



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

June 8, 2017

To: City Council via Planning Commission
From: Community Development Department
Subject: General Plan Amendment – Amending General Plan Goals & Policies - Urban Design GPA-05-17-5266

HEARING NOTICE: *This item has been noticed in the newspaper.*

REQUEST

The Sandy City Community Development Department, at the request of the City Council, is requesting to make a minor amendment to the General Plan Goals and Policies. Specifically, it is proposed to add a new goal and policy under Urban Design that is related to the Dimple Dell Park area and development of land surrounding it.

BACKGROUND

In response to a few development proposals abutting the Dimple Dell Park area, the City Council asked staff to review the General Plan for existing Goals and Policies that related to development or preservation of the areas surrounding Dimple Dell. They asked staff to provide recommendations for any potential amendments or additions to those existing goals and policies. This went before the City Council in work session on October 10, 2016 and again May 16, 2017 for further discussion of ideas and possible changes and refinement of those goals. On May 16, 2017, the Council directed staff to begin a General Plan Amendment process to review the proposal that they had created.

ANALYSIS

In the “Urban Design” section of the Sandy City General Plan Goals and Policies it states the following:

Page 2-14

GOAL: 7.0 DIFFERENTIATE DISTRICTS AND NEIGHBORHOODS THROUGH URBAN DESIGN

POLICIES: 7.1 Create urban design elements and strategies for the identification of distinct neighborhoods and districts via the

use of edge treatments, naming the neighborhoods and districts, differentiating through urban design elements, boundaries between uses to mitigate negative impacts, protect and enhance views and vistas to major landmarks.

- 7.2 Enhance view corridors to such landmarks as the Jordan High School, Sandy City Hall, potential developments south of Becton Dickenson at State Street and 9700 South.**

It is proposed to add to this section the following Policy:


- 7.3 Preserve the neighborhood character of existing rural areas that are contiguous to Dimple Dell Park by maintaining the open look and atmosphere of large lots with animal rights along major corridors of these areas (e.g. Dimple Dell Road and Mt. Jordan Road) and areas viewed from within the Dimple Dell Park. Encourage open style split-rail fencing, berms, and landscaping along the edges. Also, encourage deeper setback of all buildings from public view corridors to help ensure the rural feeling of the area is preserved.**

With this proposed amendment, it expands upon the first two existing policies of this section and provides a clear direction and intent for the urban design character of the neighborhoods surrounding Dimple Dell Park. By establishing this policy in the General Plan, other actions may be taken by the city to implement the stated policy in the future.

STAFF RECOMMENDATION

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to adopt a minor amendment to the City's General Plan, thus adding the proposed Policy 7.3 to the Urban Design Goal of the Sandy City General Plan.

Planner:

Reviewed by: 



Mike Wilcox
Long Range Planning Manager

Proposed language to be included in the Goals and Policies in the General Plan under:

URBAN DESIGN

Goal: 7.0 DIFFERENTIATE DISTRICTS AND NEIGHBORHOODS THROUGH URBAN DESIGN

***7.3** Preserve the neighborhood character of existing rural areas that are contiguous to Dimple Dell Park by maintaining the open look and atmosphere of large lots with animal rights along major corridors of these areas (e.g. Dimple Dell Road and Mt. Jordan Road) and areas viewed from within the Dimple Dell Park. Encourage open style split-rail fencing, berms, and landscaping along the edges. Also, encourage deeper setback of all buildings from public view corridors to help ensure the rural feeling of the area is preserved.*