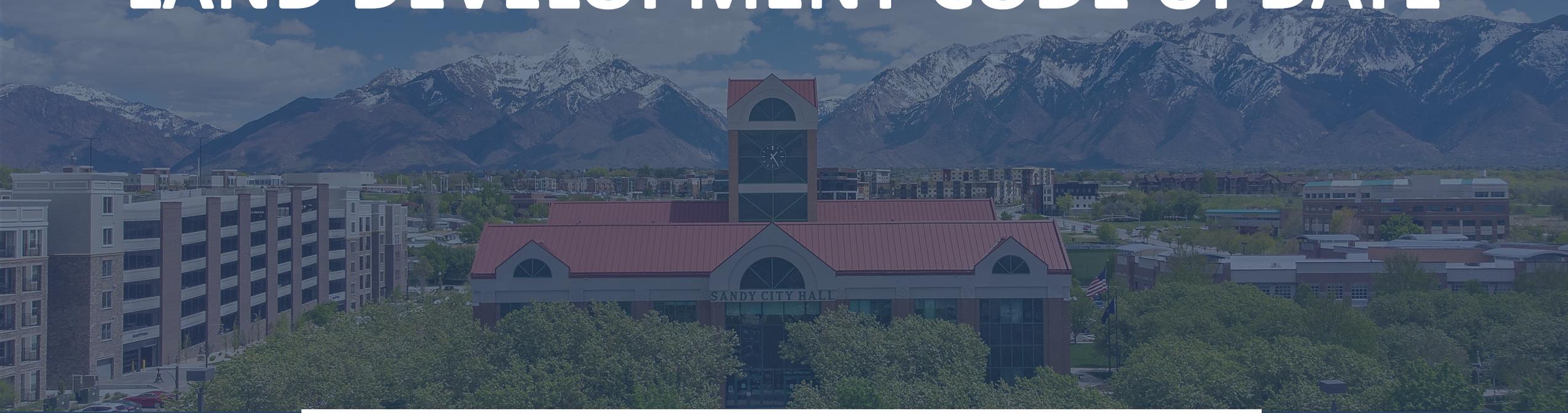


SANDY CITY LAND DEVELOPMENT CODE UPDATE

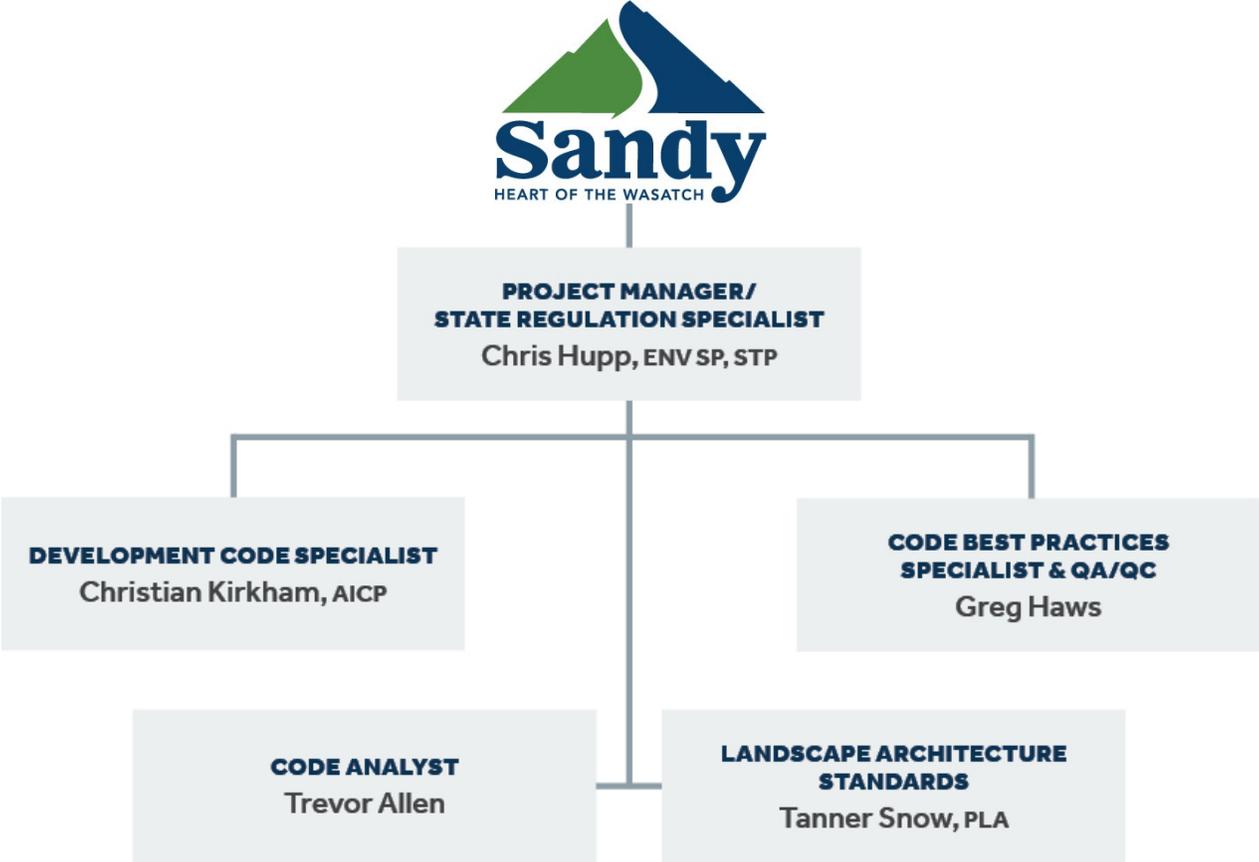


- The *Pace of Progress Sandy City General Plan 2050* identifies several strategic measures to help capture the vision of the community. One of these goals is an update to the Land Development Code.
- This Land Development Code Update will translate the General Plan's vision into zoning regulations with development standards to guide future development in the city.
- This code update will also provide consistency with state law, modernize, streamline, and improve the organizational framework of the entire Land Development Code (Title 21).

