#### ORDINANCE # 25-01

AN ORDINANCE REPLACING THE SANDY CITY GENERAL PLAN BY ADOPTING PACE OF PROGRESS: SANDY CITY GENERAL PLAN 2050, A COMPREHENSIVE UPDATE TO SANDY CITY'S GENERAL PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has the authority pursuant to Sections 10-9a-401 et seq., <u>Utah Code Ann.</u> 1953, as amended, to make, adopt, amend, extend and add to a general plan for the physical development of the municipality; and

WHEREAS, Sandy City, following extensive research, analysis, and public engagement, has prepared a comprehensive General Plan update that would replace the existing Sandy City General Plan; and

WHEREAS, the Sandy City Community Development Department has provided a review of the proposed update to the Sandy City General Plan; and

WHEREAS, the Planning Commission has reviewed the proposed update to the Sandy City General Plan at a public hearing held on October 17, 2024, notice of which hearing was posted in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - http://www.sandy.utah.gov, and the Utah Public Notice Website - http://pmn.utah.gov on October 1, 2024, and mailed to affected entities on October 1, 2024, and forwarded the proposed update, with a positive recommendation, to the City Council; and

WHEREAS, the Sandy City Council has held public meetings before its own body on October 22, 2024, November 12, 2024, November 21, 2024, December 10, 2024, December 17, 2024, and January 7, 2025 to discuss the update to the Sandy City General Plan, and has taken into consideration citizen testimony, planning data, the interested parties information and comments about the proposed amendment and the Planning Commission recommendation as part of the Council's deliberations; and

WHEREAS, the City Council has determined that it would be in the best interests and promote the welfare of the City and its residents by updating the City's General Plan by adopting the proposed Pace of Progress: Sandy City General Plan 2050.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City as follows:

Section 1. The Pace of Progress: Sandy City General Plan, as set forth in **Exhibit "A"** (attached hereto), and including revisions as set forth in **Exhibit "B"** (attached hereto) and **Exhibit "C"** (attached hereto).

Section 2. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the Code hereby adopted are hereby repealed.

Section 3. The provisions of this ordinance shall be severable; and if any provision thereof, or the application of such provision under any circumstances is held invalid, it shall not affect any other provision of this ordinance, or the application in a different circumstance.

Section 4. This ordinance shall become effective upon the publication of a summary thereof.

PASSED AND APPROVED this 7th day of Janua	<u>ry</u> , 2025.
Zach Robinson, Sandy City Council Cl	nair
Sandy City Council Ci	ian
ATTEST: Docusigned by: Windy December 1: City Recorder	
PRESENTED to the Mayor of Sandy City for her approval t  January, 2025.	his <sup>22nd</sup> day of
APPROVED this 22nd day of January, 2025.	
Monica Lol	
Monica Zoltans Mayor	ski,
ATTEST: DocuSigned by: Wady City Recorder	STOY CITY OF THE STORY OF THE STORY CITY OF THE STORY CITY OF THE STORY OF THE STOR
RECORDED this day of January,2025.	
SUMMARY PUBLISHED this 23 day of January	, 2025.

## Exhibit "A"

Pace of Progress: Sandy City General Plan 2050

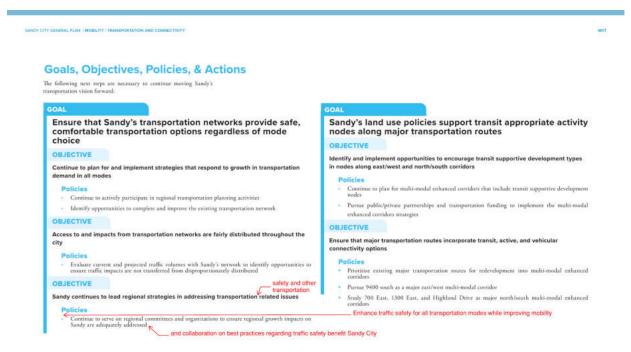
(see full document of the draft dated 10/21/2024 at https://sandypaceofprogress.org/ or City staff report file #GPA08282024-006830)



## Exhibit "B"

City Council Amendments to Pace of Progress: Sandy City General Plan 2050 (draft dated 10/21/2024)

## **Dekeyser Amendment**



## **IMPLEMENTATION PLAN**

Dekeyzer amendment

	TRANSPORTATION & CONNECTIVITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOIN
Policy	Evaluate current and projected traffic volumes with Sandy's network to identify opportunities to ensure traffic impacts are not transferred from disproportionately distributed				×
Objective	Sandy continues to lead regional strategies addressing transportation related issues				
Policy	Continue to serve on regional committees and organizations to ensure regional growth impacts on Sandy are adequately addressed				×
Goal	Sandy's land use policies support transit appropriate activity nodes along major transportation routes				
Objective	Identify and implement opportunities to encourage transit supportive development types in nodes along east/west and north/south transit corridors				
0	Continue to plan for multi-modal enabled corridors that include transit supportive development nodes via the Active Transportation Plan				×
Policy	Pursue public/private partnerships and transportation funding to implement the multi-modal enabled corridors strategies			×	
Objective	Ensure that major transportation routes incorporate transit, active, and vehicular connectivity options				
	Prioritize existing major transportation routes for the implementation of multi-modal enabled corridors				×
Policy	Pursue 9400 south as a major east/west multi-modal enabled corridor			×	
	Study 700 East, 1300 East, and Highland Drive as major north/south multi-modal enabled corridors			х	
		SHORT TERM	MEDIUM TERM	LONG TERM	ONGOIN
Goal	Sandy is an area of opportunity for people at each phase of their lives and careers				
Objective	Sandy's commercial areas provide opportunities for employment of a variety of types and skill levels				
	Sandy's Economic Development Strategy includes Goal and objectives for small businesses, retail, and major employment centers				×
Policy	Sandy supports strategies to ensure a well-prepared work force for all types of jobs				×
Objective	Partner with higher education institutions and technical schools to create strong talent-generating programs				
Policy	Sandy's business retention and attraction strategies are coordinated with education partners to increase employment opportunities for residents				х
STORE STATE	Sandy coordinates with partners to ensure residents are aware of education and training opportunities within the community	×			

### **D'Sousa Amendment**

#### Goals, Objectives, Policies, & Actions

Sandy's transportation networks and land use are coordinated to maximize opportunities for residents and business owners and mitigate traffic and congestion

Sandy's major east/west and north/south corridors are multimodal

- Multi-modal corridors connect existing and planned commercial and civic development nodes to
- maximize opportunities for trails and transit in the city

   The 9400 South corridor is included in the City's Transportation Master Plan and the Regional Transportation Plan as a multi-modal corridor
- The 9400 South corridor includes ski-bus access to take advantage of existing resources at the Alta Canyon Center
- Sandy's major north/south corridors are evaluated for future multi-modal corridors

Multi-modal corridors support mixed use and civic nodes that support housing, services, employment, and public gathering places

- Sandy's Neighborhood Activity Centers are strategically located on multi-modal corridors and trail
- Existing single-family development along Sandy's arterial highways are transitioned to medium density housing to take advantage of existing infrastructure investments

Manage implementation of the General Plan and Future Land Use Map according to best planning practices Ensure that all planning applications are consistent with the General Plan and Future Land Use Map Amend the General Plan and Future Land Use Map only when necessary OBJECTIVE Station areas provide an opportunity for attainable housing Sandy City Community Development Department will provide the City Council with regular General Plan implementation reports Sandy will review and update the General Plan approximately every 10 years

MPLI	EMENTATION PLAN				
	LAND USE	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOIN
	Residential uses are encouraged when part of a comprehensive master plan for the area that includes refail, employment, and public uses in addition to new residential development				x
Policy	Higher density development within the Neighborhood Activity Center is concentrated near major roadways and away from adjacent low-density neighborhoods				x
Objective	Neighborhood Activity Centers include a higher level of urban design				
	Master plans for Neighborhood Activity Centers include a minimum of 5-acres	×			
	Site design of Neighborhood Activity Centers encourages a park once strategy for residents, employees, and visitors				×
Policy	Neighborhood Activity Centers include clear internal pedestrian and bicycle pathways that connect to the surrounding area				x
	Landscaping in Neighborhood Activity Centers enhances the pedestrian environment and minimizes heat islands				×
Goal	Manage implementation of the General Plan and Future Land Use Map according to best planning practices				
Objective	Ensure that all planning applications are consistent with the General Plan and Future Land Use Map				
Objective	Amend the General Plan and Future Land Use Map when necessary				
Objective	Complete a comprehensive update of the General Plan every 5-10 years				
		SHORT TERM	MEDIUM TERM	LONG TERM	ONGOIN
Goal	Annexation of unincorporated areas into Sandy will comply with the provisions of State Statute and the City's Annexation Policy Plan				
Objective	Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy's Future Land Use Map and planning in accordance with this General Plan Update				
	The future land use of newly annexed areas will be consistent with the provisions of Sandy's Future Land Use Map and plan		x		
Policy	Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy		×		
Objective	No annexation will occur above Sandy's highest elevation water tower at 5,400 feet				
	Delivery of culinary water and fire flow is limited by Sandy's highest elevation water tower				×
Policy	Land above an elevation of 5,400 feet will be preserved as open space				×

