



SANDY CITY COMMUNITY DEVELOPMENT

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MEMORANDUM

June 6, 2019

To: Planning Commission
From: Community Development Department
Subject: General Plan Amendment –
Stadium Village Master Plan

GPA-03-19-5658

HEARING NOTICE: *This item has been noticed on public websites, in the newspaper, and mailed to owners, occupants, and affected entities.*

CASE HISTORY	
Case Number	Case Summary
GPA-1-12-2141	The Sandy Civic Center Area 30 Year Development Plan was adopted as a general plan amendment by the City Council on May 22, 2012. The project area was approximately bounded by Interstate 15, the TRAX rail line, 10600 South, and 9000 South.
GPA-11-16-5165	The Cairns Master Plan was adopted as a general plan amendment by the City Council on Jan. 17, 2017. The project area extended from just north of 9000 S. to 10600 S. and from Interstate 15 to the Trax rail line, and included the Canyon School District property to the east of the Trax rail line.
CODE-07-18-5449	The Cairns Design Standards were approved by the City Council on Dec. 4, 2018. The document provides development and design standards applicable to The Cairns Master Plan area.

REQUEST

The Community Development Department is presenting a master plan for the Stadium Village subarea of The Cairns Master Plan to be considered for adoption as part of The Cairns Master Plan and as an addition to the Sandy City General Plan.

BACKGROUND

The Cairns Master Plan was envisioned as a “collection of mixed-use villages ...” (The Cairns Master Plan, pg. 35) consisting of eleven subareas, identified as villages and study areas. “Villages are areas that have been master planned and are actively redeveloping. Study areas are locations that could be redeveloped over time, but have not yet been master planned nor are under redevelopment.” (pg. 37)

The area around the RSL Stadium was identified in The Cairns Master Plan as the Stadium Study Area. In January 2018, the City entered into a contract with Gateway Planning to create a master plan for the Stadium Study Area. Since that time, Gateway Planning, together with their team of subconsultants, has been preparing the Stadium Village Master Plan. The following is a timeline of some of the significant events in the preparation of the Master Plan:

Jan. 23, 2018	Kick-Off Meeting
April, 2018	Survey #1
April 30-May 1, 2018	Stakeholder Interviews, Steering Committee Meetings, Open House
June, 2018	Survey #2
June 4-6, 2018	Design Workshop
Sept., 2018	Survey #3
May 7, 2019	Joint Planning Commission & City Council Meeting, Open House

The public hearing notice for the June 6, 2019 Planning Commission meeting was published in the Salt Lake Tribune, posted to the Sandy City website, posted to the Utah Public Notice Website, and hard copies were posted at City Hall, Sandy Parks & Recreation, and Salt Lake County Library-Sandy. Additionally letters were mailed to approximately 1,200 addresses, including properties extending to 500' from the project boundary and other affected entities. A copy of the Stadium Village Master Plan draft was made available on the City's website.

FACTS AND FINDINGS

- The Cairns Master Plan was adopted in 2012. The Cairns Master Plan establishes “the goals and objectives that will guide all future design and development decision within the Area.” (The Cairns Master Plan, pg. 3) The Cairns Master Plan includes a visions for the area, general design and development recommendations, a broad framework, and an implementation plan.
- The Cairns Design Standards, a regulatory document applicable to the area of The Cairns, was adopted on Dec. 4, 2018. The purpose of The Cairns Design Standards is to establish design standards for The Cairns area through design and development standards affecting “architecture, building massing and arrangement, landscape, streetscape, parking arrangement, and general practices of good urban design...” (The Cairns Design Standards, pg. 2)
- The Cairns Master Plan identified eleven subareas. The area from 9000 S. to approximately 9600 S. and from I-15 to just east of State Street was named the Stadium Study Area, one of the subareas within The Cairns where a specific subarea master plan had not yet been done. (The Cairns Master Plan, pg. 37-40)
- The Stadium Village Master Plan being presented with this staff report is intended to fulfill the subarea master plan for the Stadium Study Area as anticipated by The Cairns Master

Plan. It is intended to guide the implementation of the vision, goals, and objectives of The Cairns Master Plan and the applicability of The Cairns Design Standards specific to the Stadium Study Area.

- Actual implementation of the Stadium Village Master Plan will be dependent on market conditions, policy decision, regulatory enactment, and future investment in infrastructure.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the Stadium Village Master Plan, adopting it as an addition to the Sandy City General Plan.

ALTERNATIVES

- Forward a positive recommendation of the proposed amendment to the City Council
- Forward a negative recommendation of the proposed amendment to the City Council
- Forward a recommendation proposing a modified amendment to the City Council
- Table the decision

ATTACHMENTS

- Stadium Village Master Plan-draft (5/28/19)

Planner:



Jake Warner
Long Range Planning Manager

Reviewed by:



Brian McCuiston
Planning Director

File Name:

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