

ORDINANCE # 23-01

AN ORDINANCE AMENDING THE SANDY CITY GENERAL PLAN BY ADOPTING REVISIONS TO THE IMPLEMENTATION PLAN OF THE MODERATE INCOME HOUSING ELEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Sandy City General Plan was amended in 2022 (Ordinance # 22-10) to include a Moderate Income Housing Element, including an implementation plan for moderate income housing strategies; and

WHEREAS, the Utah Department of Workforce Services has identified a need for additional information related to the implementation of one of the moderate income housing strategies; and

WHEREAS, the Planning Commission has reviewed the amendment to the Sandy City General Plan at a public hearing held on January 19, 2023, notice of which hearing was posted in Sandy City Hall, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on January 5, 2023, and forwarded the Plan, with a positive recommendation, to the City Council; and

WHEREAS, the Sandy City Council has held public meetings before its own body on January 31, 2023 to discuss the amendment 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 amending the City's General Plan by adding the housing related changes.

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

Section 1. Amendment. The Sandy City General Plan is hereby amended by adopting revisions to the Implementation Plan of the Moderate Income Housing Element, as set forth in **Exhibit "A"**. Such updates to the City's General Plan are attached to this ordinance and made a

part hereof.

Section 2. Severable. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon the publication of a summary thereof.

PASSED AND APPROVED this _____ day of _____, 2023.

Alison Stroud, Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this _____ day of _____, 2023.

APPROVED by the Mayor of Sandy City this _____ day of _____, 2023.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2023.

SUMMARY PUBLISHED this _____ day of _____, 2023.

Exhibit “A”

Implementation Plan of the Moderate Income Housing Element

Implementation Plan

1/12/2023

STRATEGY		IMPLEMENTATION		
Utah Code	City Objectives	Action #	Implementation Actions	Timing
(V) Station Area Plans				
10-9a-403(2)(b)(iii)(V) - <i>Develop and adopt a station area plan in accordance with Section 10-9a-403.1.</i>				
<ul style="list-style-type: none"> Prioritize affordable housing and increased supply near transit Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services) 	V.1	Identify required locations.	2022	
	V.2	Determine resources needed to prepare plans.	2022	
	V.3	Fund necessary resources.	2022	
	V.4	Determine a process to conduct planning.	2022	
	V.5	Inform the public, specifically affected residents and businesses, of the process, potential impact, and ways to be involved.	2023	
	V.6	Conduct public engagement and analysis.	2023	
	V.8	Prepare and adopt necessary revisions to land use regulations.	2024	
	V.7	Plans certified by WFRC and approved by City Council.	2024	
	V.10	Monitor the progress and impacts of completed actions.	Ongoing	
	V.11	Evaluate the implementation of the strategy.	2027	
	(G) Density and MIH Near Transit (regulations)			
10-9a-403(2)(b)(iii)(G) - <i>Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.</i>				
<ul style="list-style-type: none"> Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) Reduce barriers to homeownership (increase supply, reduce cost) Limit impacts on existing residents (regulations, taxes, physical) Prioritize affordable housing and increased supply near transit 	G.1	Prepare and adopt a comprehensive update to the master plan for Sandy City's "downtown" area.	Complete	
	G.2	Prepare and adopt regulations to implement the "downtown" master plan.	Complete	
	G.3	Amend The Cairns Design Standards to include the Stadium Village Sub-District.	2023	
	G.4	Study the potential of including residential uses to help revitalize commercial centers.	2023	
	G.5	Conduct a study to assess the housing needs of certain target populations.	2023	
	G.6	Conduct a study to determine the jobs to housing ratio to determine a suitable balance and identify actions to achieve that balance.	2023	
	G.7	Assess the feasibility of increased transit within The Cairns.	2024	
	G.8	Audit existing zones and zoning regulations to identify revisions that may be necessary to achieve or facilitate desired outcomes.	2025	
	G.9	Process code amendments as necessary revisions have been identified.	2026	
	G.10	Inform the public of the purpose of The Cairns Master Plan.	Ongoing	
	G.11	Pursue opportunities to implement and promote The Cairns Master Plan.	Ongoing	
	G.12	Prioritize moderate income housing along the light rail corridor when considering rezoning applications.	Ongoing	
	G.13	Monitor the progress and impacts of completed actions.	Ongoing	
	G.14	Evaluate the implementation of the strategy.	2027	
(E) Accessory Dwelling Units				
10-9a-403(2)(b)(iii)(E) - <i>Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.</i>				
<ul style="list-style-type: none"> Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services) Limit impacts on existing residents (regulations, taxes, physical) Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) 	E.1	Adopt a city-wide ordinance for residential zones.	Complete	
	E.2	Process a code amendment to convert from a CUP to a permitted use.	Complete	
	E.3	Inform the public to raise public awareness.	2023	
	E.4	Review the potential for additional revisions to the code.	2023	
	E.5	Study the potential for external ADU's.	2023	
	E.6	Conduct proactive code enforcement to promote good property management and to educate landlords.	Ongoing	
	E.7	Monitor the progress and impacts of completed actions.	Ongoing	
	E.8	Evaluate the implementation of the strategy.	2027	
(H) Parking Requirements				
10-9a-403(2)(b)(iii)(H) - <i>Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.</i>				
<ul style="list-style-type: none"> Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services) Limit impacts on existing residents (regulations, taxes, physical) Prioritize affordable housing and increased supply near transit 	H.1	Conduct a code amendment to reduce parking requirements for residential projects, particularly MIH, near transit.	Complete	
	H.2	Amend The Cairns design standards to include the Stadium Village Master Plan.	2023	
	H.3	Inform the public to raise awareness of requirements and potential benefits.	2023	
	H.4	Conduct a study to better assess parking needs of target populations near transit.	2023	
	H.5	Amend parking requirements as determined necessary.	2024	
	H.6	Monitor the progress and impacts of completed actions.	Ongoing	
	H.7	Evaluate the implementation of the strategy.	2027	
(Q) Housing and Transit Reinvestment Zone				
10-9a-403(2)(b)(iii)(Q) - <i>Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.</i>				
<ul style="list-style-type: none"> Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) Prioritize affordable housing and increased supply near transit 	Q.1	Identify potential areas for a THRZHTRZ.	2022	
	Q.2	Inform decision makers of the potential opportunities of utilizing this strategy as an affordable housing tool.	2022	
	Q.3	Review site with the City Council.	2022	
	Q.4	Identify a potential partner/developer for the proposed site.	2022	
	Q.5	Submit for approval.	2022	
	Q.6	Upon approval, finalize establishment of THRZHTRZ.	2023	
	Q.7	Process entitlements for projects within the THRZHTRZ.	2023-2024	
	Q.8	Start construction of projects THRZHTRZ.	2025	
	Q.9	Monitor the progress and impacts of completed actions.	Ongoing	
	Q.10	Evaluate the implementation of the strategy.	2027	