### **Houseman Amendment**

SANDY CITY GENERAL PLAN | ECONOMIC DEVELOPMENT | ECONOMIC STABILITY

#### E11

#### Goals, Objectives, Policies, & Actions

Successful implementation of the General Plan over the next five to ten years is recommended to contribute to citywide outcomes that reflect a more prosperous and resilient economy for Sandy. The comprehensive planning process has outlined the following priorities:

#### GOAL

Sandy is an area of opportunity for people at each phase of their lives and careers

#### **OBJECTIVE**

Sandy's commercial areas provide opportunities for employment of a variety of types and skill levels

#### **Policies**

- Sandy's Economic Development Strategy includes goals and objectives for small businesses, retail, and major employment centers
- Sandy supports strategies to ensure a well-prepared work force for all types of jobs

#### OBJECTIVE

Partner with higher education institutions and technical schools to create strong talent-generating programs

#### Policies

- Sandy's business retention and attraction strategies are coordinated with education partners to increase employment opportunities for residents
- Sandy coordinates with partners to ensure residents are aware of education and training opportunities within the community

#### GOAL

Sandy's economic base continues to provide support and opportunities for community priorities

#### **OBJECTIVE**

Sandy's commercial areas and business development policies continue to attract and support targeted national and global employers

#### Policies

- Create, implement, and update on a regular basis Sandy's Economic Development Strategy
- Work closely with private sector partners to identify opportunities to leverage city activities and investments to increase private sector investment

#### OBJECTIVE

Sandy's policies and programs foster small businesses and entrepreneurship

#### Policies

- Actively identify strategies and investments that support smalllocally owned businesses
- Identify and implement best practices in encouraging the inclusion of small-locally owned businesses in new and redeveloped areas

#### OBJECTIVE

Expand business attraction and retention efforts in The Cairns and Neighborhood Activity Centers

#### Policies

- Coordinate closely with property owners and developers in The Cairns and Neighborhood Activity Center areas to identify strategies that support implementation of the city's goals
- Utilize state authorized tools to facilitate redevelopment of targeted areas to meet the city's vision citywide and across subareas

Advance the recruitment and retention efforts of Sandy small businesses by utilizing State authorized tools to improve and increase access to high quality childcare for businesses and their employees

AL PLAN | IMPLEMENTATION PLAN

## **IMPLEMENTATION PLAN**

Advance the recruitment and retention efforts of Sandy small businesses by utilizing State authorized tools to improve and increase access to high quality childcare for businesses and - their employees

	FCONOMIC STABILITY	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
Goal	Sandy's economic base continues to provide support and opportunities for community priorities				
Objective	Sandy's commercial areas and business development policies continue to attract and support targeted national and global employers				
	Create, implement, and update on a regular basis Sandy's Economic Development Strategy	×			
Policy	Work closely with private sector partners to identify opportunities to leverage city activities and investments to increase private sector investment				×
Objective	Sandy's policies and programs foster small businesses and entrepreneurship				
D. II	Actively identify strategies and investments that support small-locally owned businesses				×
Policy	Identify and implement best practices in encouraging the inclusion of small-locally owned businesses in new and redeveloped areas		×		
Objective	Expand business attraction and retention efforts in The Cairns and Neighborhood Activity Centers				
Policy	Coordinate closely with property owners and developers in The Cairns and Neighborhood Activity Center areas to identify strategies that support implementation of the city's Goal				×
	Utilize state authorized tools to facilitate redevelopment of targeted areas to meet the city's vision				×
Goal	Sandy's land use policies support economic stability Goal				
Objective	Land use and development policies provide opportunities for private investment that respond to changing market conditions to ensure long-term viability of commercial investments				
Policy	Recognize that investment in housing is an essential economic development strategy				×
	Identify and implement opportunities to increase housing attainability in redeveloping areas		×		
Objective	Investment in infrastructure and public amenities creates active commercial and mixed-use hubs that attract private investment and support successful businesses				
Deller	Ensure public infrastructure investments appropriately leverage new private investment				х
Policy	Utilize public investment opportunities to incorporate open space and amenities into redeveloping and new development areas				×

## **Sharkey Amendment**

## **RURAL-LOW DENSITY NEIGHBORHOOD (RLN)**

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. Workshide farmland sustains a high quality of life by preserving the city's historic rural character and providing locally sourced goods to residents and local businesses. Additionally, large lots are letted for enser with geographical challenges, such as steps pisces, where much of the lend

Residential Areas – Single-family residences remain the primary use within RLN areas. The intention is to pre-enhance these uses while regulating the design of new residential infill projects. New projects should refle-intrastructure and have the ability to facilitize agricultural production.



#### **RLN PRIORITIES**

- Preserving neighborhood character and quality of life
   Upkeep of existing housing stock
   Requiring adjacent commercial land uses to provide adequate transitions
   Opportunities for in-fill housing at an appropriate scale
   Address sensitive areas with geographic constraints



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

#### LOW DENSITY NEIGHBORHOOD (LN)

The Low-Density Neighborhoods (LN) future land use 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.

Residential Areas – Single-family residential remains the primary use within LN areas. It is the intention of preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment.

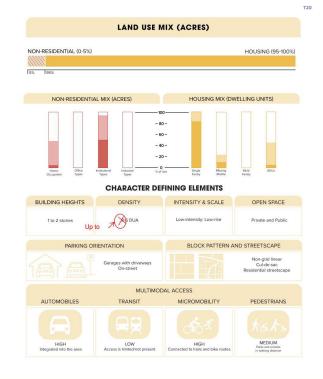
Non-Residential Areas – Low-impact institutional uses such as schools, churches, and public parks, and home occupations are considered secondary uses and may be located within LN areas.

Residential Adjacency Standards – Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.



#### **LN PRIORITIES**

- 1. Preserving neighborhood character and quality of life
- 2. Upkeep of existing housing stock
  3. Ensure smooth transitions between adjacent commercial areas and neighborhoods
  4. Opportunities for in-fill housing at an appropriate scale



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE 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 Residential Areas – Multiple housing options are available in MN areas ensuring community resiliency. Develop and maintenance of housing stock should reflect the community's housing needs and provide a seamless tra-between residential and commercial areas.

Residential Adjacency Standards – Adequate changes in building setbacks and height must provide seamless transitions between commercial and residential land uses that border MN areas.



- Preserving neighborhood character and quality of life
   Increase housing availability and type
   Uncrease housing housing stock
   Requiring adjacent commercial land uses to provide adequate transitions
   Opportunities for in-fill housing at an appropriate scale

# NON-RESIDENTIAL (0-5%) HOUSING (95-100%) - 80 --60-- 40 -CHARACTER DEFINING ELEMENTS Up to —X 2 DUA

#### HIGH DENSITY NEIGHBORHOOD (HN)

High-density neighborhoods (HN) offer diverse housing options at a density exceeding 12 units per acre. These areas enhance the quality of life by providing various housing within walking distance of transit, shops, parks, plazes, and entertainment. HI Albese advantage of federal and local housing subsidies to ensure responsible and accessible housing in centralized locations, facilitating easy access to daily needs and leburely activities. Most HN areas are statuated near or within The Calms district, emphasizing the Calms as the central hub of Sanda.

Residential Areas – High density housing options are the primary use within HN neighborhoods, providing residents with communal spaces that enhance social and economic interaction and contribute to the overall vibrancy of the neighborhood. In-fill housing developments focus on providing affordable housing near high quality amenities.

Non-Residential Areas – Various commercial, mixed use, and institutional uses such as schools, parks, libraries, gyms, restaurants, shops, enterlaimment facilities, transit hubs, and public plazas are considered secondary uses and may be located within HM areas.



#### **HN PRIORITIES**

Integrate into areas in a way that preserves neighborhood character and quality of life
 Enhance viability of the Cairns and transit within Sandy
 Increase and improve walkability and the walkability experience

# LAND USE MIX (ACRES) NON-RESIDENTIAL (0-15%) HOUSING (85-100%) - 40 -- 20 -CHARACTER DEFINING ELEMENTS Private and Public たらた

Support Local Business
 Increase economic performance
 Decrease excessive parking
 Expand retail convenience

SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

LIGHT COMMERCE (LC)

Light Commerce (LC) areas are the backbone of Sandy's local economy, offering anall-scale retail and office spaces intended to serve the residents of surrounding seighbonoods. This type of land use enthrones the quality of life by providing access to specialized goods, restaurants, and job centers. The proximity of amenties to residents fosters social overlap while conveniently meeting the commentally recommend in lands.

Maintaining Healthy and Attractive Commerce — Continued maintenance, renovation, and revitalization are strongly encouraged to sustain resignbonhood vitality and accrominc performance. Site improvements and enhanced parking graduation ensure a smooth transition from commence its to residental areas, preserving character of surround neighbonhoods.

Residential Use—Small-scale commercial use is the primary focus within LC areas. While LC areas should prioritize commerces, residential uses may be introduced in limited situations. Horizontal mixed use development should provide within the vertical mixed-use places housing above ground-level retail to activate vibrant and walkable corridors that focus on increasing "missing middle" housing.

