the area, such as “mountain meets urban”, “ultimate base camp”, and even expanding on the meaning and symbolism of the word cairn. As part of this master plan revision, we have incorporated a lot of new graphics and text that come from the work done by IBI.

Another need for the update to this document were the many implementation steps taken by the City and the private sector to begin creating new developments and spaces that follow the vision for the Cairns. The City has already begun implementing improvements to Monroe Street with several completed phases. Since the adoption of the plan, the city did further planning around City Hall to accommodate the Hale Centre Theatre and private investment has followed in the Park at City Center apartments and the Mountain America Credit Union Corporate Headquarters. There were also steps taken to plan the Central Village area and major office buildings have already been completed. The East Village has also taken shape in recent years, implementing the master plan that was described in the plan.

These recent developments have helped prove that the vision for The Cairns can be realized and has created energy and momentum to see the other areas of the District come to life. It has also made the City realize that they are significant steps that will need to be implemented in the near and long term future to keep pace with the growth. This revised plan provides a focus on the implementations steps needed to help guide and prioritize private development and public investments made in the Area.

NOTICE/PUBLIC ENGAGEMENT

Prior to the adoption of the original plan, several meetings were held with residents, business owners, and other interested parties to obtain comments and input for the City’s plans for this area. In March and April of 2012, the City invited the business community to two meetings to discuss the planning efforts made thus far. In addition, two public open houses were held, one at Sandy City Hall and one at the Sandy Senior Center, to which Sandy City residents were invited to also give comments and input.

As part of the review process for this update to the master plan, public hearings with the Planning Commission and City Council will be held. All property owners within the Cairns District have been notified of these meetings and were encouraged to review the revised master plan, and provide public comment. General public notice has been posted in the newspaper, the public notice website, and prominently posted on the City's website to help inform the general public of our intentions.

ANALYSIS

The proposed changes to the original master plan for The Cairns District build upon the content of that plan and expands it to provide greater clarity of the vision for the Cairns and better illustrates the steps needed to implement it.

The goals of this plan are in conformance with the existing goals and policies as outlined in Chapter 2 of the Sandy City General Plan and its focus in providing direction for quality growth and redevelopment within the city. In addition, it follows the direction laid out by previous master plans adopted by Sandy City with the intent to create a vibrant downtown area for residents and visitors alike.

Recent studies by the Wasatch Front Regional Council and Envision Utah (namely Wasatch Choice for 2040 and the Salt Lake County Cooperative Plan) predict substantial growth along the Wasatch Front. Due to topographical constraints, it is anticipated that a large majority of this growth will occur near or adjacent to major transportation routes (including transit). Without proactive planning efforts to address this growth, many intersections and transportation routes will likely reach unacceptable levels of service.

Within The Cairns District, Sandy City has an extraordinary opportunity to absorb much of the predicted growth in the City with a minimal amount of infrastructure and other investment. This proposed plan area provides a number of valuable transportation options, including access to Interstate 15, two collector stations for TRAX, a FrontRunner commuter rail station, and numerous multi-purpose trails.

Adoption of this plan will improve and complement the existing retail, entertainment, office, and other economic engines in place. The addition of residential uses will only further enhance the activity and provide the energy needed to transform this area into an animated and successful downtown for Sandy City.

STAFF RECOMMENDATION

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to adopt The Cairns Master Plan – A 25 Year Development Plan for Sandy's Downtown District (an update to the original Sandy Civic Center Area 30-Year Development Plan) as part of the City's General Plan.

Planner:

Reviewed by:

Mike Wilcox
Long Range Planning Manager