

# 2023 Implementation Plan Review

## Strategies-Implementation

Strategy	Implementation Plan				
Utah Code Reference	Action #	Implementation Actions	Timing	Curent Status	Status Notes
<b>(E) Accessory Dwelling Units</b>					
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>	E.1	Adopt a city-wide ordinance for residential zones.	Complete	Complete	City has allowed for internal ADU for decades.
	E.2	Process a code amendment to convert from a CUP to a permitted use.	Complete	Complete	Ordinance #21-28, Sept 28, 2021
	E.3	Inform the public to raise public awareness.	2023	Making progress	Occuring as part of the General Plan update. Future efforts could include a web page a code enforcement handout, and social media communication.
	E.4	Review the potential for additional revisions to the code.	2023	Complete	Potential revisions include amendments to recent State changes. Additional review upon completion of the General Plan.
	E.5	Study the potential for external ADU's.	2023	Making progress	Occuring as part of the General Plan update.
	E.6	Conduct proactive code enforcement to promote good property management and to educate landlords.	Ongoing	Making progress	Future efforts could include a web page a code enforcement handout, and social media communication.
	E.7	Monitor the progress and impacts of completed actions.	Ongoing	Making progress	Meetings were held to prepare the 2023 housing report. Staff intends to meet annually in conjunction with efforts to prepare the housing report and more often as necessary.
	E.8	Evaluate the implementation of the strategy.	2027		
<b>(G) Density and MIH Near Transit (regulations)</b>					
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>	G.1	Prepare and adopt a comprehensive update to the master plan for Sandy City's "downtown" area.	Complete	Complete	The Cairns Master Plan (2017)
	G.2	Prepare and adopt regulations to implement the "downtown" master plan.	Complete	Complete	The Cairns Design Standards (2018)
	G.3	Amend The Cairns Design Standards to include the Stadium Village Sub-District.	2023	Making progress	Cairns Design Standards are being implemented on City-owned properties and encouraged on other properties. Future efforts include a code
	G.4	Study the potential of including residential uses to help revitalize commercial centers.	2023	Making progress	Occuring as part of the General Plan update.
	G.5	Conduct a study to assess the housing needs of certain target populations.	2023	Making progress	Occuring as part of the General Plan update.

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	Making progress	Occuring as part of the General Plan update.
G.7	Assess the feasibility of increased transit within The Cairns.	2024	Making progress	Occuring as part of the General Plan update. Kickoff in May 2023 of the Sandy/South Jordan Small Area Study.
G.8	Audit existing zones and zoning regulations to identify revisions that may be necessary to achieve or facilitate desired outcomes.	2025		Future efforts pending the direction of the General Plan update.
G.9	Process code amendments as necessary revisions have been identified.	2026		Future efforts pending the direction of the General Plan update.
G.10	Inform the public of the purpose of The Cairns Master Plan.	Ongoing	Ongoing	Webpage available and highlighted. Occuring as part of the General Plan update process.
G.11	Pursue opportunities to implement and promote The Cairns Master Plan.	Ongoing	Ongoing	Occuring as part of the General Plan update. Active efforts by the Economic Development Department to promote.
G.12	Prioritize moderate income housing along the light rail corridor when considering rezone applications.	Ongoing	Ongoing	Approval of the Centennial HTRZ in September 2022.
G.13	Monitor the progress and impacts of completed actions.	Ongoing	Making progress	Meetings held to prepare the 2023 housing report. Staff intends to meet annually in conjunction with efforts to prepare the housing report and more often as needed.
G.14	Evaluate the implementation of the strategy.	2027		

**(H) Parking Requirements**

10-9a-403(2)(b)(iii)(H) - 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.	H.1	Conduct a code amendment to reduce parking requirements for residential projects, particularly MIH, near transit.	Complete	Complete	2018 (9/11/18)
	H.2	Amend The Cairns design standards to include the Stadium Village Master Plan.	2023	Making progress	Cairns Design Standards are being implemented on City-owned properties and encouraged on other properties. Future efforts include a code amendment.
	H.3	Inform the public to raise awareness of requirements and potential benefits.	2023	Making progress	Occurring through Code Enforcement and as part of the General Plan update. Eligible applications informed of options.
	H.4	Conduct a study to better assess parking needs of target populations near transit.	2023	Making progress	Occuring as part of the General Plan update.
	H.5	Amend parking requirements as determined necessary.	2024		Future efforts pending the direction of the General Plan update.