CHARACTER DEFINING ELEMENTS

PARKING ORIENTATION

BLOCK PATTERN AND ST

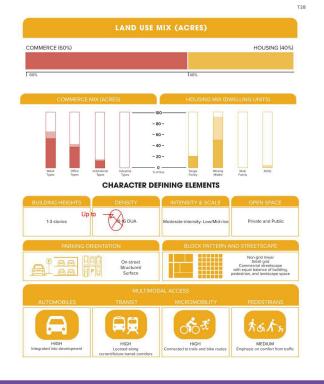
PARKING ORIENTATION

BLOCK PATTERN AND ST

Surface Lots

On-street

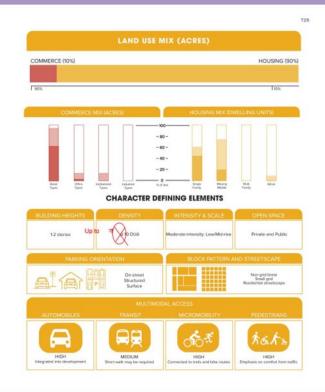
# The Transition Corridors (TC) future land use category applies to development along major streets in Sandy. The purpose of these transition corridors is the buffer stable neighborhoods from commercial and high-volume traffic to protect neighborhood characte. Development along these corridors commercial and high-volume traffic to protect neighborhood characte. Development along these corridors is expected to remain the existing commerce, but to also have single family housing. Development in these corridors is expected to remain the existing commerce, but to also bring in some missing middle housing byes and reducing the amount of trivieways along these routes for improved traffic circulation. Commerce is not expected to be added along these streets, unless it is part of a node, like a Neighborhood Activity Cernier. Corridors in this category include: 1300 East, 700 East, 9400 South, 9000 South, and Highland Drive. Corridor Redevelopment. Redevelopment of these corridors should use landscaping to buffer existing neighborhoods and should include off-road sidewalk, trail, and bikeway improvements because of the high-speeds of these corridors and optimal traffic flow. The PRIORITIES 1. Enhance multimodal connections 2. Transillon high-traffic corridors to existing neighborhoods 3. Tainsillon high-traffic corridors to existing neighborhoods 3. Utilize Infill and redevelopment opportunities to increase housing diversity and supply



T23

HOUSING (10%)

SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE TRANSITION CORRIDORS-LIGHT (TC-L) The Transition Corridors-Light (TCL) future land use category is similar to the transition corridors, or TC, category but at a smaller scale. These corridors hold less traffic than the TC category, but are still major connecting streets throughout the city. Residential development is expected to be missing middle housing byes, including townhomes, duplaxes, and triplexes. Larger missing middle housing byes are not expected along these corridors. Commerce is not expected to be addiad single three streets, unless is part of a node, ties a Heighborhood Activity Center. Corridors in this category include: 7800 South, 8600 South, 8680 South, 10600 South, 11000 South, and 11400 South. **TC-L PRIORITIES** Enhance bicycle and pedestrian connections
 Opportunities for in-fill housing at an appropriate scale



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

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."

The elements of a successful downtown.

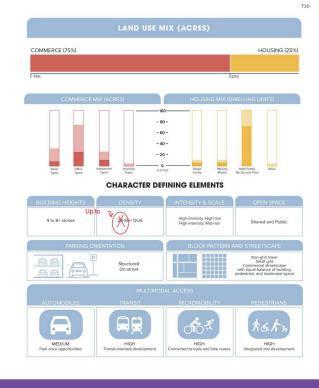
1. Signature Elements. Extensive landscapes, stressing, gathering places, and plazas will create a resort-like atmosphere, Integrating local neighborhoods through the trails and gather-place system will increase activity.

2. Internal Transit System: The signature element will connect to both the existing FrontRunner and TRAX systems and links several points of interest within the Culrus.

3. The Ultimate Basecamp: The Cairns is unique in that it is only minutes from numerous world-class ski areas and of a sure arround outdoor crecation activities. The Cairns provides a place where any visitor would stay to be in the center of a land of a land of the control of a land of the control of the co



- Increase vibrancy as Sandy's downtown
   Become a node for future 9400 South multi-modal corridor
   Encourage developments that combine residential, commercial, and office spaces to creat a dynamic urban environment
   Thoughtfully planned uses and connectivity



#### FIESTA VILLAGE (FVC)

Fiesta Village Neighborhood Activity Center (FVC) is a land use designation specific to the Neighborhood Activity Center at the southeast corner of Highland Drive / 3 2000 East and Viscounti Drive/Alta Canyon Drive / 8600 South to create a vibrant community, easily accessible by both residents and visitors alike.

The vision for Fiesta Village Center is to provide a mixed-use development that is visible and accessible from Highland Drive. The Activity Center will provide strategic connectivity points such as a central promenade and additional connections to open space.

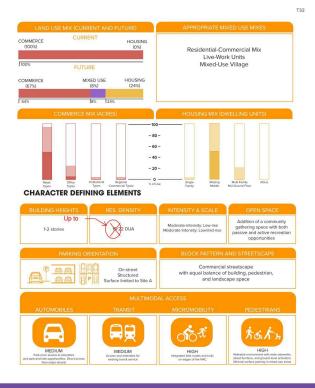
Development Plan – the creation of a central promenade will increase access to commercial and open spaces for residents and visitors alike. Development will focus on creating a welcoming atmosphere that is visible from Hiphand Drive. This will include investment in public art, street furniture, and preserved views of the Wastach Mountains. The promenade will also promote exercise and recreation through wide, paved pathways and attract businesses, cafes, and vendors to enhance the local economy.

Residential Transition -- Addition of missing middle and multi-family housing will increase availability of residential opportunities to attract new families and older populations.

Community Gathering Space — Fiesta Village is located within a park gap. This occurs when residents of a community are outside of a 10-minute walk from a park. The addition of a park with active amenities such as pickleball courts and playgrounds as well as trails and more passes in efrastructure will stituable interaction and use of the area.

#### **FVC PRIORITIES**

Increase housing availability and type
 Thoughtfully planned uses and connectivity



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

#### SANDY UNION PARK (SPC)

Sandy Union Park Neighborhood Activity Center (SPC) is a land use designation specific to the Neighborhood Activity Center at the border of Midvale, Sandy, and Cottonwood heights to revitalize existing amenities and spaces to create a robust and lively community center.

The vision for Sandy Union Park is to build on its existing assets of entertainment. As one of the main gateways to Sandy City, the area aims to become a pedestrian focused, mixed-use destination for community members and visitors to shop, buly, and enjoy entertainment.

Development Plan — the layout of mixed-use development is planned to enhance accessibility and connectivity. The creation of an internal road network will be critical for the center, especially in the southern portion. Due to the high ratific volume along 1300 East, an internal road will help reduce congeston so pedestrians can comfortably enjoy access to businesses while also increasing the visibility of businesses from 1300 East. In order to preserve the scale of the center, any new building should not exceed 80 feet of height and it should begin to taper as it encroaches upon existing single-family housing.

Residential Transition – This activity center is focused around a core of commercial and mixed-use spaces with development and maximum building heights. As development extends away from the core, both density and bederease as single-family housing increases.

Community Gathering Space — The northern community space will provide a day-to-night, passive gathering area where community members can relax in the shade of the trees during the day or enjoy various entertainment experiences in the evening. This area will provide a diversity in offerings to appeal to all ages and peoples across the region. The southern community agentieng space focuses on a mixed value will age where one can live, work, and vail. Addition of active recreation amenities and commercial spaces will enhance the sense of place as to enrich the lives of those that live there.

#### **SPC PRIORITIES**

- Increase economic performance and reduce vacancy
   Connect Highpoint Parkway to 1300 East through an internal road network prioritizing pedestrians and cyclists
   Build upon Sandy's entertainment uses in the area
   Create a gateway into Sandy City from the north
   Thoughtfully planned uses and connectivity

COMMERCE (90%) HOUSING (10%) Residential-Commercial Mix Office-Retail Mix Residential-Hotel Mix Residential-Entertainment Mix Mixed-use Village COMMERCE (53%) - 60 -- 40 -- 20 -CHARACTER DEFINING ELEMENTS Up to 35 DUA High-intensity: Low-rise High-intensity: Low/mid-rise 19(50 DUA Commercial streetscape with equal balance of building, pedestrian, and landscape space

#### **COUNTRY SQUARE (CSC)**

Country Square Neighborhood Activity Center (CSC) is a land use designation specific to the Neighborhood Activity Center located at the intersection of 1300 East and 8600 South. Despite the modest size of this center, there is significant opportunity to create a vibrant, mixed-use space where the community can access commercial, residential, and open spaces via walkable connections.

The vision for Country Square is to create a concentrated mixed-use center accessible to those neighborhoods by active transportation such as wide sidewalks and bike lanes. Addition of housing or envisioned to stimulate growth and decrease vecancy.

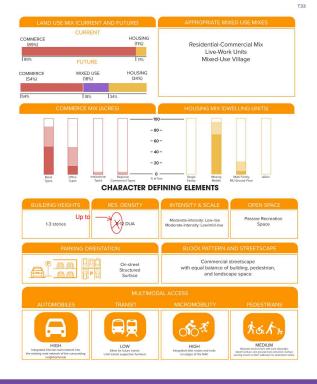
Development Plan — Although the center has limited space, there is a large opportunity to encourage community engagement and interaction. A new street from 8600 South to Wayside Drive is proposed to foster connectivity and mobility for residents to increase sease of access to community spaces.

