



Community Development Department

Kurt Bradburn
Mayor

Matthew Huish
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

January 9, 2018

To: City Council via Planning Commission
From: Community Development Department
Subject: Standard Specifications and Details for Municipal Construction - CODE-11-17-5326
 Amend Title 15A, Chapter 2, General Provisions, Land Development Code, Revised Ordinances of Sandy City, 2008
 Review and Adoption of Standard Specifications and Details for Municipal Construction MISC-11-17-5330

HEARING NOTICE: *This Code Amendment was noticed in the paper at least 10 days prior to the first Planning Commission meeting.*

BACKGROUND

The Sandy City Public Works Department has filed a request to amend Title 15A, Chapter 2, General Provisions, Land Development Code, Revised Ordinances of Sandy City, 2008. The purpose of the Code Amendment is to make changes in our code that will align it with recent State Code changes relating to formal codification of the City's Standard Specifications and Details for Municipal Construction (SB 232). The proposed changes will establish a process by which the city may annually review and adopt the City's Standard Specifications and Details for Municipal Construction.

ANALYSIS

Earlier this year, the State Legislature made changes to State Code that have caused us to revisit our code and make some changes. Upon reviewing Senate Bill 232, it requires that cities formally adopt their standard specifications as part of our land development code. We have proposed a change to our General Provisions section of code to comply with the State Code.

The final proposed text is shown in Exhibit "A" attached hereto. A full copy of the City's Standard Specifications and Details for Municipal Construction is shown in the attached Exhibit "B".

NON-CONFORMING USES

This Code Amendment would not create any non-conforming 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 facilitate the orderly growth and development of Sandy City and facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements, by establishing a system of fair, comprehensive, consistent and equitable regulations, and standards under which all proposed development will be reviewed and evaluated within the City.

GENERAL PLAN COMPLIANCE

The General Plan encourages appropriate development standards for all uses and zoning categories within Sandy City.

OTHER

Some of the general purposes of the City's Development Code are to implement Sandy City's General Plan, and to promote the following public policies: 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 (R.O.S.C. Sec. 15A-01-03(A)).

STAFF RECOMMENDATIONS

The Community Development Department requests that the Planning Commission forward a **positive recommendation** to the City Council to adopt the proposed ordinance amendment as shown in Exhibit “A”, attached, for the following reasons:

1. Compliance with the Purpose of the Land Development Code by facilitating the orderly growth and development of Sandy City and facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements, by establishing a system of fair, comprehensive, consistent and equitable regulations, and standards under which all proposed development will be reviewed and evaluated within the 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.

The Community Development Department also requests that the Planning Commission forward a **positive recommendation** to the City Council to adopt the City’s Standard Specifications and Details for Municipal Construction by ordinance as shown in Exhibit “B”, attached.

Planner:

Reviewed by:

Mike Wilcox
Zoning Administrator