



Legislation Text

File #: GPA-03-19-5658(PC), **Version:** 1

Agenda Item Title:

Stadium Village Master Plan General Plan Amendment

Presenter:

Jake Warner

Description/Background:

The Cairns Master Plan was adopted in 2017, and identified eleven subareas. One of those areas is the Stadium Study Area, extending from 9000 S. to approximately 9600 S. and from I-15 to just east of State Street. The Cairns Master Plan formulated the overall vision, goals, and objectives for the overall Cairns area. It anticipated that area master plans specific to each subarea would establish the specific character of each subarea. The Stadium Village Master Plan is the area master plan for the Stadium Study Area. Together with The Cairns Master Plan, the Stadium Village Master Plan is intended to guide decisions affecting future development in the affected area.

The City entered into a contract with Gateway Planning in January 2018 to prepare the Stadium Village Master Plan. Since that time, Gateway Planning, together with their team of subconsultants, has been preparing the Stadium Village Master Plan. The consultant team has conducted various studies, analysis, and public engagement, including surveys, stakeholder interviews, and workshops. City staff has worked closely with the consultant throughout the process, and has coordinated opportunities for review, input, and feedback from the Planning Commission and City Council. The most recent series of engagement events included a joint Planning Commission and City Council presentation and a public open house on May 7, 2019. The draft being presented reflects revisions made in response to comments received on May 7, 2019.

Fiscal Impact:

The most significant fiscal impact on City revenues would likely be from property tax. If development occurs in a manner consistent with the proposed Stadium Village Master Plan, property values in the area could increase by billions of dollars over the next couple of decades. Sales tax revenues would also increase, however retail and restaurant uses account for only 7%, by square feet, of the total depicted built environment.

Further action to be taken:

As a general plan amendment, the Planning Commission makes recommendation to the City Council. The City Council has authority to make the final decision. Upon adoption, implementation of the master plan is anticipated to be primarily driven by market conditions and decisions by individual property owners. The City's role in implementation would largely involve future decisions regarding policy, regulations, and infrastructure.

Recommended Action and/or Suggested Motion:

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