Residential Transition – Rearrangement and modest reduction of retail space will be replaced with additional housing units on the north side of the development. The additional housing will be comprised of missing middle and multi-family housing within mixed-use spaces.

Community Gathering Space – The available open space within the center is limited but there is potential for it to have a significant impact for the community. The nearest gathering space, Severson Weil Park, is comprised of a small playground and park bench. Addition of another public space for residents would greatly benefit the neighborhood, especially if it offers a different product than Severson Weil Park.

#### **CSC PRIORITIES**

- Increase economic performance and reduce vacancy
   Increase housing availability and type
   Thoughtfully planned uses and connectivity



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

## BELL CANYON (BCC)

Bell Canyon Neighborhood Activity Center (BCC) is a land use designation specific to the Neighborhood Activity Center located at the intersections of Sego Lily Drive and 1300 East and 10600 South and 1300 East. Bell Canyon is a linear corridor designed to create a multi-modal, accessible space for residents and visitors alike to shop, work, live, and explore the beautiful nature the area has to offer.

The vision for Bell Canyon Center is to provide an accessible and interconnected community space anchored by the Sandy Library to the north and Dimple Dell park in the middle. The commercial center will focus on industrial and business space with detentions of mixed-use developments on the peripheries.

Development Plan – The layout of mixed-use and commercial development is planned to address current vacant space. Internal street networks will improve pedestrian-access through integrated bike routes, trails, and wide-

# COMMERCE (76%) HOUSING (14%) Residential-Commercial Residential-Institutional COMMERCE (59%) - 80 -- 60 -- 40 -CHARACTER DEFINING ELEMENTS Up to E-1B DUA 16.1×

## **BCC PRIORITIES**

- Accent Dimple Dell Regional Park in development and priorities views into the park
   Connect the Library to commercial development
   Increase access and availability of availability of goods and services, particularly to those in the southern portion of the city
   Thoughtfully planned uses and connectivity

#### ALTA CANYON (ACC)

Alta Carryon Neighborhood Activity Center (ACC) is a land use designation specific to the Neighborhood Activity Center at Highland and 9400 South to create a vibrant, walkable community where people can live, work, shop, and engage in lesure activities in close proximity.

The vision for Alta Canyon Neighborhood Activity Center is to become a thriving mixed-use center focusing on office and retail uses with some supportive housing. Based on its proximity to Little Cottonwood Canyon and location along the future \$400 South molti-model corridor, this activity center also embodies principles of bransis-supportive land use.

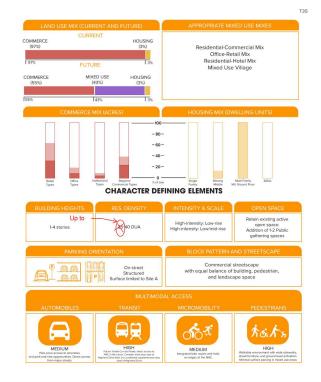
Development Pattern—The layout of mixed-use developments is carefully planned to enhance accessibility and connectivity. Internal street networks are designed to be pedestrian-friendly, with wide sidewalks, bike lanes, and convenient access to public transit options along 9400 South. Architectural styles and building heights are varied to create visual interest and accommodate different types of uses. The development pattern encourages active street froms with storeforts that engage pedestrians.

Residential Transition—Since this center is adjacent to established neighborhoods, the development in this area will ensure a harmonious transition in building height, scale, and intensity. Height is concentrated along 9400 South and transitions to be more in scale with surrounding housing as development moves away from 9400 South.

Community Gathering Space—As Alta Canyon Park is adjacent to the center, connections should prioritize pedestr and cyclist connections to the park. The northern portion of the NAC should also include a smaller community gather space that is open to the public.

#### **ACC PRIORITIES**

- 1. Become a node for future 9400 South multi-modal corridor
- Retain or expand current commercial square footage
   Take advantage on tourism opportunities
   Thoughtfully planned uses and connectivity



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

#### **SANDY VILLAGE (SVC)**

Sandy Village Neighborhood Activity Center (SVC) is a land use designation specific to the Neighborhood Activity Center located at the intersection of \$400 South and South 700 East to create a vibrant, walkable community where people can live, work; shop, and engage in leisure activities in a close proximity.

The vision for Sandy Village is to improve connectivity throughout the center to decrease overall vacancy, increa walkability and access, and stimulate economy and local-serving businesses.

Development Plan – The layout will stimulate existing commercial spaces by replacing existing space with concentrated mixed-use development and residential units. An internal road network serving multi-modal transit is integral to provide local access and uphold heavy traffic flows.

Residential Transition -- Increased residential availability and type will increase residential capacity and interaction of community with commercial and recreational spaces.

 $Community\ Gathering\ Space -- The\ size\ of\ Sandy\ Village\ Center\ calls\ for\ additional\ recreation\ spaces.\ Strategically\ planned\ amenities\ will incorporate\ organized\ usage\ of\ the\ space\ while\ leaving\ areas\ for\ passive\ recreation.$ 

# Residential Commercial Mix Residential-Ommercial Mix Residential-Hotel Mix Residential-Entertainment Mix Residential-Institutional Mix Mixed-Use Village HOUSING (14%) - 80 -- 60 -- 40 -- 20 -CHARACTER DEFINING ELEMENTS Up to 5-15 DUA Commercial streetscape with equal balance of building, pedestrian, and landscape space A. 6. 1.

#### **SVC PRIORITIES**

- Become a node for future 9400 South multi-modal corridor
   Retain or expand current commercial square footage
   Take advantage on tourism opportunities
   Thoughtfully planned uses and connectivity

#### HISTORIC SANDY (HS)

The Historic Sandy (H5) Slation Area Plan designation refers to the U2 mile radius around the Historic Sandy TRAX Station Platform which is planned to become a vibrant community space to honor the historic past and the rich identity of the present.

The vision for Historic Sandy is to honor the rich history of the area by highlighting the architecture and encouraging engagement with historical significance. The vibrant community will focus on providing connectivity to the area via multi-modal transportation for universal access to the amentiles. Varied housing types will provide opportunity for young families, and beautification/arts and culture efforts will provide events and community interaction.

Transit Oriented Development — The Historic Sandy Station is served by the TRAX Blue Line, Route 994, and two bus Flex lines. As riders exit the station, it is crucial for there to be opportunities for interaction with the station area. Prioritization of bus access, bike path and multi-modal route improvement, and revitalization of existing infrastructure will encourage usage by pedestrian and cyclists.

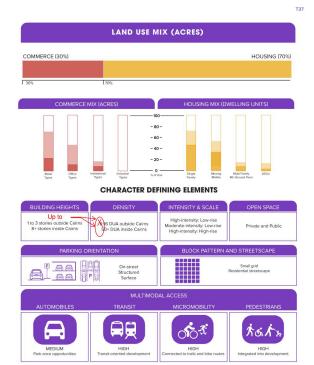
Residential – Residential development within Historic Sandy will strive to utilize redevelopment and infill opportunities when making changes to housing availability. The character of new development will maintain the vision of Historic Sandy. Housing additions will consist of townhome development on the western side of Scott Cowdell Paradiment and inxed-use development along State Street. Due to the historic nature of the area, the mixed-use projects cannot overshadow the older existing homes and need to work within the architectural context of the neighborhood.

Commercial — the creation of an arts and culture district would provide a small-scale hub to celebrate creativity, diversity, and community engagement through various artistic expressions. The district would be comprised of galleries, theaters, studios, cardes, and artisan shops. This district would encourage visitors from all over the region and greatly stimulate the economy of those that live there.

#### **HS PRIORITIES**

Take advantage of redevelopment and infill opportunities that are consistent with the historic character of the area.

Utilize CPTED design principles to increase comfortability



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

#### SANDY CIVIC CENTER (SC)

Sandy Civic Center Station Area Plan (SC) is a designation that refers to the 1/2 mile radius around the Sandy Civic Center Station. This Station serves as a source of ridership for surrounding residential development and for office

The vision for the Sandy Civic Center Station is to implement comfortable and efficient pedestrian and cycling connectivity from the station to the main commercial and residential areas. Mised-use development will play a major role in creating a neighborhood character, unique to the Civic Center area.

Transit Oriented Development — Active transportation opportunities to and from the station are necessary for accessibility. Walking traits, worlfinding systems, nicro-mobility programs, bike-share initiatives, and other active transit improvements enhance station to destination connections, improving pedestrain and cyclist facilities is essential for connecting key areas such as City Hall and enhancing access to the South Jordan FrontRunner and Salt Lake Canal Trail.

Residential — The encouragement of new and diverse housing availability within the Clvic Center station area will encourage a range of new residents to increase the vibrancy and dynamic nature of the urban environment. Examples of varied housing include several insed-use types. Diverse housing options provide housing choices for both new and existing residents at different stages of life. Townhomes can fill vacant parcels along 10200 South, while new units developed within existing buildings increase the supply of moderate-income housing in the area. A portion of this station area is within The Cairns and follows the Master Plan. Acknowledgement of the unique character of The Civic Center station area will be of frighter prioring in development outside The Cairns.