H.6	Monitor the progress and impacts of completed actions.	Ongoing	Making Progress	Meetings were held to prepare the 2023 housing report. Staff intends to meet annually in conjunction with efforts to prepare the housing report and more often as necessary. Over the past year, Red Sky was approved for 20%, East Village (25%) completed construction, Summit at The Cairns approved for 20%, application submitted by Shulsen Mixed Use.
H.7	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.	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	Complete	Goals have been established. Meetings continue to occur direction the use of funds.
	P.2	Utilize funds to rehab/redevelop blighted buildings/areas for MIH.	Ongoing	Ongoing	(see below)
	P.2.1	House built by CTEC and sold to LMH on second lot of Property 1 (150 W. Cottage Ave.) redeveloped and donated by City.	2023	Making progress	House is still under construction
	P.2.2	House built by CTEC and sold to LMH on third lot of Property 1 redeveloped and donated by City.	2024		Vacant lot available when CTEC is ready
	P.3	Utilize funds to retain MIH to be available to eligible City employees.	Ongoing	Ongoing	(see below)
	P.3.1	Property 2 (9392 S. 500 W.) currently occupied by eligible City employee.	Ongoing	Making progress	Occupant moved and property is currently part of an exchange to two building lots near transit. See Action #P.3.4.
	P.3.2	Property 4 (104 E. 8960 S.) currently occupied by eligible City employee.	Ongoing	Ongoing	Property continues to be occupied.
	P.3.3	Property 6 (9016 S. 1300 E.) to be rented to eligible City employee or sold, with funds to be reprogrammed.	2023	Making progress	Property is being prepared to be rented.
	P.3.4	Property 2 to be sold, funds to be reinvested in vacant property for future MIH use.	2024	Making progress	Property is currently part of an exchange for two building lots.
	P.4	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.).	2023	Making progress	Meetings have been held. Additional discussions occurring as part of the General Plan update.

	P.5	Monitor the progress and impacts of completed actions.	Ongoing	Making progress	Meetings held to prepare the 2023 housing report. Staff intends to meet annually in conjunction with efforts to prepare the housing report and more often as needed.
	P.6	Evaluate the implementation of the strategy.	2027		
<b>HTRZ</b>					
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>	Q.1	Identify potential areas for a HTRZ.	2022	Complete/Ongoing	Centennial HTRZ has been approved. An additional potential site has been identified.
	Q.2	Inform decision makers of the potential opportunities of utilizing this strategy as an affordable housing tool.	2022	Complete	Complete
	Q.3	Review site with the City Council.	2022	Complete	Complete
	Q.4	Identify a potential partner/developer for the proposed site.	2022	Complete	Centennial HTRZ has been approved. An additional potential site has been identified. Preliminary discussions have occurred with property owner.
	Q.5	Submit for approval.	2022	Complete	Submitted and approve in 2022 (Centennial HTRZ)
	Q.6	Upon approval, finalize establishment of HTRZ.	2023	Complete	Complete
	Q.7	Process entitlements for projects within the HTRZ.	2023-2024	Making progress	Preliminary subdivision approval for Red Sky May 2023.
	Q.8	Start construction of HTRZ project.	2025		Pending final approval and financing of Red Sky
	Q.9	Monitor the progress and impacts of completed actions.	Ongoing	Making progress	Meetings held to prepare the 2023 housing report. Staff intends to meet annually in conjunction with efforts to prepare the housing report and more often as needed.
	Q.10	Evaluate the implementation of the strategy.	2027		
<b>Station Area Plan</b>					
10-9a-403(2)(b)(iii)(V) - <i>Develop and adopt a station area plan in accordance with Section 10-9a-403.1.</i>	V.1	Identify required locations.	2022	Complete	Five station area plans to be prepared with the General Plan update.
	V.2	Determine resources needed to prepare plans.	2022	Complete	Complete
	V.3	Fund necessary resources.	2022	Complete	Complete
	V.4	Determine a process to conduct planning.	2022	Making progress	Planning has occurred and continues as part of the General Plan update.
	V.5	Inform the public, specifically affected residents and businesses, of the process, potential impact, and ways to be involved.	2023	Making progress	A communications plan being carried out as part of the General Plan update.
	V.6	Conduct public engagement and analysis.	2023	Making progress	A website has been created, mailers sent, social media posts occurring, and open houses and workshops have happened.

V.8	Prepare and adopt necessary revisions to land use regulations.	2024		Future efforts pending the direction of the General Plan update.
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		