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MEMORANDUM

August 29, 2019

To: City Council via Planning Commission
From: Community Development Department
Subject: Implementing Appendix D of the International Fire Code and Other Miscellaneous Text Amendments CODE-08-19-5713
Amend Title 15A, Chapter 21, Subdivision Design Standards; Chapter 15, Sensitive Area Overlay Zone; Chapter 20, Residential Development Standards; Chapter 24, Parking, Access and Circulation Requirements; and Chapter 37, Definitions, Revised Ordinances of Sandy City, 2008

HEARING NOTICE: *This item has been noticed on public websites, and in the newspaper at least 10 days prior to the Public Hearing.*

REQUEST

On behalf of the City, the Community Development Department is proposing to amend Title 15A, Chapter 21, Subdivision Design Standards; Chapter 15, Sensitive Area Overlay Zone; Chapter 20, Residential Development Standards; Chapter 24, Commercial and Industrial Development Standards; and Chapter 37, Definitions, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to align our regulations with those of the recently adopted Fire Code Appendices. This proposed amendment also includes some minor text amendments to these sections of code that are unrelated to the Fire Code. These other proposed text amendments are related to other items in the Chapters being amended to align with the Fire Code. Staff is requesting these amendments be adopted at the same time.

BACKGROUND

The Fire Department has presented an update to the International Fire Code to both the Planning Commission and City Council. The Appendix D has not been adopted by the City in the past, but that is anticipated to be formally adopted by the City in September. Appendix D, which discusses Fire Department Access regulations, in particular has an impact to the Land Development Code to ensure that both codes are aligned.

ANALYSIS

The following are the main elements proposed to be amended with the adoption of Appendix D of the International Fire Code:

- **Driveways** – A long driveway could be deemed a fire access road to ensure proper Fire Department access is provided by this proposal.
- **Fire Hydrants and Access Roads** - The amendment clarifies certain width requirements around a hydrant.
- **Two Points of Access** – Additional detail and clarification would be added to the requirement for two points of access. Appendix D gives a distance requirement minimum between the access points to a development.
- **Cul-de-sacs** – The proposal would increase the width of a cul-de-sac to match Appendix D. It would also increase the maximum lengths from 400' to 500'. In the Sensitive Area Overlay, they would increase from 600' to 750'.
- **Fire Access Roads** - Establishes that all roads are fire accesses and gives the Fire Marshal the ability to require widths consistent with the Fire Code. It also allows the Fire Marshal to require additional widths to drive aisles, driveways, alleys, etc in order to ensure fire access standards are met. It would also clarify that these roads are to be unobstructed roadways and require "No Parking" signs to help with enforcement.
- **Standard for Private Streets, Lanes, and Alleys** – These regulations have been updated to align with fire access widths.
- **Parking Stall and Aisle Dimensions** – This amendment would require additional parking aisle widths to accommodate fire access.

The following are highlights of the miscellaneous code amendments that are proposed at this time:

- **General Standards** – The proposal would reformat pre-existing regulations into a general requirements section. This would also clarify that these regulations apply to all subdivisions and lots of record.
- **Alteration of Waterways** – The proposed changes would clarify that any alteration of a stream or water way would also need to comply with applicable standards of the Sensitive Area Overlay Zone.
- **Curbs, Gutters, Parkstrips, and Sidewalks** – The proposed amendments would reorganize where these regulations are located (under the street section). It would make these elements required on all public and private streets. This would also clarify the manner in which the Planning Commission can review request to modify or eliminate these required improvements.
- **Driveways** – The proposed changes would eliminate duplicated regulations between chapters. It also would clarify some design criteria on distances from intersections. It would clarify when a driveway is required and the design criteria to build them.
- **Eliminates incentives for Private Streets** – The City requires public streets and public frontage on development. However, the current code has provisions that would make using private streets more advantageous to the developer. The proposed revisions would eliminate the ability for a developer to count the street as part of the required lot size. It would also treat private and public streets equally in terms of required widths and side treatments.
- **Standards and Definitions for Alleys and Mews** – The proposal would create new regulations for alleys and pedestrian mews. These elements are being used in mixed-use and PUD developments, but our codes lacked standards. This would create a consistent set of rules to govern these.

- **Trails and Walkways** – The proposal would add the Trails Master plan as support for the requirement to install trails and walkways.
- **Standard Specifications Reference** – The amendment simplifies the reference to the City’s Standard Specifications and Details for Municipal Construction (sometimes referred to SCSSDMC) to simple read: “Standard Specifications”.
- **Flag Lots** – The amendment clarifies that the stem or pole of the flag shall follow the private lane standards and that no flag lots shall be allowed at the end of a cul-de-sac or other private road terminus.
- **Parking Stall and Aisle Dimensions** – The amendments include provisions to implement low impact development (LID) standards for storm water mitigation by allowing some minor modification to required parking size and required landscape areas.
- **Garage Parking** – The amendment would clarify that these structures shall be used for the parking of vehicles only and not to be used for storage. It also clarifies that the minimum garage dimensions shall not allow for encroachment of stairs or other protrusions that would effectively reduce the size of the garage area.
- **Clarified Residential Parking Standards** – The parking requirement tables have been slightly amended to provide clarity to the standards for Single Family and Multi-family developments. It also would create a base guest standard for small multi-family developments to ensure we have adequate guest parking for all sizes of developments. These standards would be consistent across all zones, including PUD.
- **Reduced Parking Requests** – The proposed amendment would allow one additional justification for a reduction to the required parking tables, which is for developments providing low to moderate income housing.
- **Coordinated Driveway Regulations** – Eliminated duplicate regulations in different chapters and moved language to the appropriate chapters.
- **Positions of Authority** – The Land Development Code refers to the Director, which at the beginning of the code clarifies that this is to mean the Community Development Director. The State Code also references the City Engineer and Fire Marshal as authorities for the City regarding local engineering standards and fire codes respectively. Other city positions serve under the direction of those authorities and do not need to be named individually. The proposed amendments make these references consistent. The proposed amendments ensure the correct position of authority is making recommendations or decisions in the appropriate sections of code.

The clean version of all final proposed text of each affected chapter is shown in Exhibit “A” attached hereto. A full detail of all redlined changes is shown in the attached Exhibit “B”.

NON-CONFORMING USES

This Code Amendment would not create any non-conforming use situations.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in 15A-01-03 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

15A-01-03 Purpose

This Code is adopted to implement Sandy City’s General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use

and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. **General**

- a. To facilitate the orderly growth and development of Sandy City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well-being of Sandy City and its inhabitants.

2. **Implementation of General Plan**

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

3. **Comprehensive, Consistent and Equitable Regulations**

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. **Efficiently and Effectively Managed Procedures**

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment will create consistency and equitable standards under which certain new development proposals can be regulated. These regulations would help promote the health, safety and welfare of our residents.

GENERAL PLAN COMPLIANCE

The General Plan encourages appropriate development standards for all uses and zoning categories within Sandy City. This code amendment would further that goal and objective.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to amend Title 15A, Chapter 21, Subdivision Design Standards; Chapter 15, Sensitive Area Overlay Zone; Chapter 20, Residential Development Standards; Chapter 24, Parking, Access and Circulation Requirements; and Chapter 37, Definitions, Revised Ordinances of Sandy City, 2008 as shown in (Exhibit "A") based on the following findings:

1. Compliance with the Purpose of the Land Development Code by creating consistency and equitable standards in Sandy City.
2. Compliance with the Goals and Policies of the General Plan by establishing appropriate development standards for all uses and zoning categories within Sandy City.

Planner:

Reviewed by:



Mike Wilcox
Zoning Administrator

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