Commercial -- New commercial development will consist of a hotel and additional square footage for compaces around the station area.

## **SC PRIORITIES**

I. Implement an efficient and comfortable cyclist/pedestrian connection to the South Jordan FrontRunner Station to connect TRAX to FrontRunner
 2. Encourage developments that combine residential, commercial, and office spaces to create a dynamic urban environment.

Encourage additional civic and institutional uses in the area

# LAND USE MIX (ACRES) COMMERCE (60%) HOUSING (40%) - 60 -- 40 -- 20 -CHARACTER DEFINING ELEMENTS Private and Public A A MULTIMODAL ACCESS O 3. 方の方が

#### SANDY EXPO CENTER (EC)

The Sandy Expo Center (EC) Station Area Plan designation refers to the 1/2 mile radius around the Sandy Expo Center Station Platform. This area is an opportunity for a multi-modal transportation where visitors can come to attend events while also interacting with local amenities.

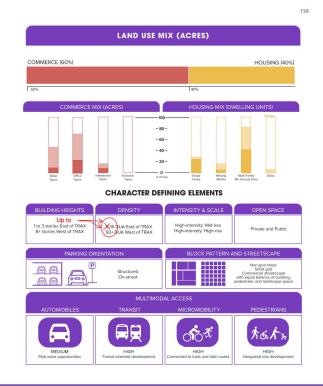
The vision for the Sandy Expo Center is to provide a walkable route from the transit station to the America First Field. This station services large quantities of event attendees to the field and creating an enjoyable path where commercial and residential areas are stimulated is beneficial for the economic prosperity of the area.

Transit Oriented Development — The creation of a multi-modal corridor along 9400 South will allow for visitors to comfortably access events at the America First Field. This station does not have connected transportation access so an emphasis on valikability and bikeability is crucial to encourage a successful station area. Alteration of pedestrian paths towards the field will ensure a pleasant experience as well as more interaction with commercial centers in the area.

Residential – The Expo Center will have various housing opportunities across the area that aim to provide housing that directly benefits residents. Multi-family units west of State Street, mixed-use developments along the Jordan Commons, and workforce housing around the Canyons School District are a few examples of the proposed opins. The Housing and transit reinvestment zone (HTRZ) funding could benefit this station area. Coordination with property owners would need to occut to asses when an HTRZ may be applicable for this site. Addition of housing along 9400 South will provide housing that is accessible via the transit station.

#### **EC PRIORITIES**

- 1. Become a node for future 9400 South multi-modal corridor
- 2. Create comfortable and efficient walking corridors from the TRAX station to America First Field



SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

#### **SOUTH JORDAN FRONTRUNNER (SJ)**

The South Jordan FrontRunner Station Area Plan refers to the portion of the FrontRunner station that is within Sandy boundaries. The station area occupies the South Towne Mall Site, as well as the Sandy Promenade and surroudning areas. Currently, there is no pedestrian access to the Frontmuner Station because of Highway 145.

The Sandy City portion of the South Jordan Frontrunner Station is envisioned as the southern anchor o support Sandy's economic growth and enhance quality of life for new and current residents and visitor.

Due to this vision and emphasis of this area as part of the Cairns, development in the station area is expected to be of high intensity, with an emphasis on walkability to support a diverse array of entertainment, recreational, cultural, and dirining establishments. Residential should be added into this area, but as a supportive land use, with a fous on ground-floor commerce types.

Along with walkability within the area is important, connections to the Civic Center TRAX Station and the FrontRunner station is of high priority. There is funding to put a pedestrian bridge over 1-15 to connect to the FrontRunner, but connections to the TRAX station remain limited. Development should not cut off connections to these two transit areas.

# LAND USE MIX (ACRES) COMMERCE (60%) HOUSING (40%) - 40 -- 20 -CHARACTER DEFINING ELEMENTS



#### SJ PRIORITIES

- I. Implement an efficient and comfortable cyclist/pedestrian connection to the Civic Center Station to connect TRAX to FrontRunner
   I. Increase housing availability and type
   3. Create areas for people to gather, socialize, and engage in community activities.

#### **CRESCENT VIEW STATION AREA PLAN (CV)**

Crescent View Station Area Plan (CV) is a designation that refers to the 1/2 mile radius around the Crescent View Station. This station exists half the southern municipal boundary of Sandy and half within Draper. This is primarily within a residential area but the goal is to increase multi-modal connectivity to create a vibrant community that can interact with commercial and open spaces.

The vision for the Crescent View Station is to improve the overall accessibility for pedestrians so that they feel comfortable. Increasing the connectivity opportunity will benefit the economy by encouraging people to stop and shop while also making the area a pleasant place for community members to spend time.

Transit Oriented Development -- Connectivity is the main goal for this station area plan. This includes connections to the TRAX Station, Porter Rockwell Trail, and through the Station Area to the rest of the City, The major recommendations to carry out improved connection is to develop accessible and comfortable pedestrian vallways and trails to and from the station. Prioritizing active transportation is necessary in order for the community to feel comfortable and willing to walk or bike.

Residential – The overall residential goal for Crescent view is to develop additional housing availability throughout the station area. The variety of housing types will include mixed-use development consisting of a dense, three-story development capter to the station and missing middle housing, which will focus on the lesser-dense options like single-family, duplex, and th-plex options.

Commercial – Addition of space available for mixed-use and commercial uses will lend towards economic prosperity for the local community. A significant number of new spaces will be comprised of infill opportunities along 11400 South

#### **CV PRIORITIES**

- Increase multimodal connections through the neighborhood to the station platform
   Opportunities for in-fill housing at an appropriate scale
   Increase access to services with infill opportunities on 11400 South





## **Stroud Amendment**

S and y includes a w ide v ariety of housing types appropriateand attainable for a diversity of households

Neighborhoods include a mix of housing types to respond to an aging population and smaller household sizes

· All areas of the city include locations for the development of housing types that meet the needs of seniors, new families, young professionals, and students

Sandy's neighborhoods include housing attainable to families and households at all income levels

#### **Policies**

· Sandy will continue to implement its Moderate-Income Housing Plan in accordance with

### OBJECTIVE

External and internal accessory dwelling units are allowed on lots of adequate size and configuration

- · External ADU regulations establish minimum requirements to mitigate impacts on surrounding properties including parking, setbacks, and privacy ADUs are required to be subordinate to the primary structure as measured by building
- height, footprint, and massing
  Owner occupancy of one of the units on the property including an ADU is required

Sandy will implement policies that prioritize home ownership across a broad range of demographics and income levels

Sandy's neighborhoods in transition take advantage of opportunities and minimize negative impacts

Redevelopment within transitioning corridors identified on the Future Land Use Map will meet minimum criteria

#### **Policies**

- Redeveloped areas will include medium-density areas which buffer adjacent lower density
- Redevelopment areas will occur at a scale and intensity appropriate for a major transportation
- Design of the redeveloped areas will include mitigations to preserve the character and private of new residents and adjacent areas

Sandy's neighborhoods in stasis are stable and enduring

Property maintenance provisions reflect best practices in encouraging private property maintenance and preservation

- Sandy encourages the upkeep of residential yards and buildings
- Sandy beautification programs encourage and recognize implementation of water wise strategies
  Partners with resources to help support building maintenance are identified and made
- available to area homeowners
- Sandy policies support the identification and promotion of historic buildings and neighborhoods

GENERAL PLAN 1 II	PPLEMENTATION PLAN						
MPLEMENTATION PLAN  Sandy will implement policies that prioritize home ownership across a broad range of demographics and income levels							
	LIVE BILITY: NEIGHBORHOODS AND HOUSING	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOI		
Objective	Neighborhoods are walkable and bijkeable						
	Sidewalks and trails form complete pedestrian networks and are comfortable for users		×				
Policy	Multi-modal connections are available to and within shopping and service locations, transit stations, neighborhood schools, parks and other amenities		х	х			
Objective	Neighborhoods include appropriate lighting for traffic and pedestrian safety						
	Lighting standards support dark sky policies		x				
Policy	Lighting standards are wildlife friendly		×				
Goal	Sandy includes a wide variety of housing types appropriate and attainable for a diversity of households						
Objective	Neighborhoods include a mix of housing types to respond to an aging population and smaller household sizes				×		
Policy	All areas of the city include locations for the development of housing types that meet the needs of seniors, new families, young professionals, and students		×				
Objective	Sandy's neighborhoods include housing attainable to families and households at all income levels						
Policy V	Sandy will continue to implement its Moderate-Income Housing Plan in accordance with statutory requirements	×					
Objective	External and internal accessory dwelling units are allowed on lots of adequate size and configuration						
	External ADU regulations establish minimum requirements to mittigate impacts on surrounding properties including parking, setbacks, and privacy	×					
Policy	ADUs are required to be subordinate to the primary structure as measured by building height, footprint, and massing	×					
	Owner occupancy of one of the units on the property including an ADU is required	×					
Goal	Sandy's neighborhoods in transition take advantage of opportunities and minimize negative impacts						
Objective	Redevelopment within transitioning corridors identified on the Future Land Use Map will meet minimum criteria						
	Redeveloped areas will include medium-density areas which buffer adjacent lower density neighborhoods	х					
Policy	Redevelopment areas will occur at a scale and intensity appropriate for a major transportation corridor	×					
	Design of the redeveloped areas will include mitigations to preserve the character and private of new residents and adjacent areas	×					

## Exhibit "C"

Staff Revisions to Pace of Progress: Sandy City General Plan 2050 (draft dated 10/21/2024)

## **STAFF REVISIONS**

## **PROPOSED CHANGES TO CHAPTER 2.1**

## 1. Update Table 2.1.5: Housing Units to reflect ADUs

SANDY CITY GENERAL PLAN I LIVARILITY I NEIGHBOSHOODS AND HOUSING

## Increase Range of Housing Opportunities

Sandy's existing housing is predominantly single-family on larger lots. After single-family large lot housing, the next most prevalent housing type are units in multifamily housing developments with 50 or more units. These two housing types represent the least and the most intensive of types of housing. Other housing types on the intensity spectrum, such as duplexes, triplexes, townhomes, small lot single family dwellings, are under-represented in the community.