(P) MIH Set Aside Funds

10-9a-403(2)(b)(iii)(P) - Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

<ul style="list-style-type: none"> • Support revitalization efforts (commercial areas, dilapidated housing, conversion of use) • Reduce barriers to homeownership (increase supply, reduce cost) • Improve availability of affordable housing, specifically for seniors, younger families, disabled, City employees (emergency services) 	P.1	Inform RDA board of potential uses of set-aside funds and review current practices to determine other actions to meet MIH needs.	Complete
	P.2	Utilize funds to rehab/redevelop blighted buildings/areas for MIH.	Ongoing
	P.2.1	<u>House built by CTEC and sold to LMH on second lot of Property 1 (150 W. Cottage Ave.) redeveloped and donated by City.</u>	2023
	P.2.2	<u>House built by CTEC and sold to LMH on third lot of Property 1 redeveloped and donated by City.</u>	2024
	P.3	Utilize funds to retain MIH to be available to eligible City employees.	Ongoing
	P.3.1	<u>Property 2 (9392 S. 500 W.) currently occupied by eligible City employee.</u>	Ongoing
	P.3.2	<u>Property 4 (104 E. 8960 S.) currently occupied by eligible City employee.</u>	Ongoing
	P.3.3	<u>Property 6 (9016 S. 1300 E.) to be rented to eligible City employee or sold, with funds to be reprogrammed.</u>	2023
	P.3.4	<u>Property 2 to be sold, funds to be reinvested in vacant property for future MIH use.</u>	2024
	P.4	<u>Workshop with RDA Board to evaluate use of vacant or unoccupied properties - currently Properties 3 (8971 S. 90 E.), 5 (132 E. 8960 S.), & 7 (111 E. 9000 S.).</u>	2023
	P.4P.5	Monitor the progress and impacts of completed actions.	Ongoing
	P.5P.6	Evaluate the implementation of the strategy.	2027