Many of the housing types that are missing from Sandy are those that are attractive and affordable for down-sizing seniors and new families. Encouraging a broader range of housing types will allow seniors who currently live in Sandy but wish to downsize to a single-family home on a smaller lot or within a development that climinates yard work, to stay within the community and meet their personal needs. At the same time, similar housing types are ideal for new families looking for their first home ownership opportunity or for an opportunity to move into Sandy for access to high quality schools, amenities, and services.



Add ADU Row w/100 Current, 250 in 2050, 150 New Units, Throughout City An estimated additional 6,000 housing units could be developed in the areas identified in this plan while maintaining the overall character of the City. Figure 2.1.4 estimates the type and location of future housing units. Under the Pace of Progress plan, the City's stock of missing middle housing is projected to increase by approximately 50%.

FIGURE 2.1.5: HOUSING TYPE

	<b>CURRENT (2022)</b>	PACE OF PROGRESS (2050)		TARGET LOCATION
1 Detached	26,694	26,994	300	Throughout the City
1 Attached	1,909	2,209	300	NACs SAPs Corridors
2 Units	283	533	250	NACs SAPs Corridors
3 to 4 Units	354	554	200	NACs SAPs Corridors
5 to 9 Units	849	999	150	NACs SAPs Corridors
10 to 19 Units	1,025	1,225	200	NACs SAPs Corridors
20 to 49 Units	1,344	2,944	1,600	NACs
50 or More Units	1,980	4,980	3,000	The Cairns
Other	884	884	0	Existing
Total	35,321	41,321	6,000	

Support Diverse Local Economy s/b 783 s/b 6,150

Sandy enjoys a diverse range of businesses that contribute to a strong and stable economic base. This strong base provides funding through commercial property and sales tax revenues to support City services. Having a strong commercial base benefits Sandy residents in several ways, including opportunities for employment, shopping, services, and entertainment near their homes. The strong economic base in Sandy also supports significant cultural and community resources including sponsorship of Hale Center Theatre, the soccer stadium, and others.

Economic vitality enhances overall livability within the community serving and attracting new residents.

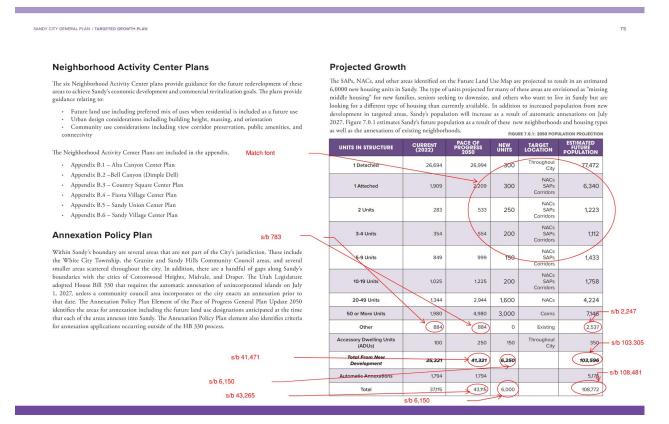
### **PROPOSED CHANGES TO CHAPTER 3.1**

1. Replace second objective under goal two and make original objective a policy



#### **PROPOSED CHANGES TO SECTION 7.0**

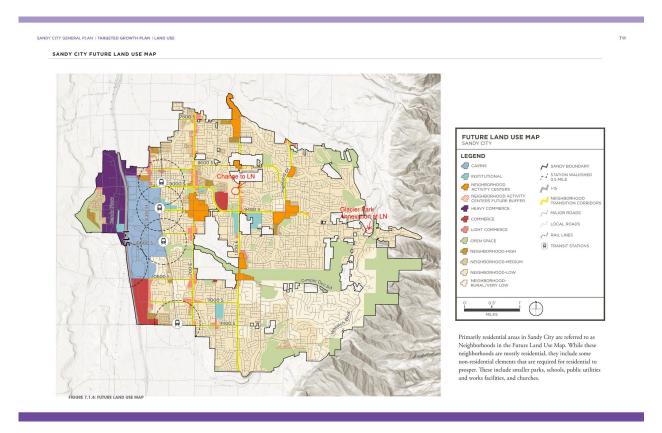
1. Update and correct Figure 7.0.1: 2050 Population Projection to correct math and update formatting



## **PROPOSED CHANGES TO CHAPTER 7.1**

## PROPOSED CHANGES TO THE FUTURE LAND USE MAP

- 1. Change RLN designated properties south of Pebble Brook Golf Course to LN
- 2. Add Glacier Park Annexation



# 3. Insert new Figure 7.1.4: Future Land Use Allocations and renumber subsequent figures.

CATEGORY	ACRES	% OF TOTAL
Neighborhood Rural/Very Low	1,624	12%
Neighborhood Low	6,072	45%
Neighborhood Medium	511	4%
Neighborhood High	167	1%
Light Commerce	275	2%
Commerce	242	2%
Heavy Commerce	510	4%
Neighborhood Activity Centers	340	3%
Cairns District	813	6%
Open space	2,637	20%
Institutional	219	2%

SANDY CITY GENERAL PLAN | TARGETED GROWTH PLAN | LAND USE

T10

#### **Natural Resources**

Sandy residents appreciate and value their local parks, trails, and the regional open space on their doorstep. The plan includes strategies to preserve and upgrade the existing parks, trails and open space system as well as add to that system to accommodate the needs of new residents. In addition, by concentrating new development in areas with existing infrastructure the plan reduces the need to develop on "green field" areas.

#### **Key Strategies**

The Future Land Use Map implements all of the Key Strategies identified throughout the plan.



The Map identifies the four types of neighborhoods contemplated by the Plan. Neighborhoods experiencing change are identified along several of the city's major transportation corridors with a thicker line.



Neighborhoods in stasis are identified by the predominant level of intensity in that area such as very-low intensity neighborhood or medium intensity neighborhood. Areas appropriate for new neighborhoods are identified as master planning areas such as The Cairns, locations within a station area plan, or a location for a Neighborhood Activity Center.

#### Enhance Livability & Quality of Life

The Map identifies areas for Neighborhood Activity Centers that include a requirement for new community space as part of their development approval. These areas are intended as community gathering spaces for both new and existing residents of the area.

In addition, the General Plan has identified several strategies to ensure that the livability and quality of life valued by current Sandy residents will continue to be enjoyed by future residents. These strategies include a continued focus on the natural beauty of the area and preservation of natural resources as well as strategies to ensure ongoing reinvestment in Sandy's neighborhoods to keep them thriving and active.

# Increase Range of Housing Opportunities

The Map identifies areas for additional housing types within existing neighborhoods, along major arterials, at station areas, and in redevelopment areas. The range of housing types includes new missing-middle housing types such as small lot single family, town homes, row homes, and apartments and condominiums.

#### Support Diverse Local Economy

The Plan identifies strategies to encourage reinvestment in aging commercial areas as well as opportunities for significant new investment in The Cairns. These strategies will ensure that Sandy's economic base remains diverse and healthy.

#### Bolster Commercial Centers

Reinvestment in existing commercial centers is critical to their ongoing viability within the regional market. The Plan identifies opportunities for new investment in these areas to ensure that they continue to provide the goods and services enjowed by Sandy residents.

Add Future Land Use \_

# Improve Sustainable Mobility & Connectivity

A Key Strategy reflected on the Map is the creation of a series of nodes along major transportation corridors such as 9400 South. As these nodes develop, the viability of transit along the corridor increases. A new transit corridor from 1-15 to the mouth of Little Cottonwood Canyon would reduce overall traffic on this key east west road.

# Conserve Open Space & Natural Resources

The targeted growth strategy that is the foundation of the Plan will allow the city to capture regional growth-related opportunities while directing that new development to areas with existing infrastructure. This will relieve growth-related pressures from Sandy's foothills and other undeveloped areas.

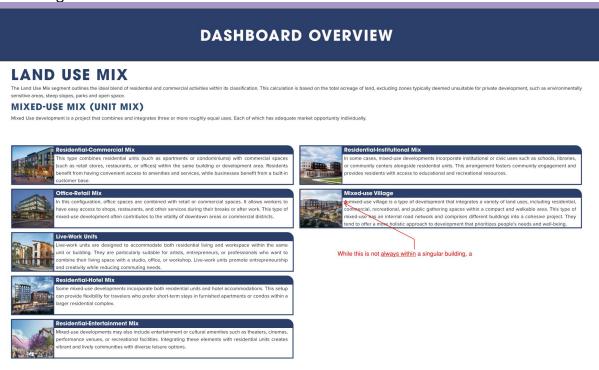
# Engage Responsibly with Regional Partners

The Plan and Map were developed within the regional context taking into account long-range transportation plans, regional priorities and strategies for housing, water resources, and air quality, as well as showing leadership in how to accommodate regional growth pressures while maintaining Sandy's identity.

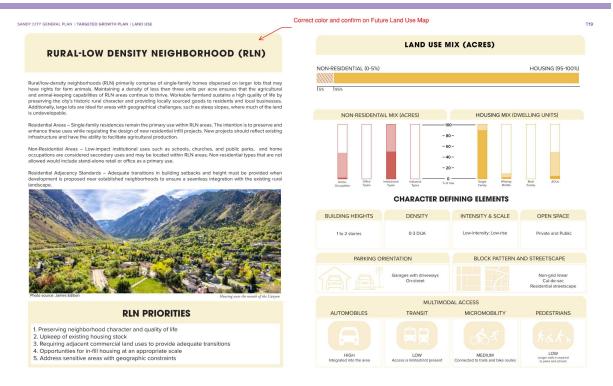
#### The Future Land Use Map

The Map summarizes the various land use categories within the city and provides additional guidance through "Dashboards" that identify the key considerations and parameters for the land use category in various situations found throughout the city.

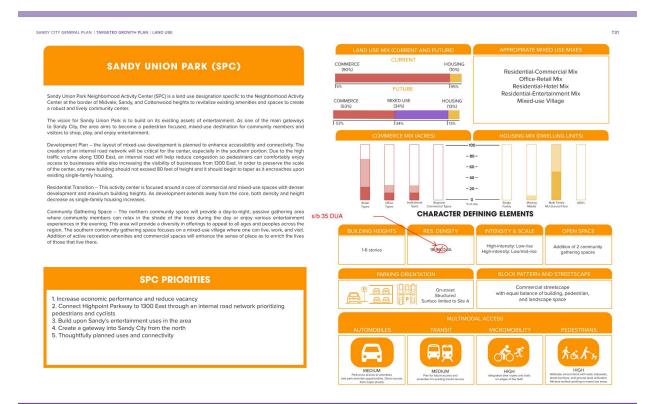
4. Clarify description of Mixed Use Village to include both vertical and horizontal options by referencing mixed uses in a singular building on Dashboard Overview and Page T68.



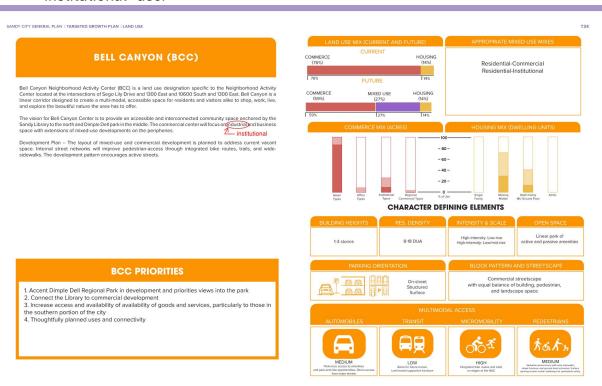
5. Ensure color of RLN Dashboard is consistent with map and differentiated from LN Dashboard.



Correct maximum residential density on Sandy Union Park Center Dashboard from 50 to 35 DUA



7. Correct typo in Bell Canyon Center Dashboard description from "industrial" to "institutional" use.



### **PROPOSED CHANGES TO CHAPTER 7.1a**

1. Include an objective and policies related to attainable housing



#### PROPOSED CHANGES TO CHAPTER 7.1b

- 1. Add Goal: Existing adjacent single-family neighborhoods will be buffered from new development in Neighborhood Activity Centers
- 2. Add Object: Buffers between existing and new development will include height, set back, and design limitations to ensure a logical interaction of land use types
- 3. Add Policy: New development adjacent to existing single family uses will be limited to no more than two stories
- 4. Add Policy: Neighborhood Activity Centers will mitigate light, noise, and dust impact through site design, building orientation and positioning, and fencing and landscape design.

## Goals, Objectives, Policies, & Actions

## Sandy's Neighborhood Activity Centers contribute to Sandy's economic base and provide for opportunities for commercial

#### revitalization OBJECTIVE

Neighborhood Activity Centers include a mix of uses

#### Policies

- · Residential uses are encouraged when part of a comprehensive master plan for the area that includes
- retail, employment, and public uses in addition to new residential development

  Higher density development within the Neighborhood Activity Center is concentrated near major roadways and away from adjacent low-density neighborhoods

Neighborhood Activity Centers include a higher level of urban design

#### Policies

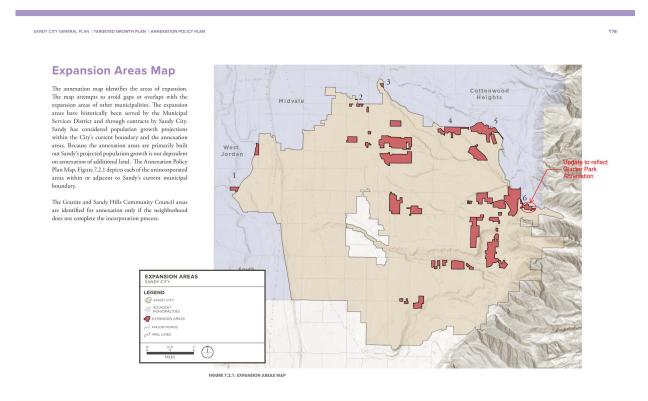
- Master plans for Neighborhood Activity Centers include a minimum of 5-acres
- Site design of Neighborhood Activity Centers encourages a park once strategy for residents, employees, and visitors
- Neighborhood Activity Centers include clear internal pedestrian and bicycle pathways that connect
- Landscaping in Neighborhood Activity Centers enhances the pedestrian environment and minimizes



Add new goal, objective & policies relating to mitigation for single family neighborhoods

## **PROPOSED CHANGES TO CHAPTER 7.4**

1. Update annexation maps to remove area included in completed Glacier Park Annexation



## PROPOSED CHANGES TO CHAPTER

1. Add Objective to develop metrics to measure implementation of the General Plan

MPLI	Sandy will develop metrics as appropriate to measure implementation of the General Plan	sure			
	LAND USE	SHORT TERM	MEDIUM TERM	LONG TERM	ONGO
Policy	Residential uses are encouraged when part of a comprehensive master plan for the area that includes retail, employment, and public uses in addition to new residential development				x
Policy	Higher density development within the Neighborhood Activity Center is concentrated near major roadways and away from adjacent low-density neighborhoods				×
Objective	Neighborhood Activity Centers include a higher Jevel of urban design				
	Master plans for Neighborhood Activity Centers include a minimum of 5-acres	х			
D. F.	Site design of Neighborhood Activity Centers encourages a park once strategy for residents, employees, and visitors				×
Policy	Neighborhood Activity Centers include clear internal pedestrian and bicycle pathways that connect to the surrounding area				×
	Landscaping in Neighborhood Activity Centers enhances the pedestrian environment and minimizes heat islands				×
Goal	Manage implementation of the General Plan and Future Land Use Map according to best planning practices				
Objective	Ensure that all planning applications are consistent with the General Plan and Future Land Use Map				
Objective	Amend the General Plan and Future Land Use Map when necessary				
Objective	Complete a comprehensive update of the General Plan every 5-10 years				
		SHORT TERM	MEDIUM TERM	LONG TERM	ONGO
Goal	Annexation of unincorporated areas into Sandy will comply with the provisions of State Statute and the City's Annexation Policy Plan				
Objective	Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy's Future Land Use Map and planning in accordance with this General Plan Update				
Delleri	The future land use of newly annexed areas will be consistent with the provisions of Sandy's Future Land Use Map and plan		×		
Policy	Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy		×		
Objective	No annexation will occur above Sandy's highest elevation water tower at 5,400 feet				
Delier	Delivery of culinary water and fire flow is limited by Sandy's highest elevation water tower				×
Policy	Land above an elevation of 5,400 feet will be preserved as open space				×

2. Replace irrigation related Objective and make original objective a policy

MPL	Reduce water use in the parks system  EMENTATION PLAN				
	LIVABILITY: MODERATE INCOME HOUSING	SHORT TERM	MEDIUM TERM	LONG TERM	ONGC
	Establish a monitoring system to track moderate income housing units	×			×
Policy	Encourage efforts to prevent conversion of moderate income housing to higher-priced housing	×			х
	Encourage rehabilitation of aging housing stock that continue to provide moderate income housing options	x			х
	COMMUNITY: PARKS AND RECREATION	SHORT TERM	MEDIUM TERM	LONG TERM	ONGC
Goal	Urban open spaces support livability in Sandy's neighborhoods				
Objective	Natural areas, parks, and trails are part of a cohesive system that provides all residents access to outdoor amenities				
Objective	Newly developed neighborhoods include parks, recreation, and trail amenities consistent with the city's Parks, Recreation & Trails Master Plan				
Objective	Establish and maintain partnerships with neighboring municipalities, regional health agencies, and environmental organizations				
Goal	Sandy's parks and open spaces enhance the environment and make a positive impact on the ecosystem				
Objective	Sandy parks and open spaces demonstrate local best practices for landscaping				
000000	Continue to implement the localscapes program in targeted areas of Sandy's park system				х
Policy	Provide information to residents on the planting and care of localscpaes	x			
Objective	Ittilize best practices for irrigation and management of planting areas				
200	Implement the irrigation recommendations in the Sandy Parks, Recreation, and Trails Master Plan				×
Policy	Minimize the use of chemicals on planting areas to minimize impact on regional waterways	×			
Goal	Residents of Sandy have access to recreational opportunities appropriate for their age and ability level				
Objective	Recreation programs respond to Sandy's changing demographics				
Objective	Recreation programs occur in locations convenient to residents of the city's various neighborhoods				

## 3. Editing for consistency with chapters

**IMPLEMENTATION PLAN** 

	LAND USE	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
	Multi-modal enabled-corridors connect existing and planned commercial and civic development nodes to maximize opportunities for trails and transit in the city		x		
Policy	The 9400 South corridor is included in the City's Transportation Master Plan and the Regional Transportation Plan as a multi-modal enabled corridor			x	
	The 9400 South corridor includes ski-bus access to take advantage of existing resources at the Alta Canyon Center		×	×	
	Sandy's major north/south corridors are evaluated for future multi-modal enabled corridors		×	×	
Objective	Multi-modal enabled corridors support mixed use and civic nodes that support housing, services, employment, and public gathering places				
	Sandy's Neighborhood Activity Centers are strategically located on multi-modal enabled corridors and trail systems				х
Policy	Existing single-family development along Sandy's arterial highways are transitioned to medium density housing to take advantage of existing infrastructure investments and to provide buffer zones				×
Goal	Sandy's Station Areas are transit supportive neighborhoods				
Objective	Station Areas include a mix of housing, employment, services, and civic spaces				
	Higher density and mixed-use development is located at Station Areas to take advantage of regional investment in the system	x			x
Policy	Station Areas include multi-modal connections within the neighborhood and to the surrounding area	×			х
	Commercial development in Station Areas include a mix of employment types and retail opportunities to create a complete community	х			x
Objective	Station Areas provide an opportunity for attainable housing				
Delieu	HTRZ, tax increment and other tools are available to encourage investment in housing affordable to low- to moderate-income households	×			x
Policy	Station Areas include goods and services to support households to minimize the need for private vehicles	×			×
Goal	Sandy's Neighborhood Activity Centers contribute to Sandy's economic base and provide for opportunities for commercial revitalization				
Objective	Neighborhood Activity Centers include a mix of uses				

- 4. Include additional NAC goal Add Goal: Existing adjacent single-family neighborhoods will be buffered from new development in Neighborhood Activity Centers
  - **a.** Add Object: Buffers between existing and new development will include height, set back, and design limitations to ensure a logical interaction of land use types
  - **b.** Add Policy: New development adjacent to existing single family uses will be limited to no more than two stories
  - **c.** Add Policy: Neighborhood Activity Centers will mitigate light, noise, and dust impact through site design, building orientation and positioning, and fencing and landscape design.

SANDY CITY GENERAL PLAN | IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

Add new Goal, Objective and Policies re: impact mitigation for adjacent single family development

	LAND USE	SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
Policy	Residential uses are encouraged when part of a comprehensive master plan for the area that includes retail, employment, and public uses in addition to new residential development				×
Policy	Higher density development within the Neighborhood Activity Center is concentrated near major roadways and away from adjacent low-density neighborhoods				×
Objective	Neighborhood Activity Centers include a higher level of urban design				
	Master plans for Neighborhood Activity Centers include a minimum of 5-acres	×			
Policy	Site design of Neighborhood Activity Centers encourages a park once strategy for residents, employees, and visitors				х
Policy	Neighborhood Activity Centers include clear internal pedestrian and bicycle pathways that connect to the surrounding area				×
V	Landscaping in Neighborhood Activity Centers enhances the pedestrian environment and minimizes heat islands				х
Goal	Manage implementation of the General Plan and Future Land Use Map according to best planning practices				
Objective	Ensure that all planning applications are consistent with the General Plan and Future Land Use Map				
Objective	Amend the General Plan and Future Land Use Map when necessary				
Objective	Complete a comprehensive update of the General Plan every 5-10 years				
		SHORT TERM	MEDIUM TERM	LONG TERM	ONGOING
Goal	Annexation of unincorporated areas into Sandy will comply with the provisions of State Statute and the City's Annexation Policy Plan				
Objective	Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy's Future Land Use Map and planning in accordance with this General Plan Update				
Dellari	The future land use of newly annexed areas will be consistent with the provisions of Sandy's Future Land Use Map and plan		×		
Policy	Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy		×		
Objective	No annexation will occur above Sandy's highest elevation water tower at 5,400 feet				
Deller	Delivery of culinary water and fire flow is limited by Sandy's highest elevation water tower				x
Policy	Land above an elevation of 5,400 feet will be preserved as open space				×

#### PROPOSED CHANGES TO APPENDIX B - NEIGHBORHOOD ACTIVITY CENTERS

1. Ensure consistency of headers throughout by adding "center" to the center name for Union Park and Country Square



# Country

# Square

#### Neighborhood Activity Center Current Snapshot

#### Location

Located at the intersection of 1300 East and 8600 South, Country Square is a small, neighborhood-oriented commercial center surrounded by unincorporated areas of Sandy called Sandy Hills. Sandy Hills will likely be incorporated into Sandy City by 2027 as part of House Bill 330. This presents an opportunity for Country Square to be an important gathering place for the Sandy Hills neighborhood and Sandy residents alike.

Country Square has a high vacancy rate and is characterized by three corners of gas stations but has some essential goods and services including restaurants, barber shops, a veterinary, and medical services.



SANDY CITY GENERAL PLAN | NEIGHBORHOOD ACTIVITY CENTERS | UNION PARK

Add "Center"

7.1B NEIGHBORHOOD ACTIVITY CENTERS

## **Union Park**

#### Neighborhood Activity Center Current Snapshot

#### Location

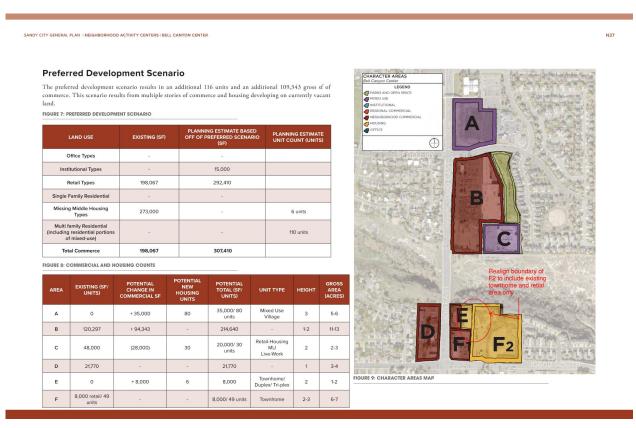
Union Park Center sits on the border of Midvale, Sandy, and Cottonwood Heights. It is part of a larger commercial corridor in both Midvale and Cottonwood Heights that spans down Fort Union Blvd. Union Park is the southernmost reaching commercial area of this larger node and drops to High Point Parkway. Union Park Center is a large commercial center at around 70 acres with a mix of different commercial uses. It serves as a hub for business, retail, restaurants, and other establishments in the region.

The center features modern architecture, ample parking facilities, and landscaped outdoor areas to the north, as well as some multi-family housing to the east. The southern portion houses the most vacancy, has the highest number of surface parking spaces, and is the least visible from 1300 East.

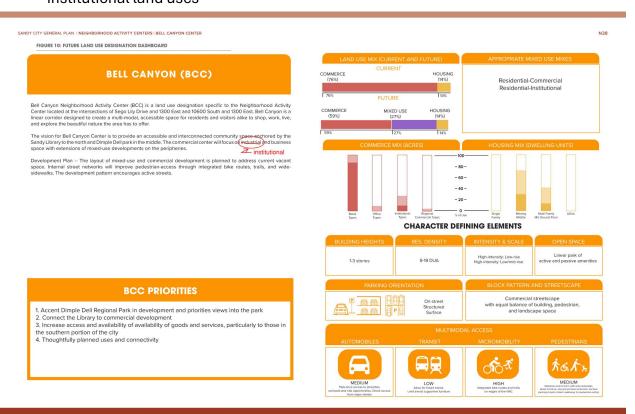
Anchors in the area include the Cinemark Century Movie Theater, office buildings, and various dining establishments located around the movie theater. There is also a large three-level parking garage off 7800 South.



2. Correct alignment of area F2 on Bell Canyon Center Character Areas Map (Figure 9)



Correct typo in description of Bell Canyon Center Dashboard to mention institutional land uses



## PROPOSED EDITS TO APPENDIX C

1. Create and insert an Appendix C Table of Contents

## PROPOSED EDITS OVERALL

1. Correct as needed capitalization, punctuation, and line spacing