Sandy General Plan Update



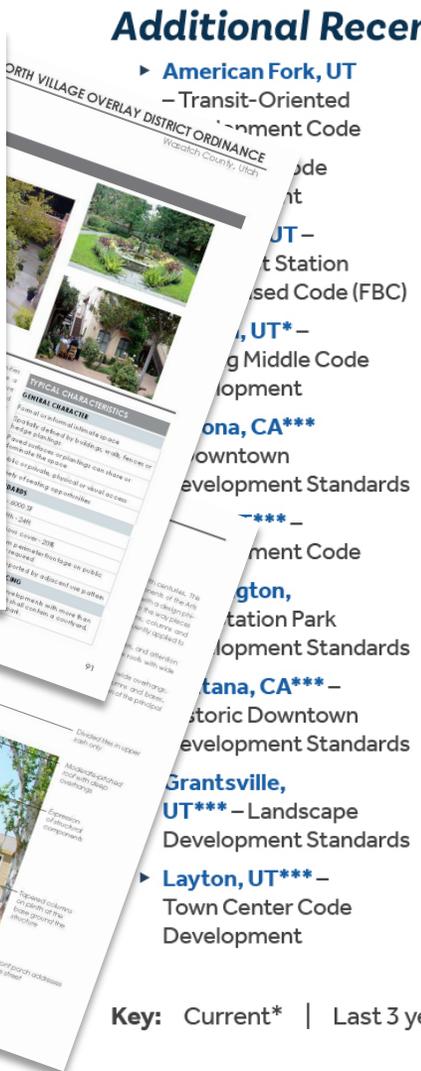
With a grant from the Wasatch Front Regional Council, Sandy hired *Psomas* through a competitive bid process.



Psomas Project Team



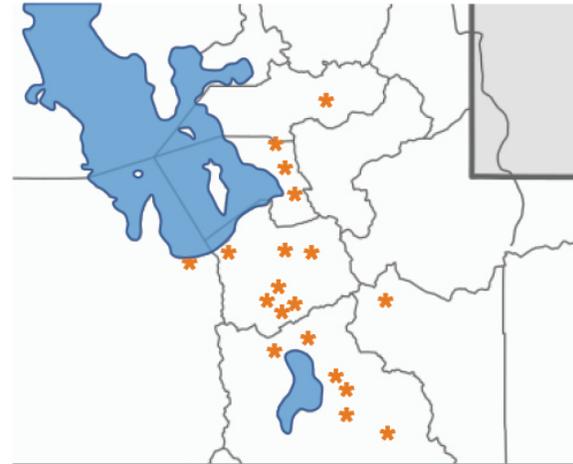
Additional Recent Project Experience



- ▶ **American Fork, UT** – Transit-Oriented Development Code
- ▶ **Chapman Woods, CA***** – Comprehensive Zoning Code Update
- ▶ **Chapman Woods, CA***** – Community Standards Code
- ▶ **Orem, UT** – State Street Master Plan Development Standards
- ▶ **Orem, UT** – Neighborhood Plans Development Standards
- ▶ **Palm Desert, CA** – University Neighborhood FBC
- ▶ **Payson, UT*** – Historic Downtown & Nebo Area Plan Development Code
- ▶ **Provo, UT** – Historic Center Street Development Standards
- ▶ **Riverdale, UT***** – Airport Overlay & General Code Amendments
- ▶ **Riverton, UT** – Mountain View Village FBC & Development Standards
- ▶ **Riverton, UT** – Downtown Development Standards

- ▶ **Rosemead, CA***** – Comprehensive Zoning Code Update
- ▶ **Salt Lake City, UT** – University of Utah Landscape Development Standards
- ▶ **Salt Lake City, UT** – University of Utah Mobility Hub Development Standards
- ▶ **Salt Lake City, UT** – Park Avenue Sugar House Development Standards
- ▶ **Saratoga Springs, UT***** – Northshore Development Standards
- ▶ **Saratoga Springs, UT** – Saratoga Springs FBC
- ▶ **Saratoga Springs, UT** – Legacy Farms Development FBC
- ▶ **Spanish Fork, UT***** – Transfer of Development Rights Code
- ▶ **Springville, UT*** – Springville FBC
- ▶ **Springville, UT** – Town Center Development Code
- ▶ **Uintah County, UT***** – Recreation District Standards
- ▶ **Wasatch County, UT** – Review Process Update
- ▶ **West Haven, UT** – Code Update & 2100 South Area Development Standards

- ▶ **West Jordan, UT***** – Neighborhood Development Standards
- ▶ **West Jordan, UT** – Interchange Overlay District Code



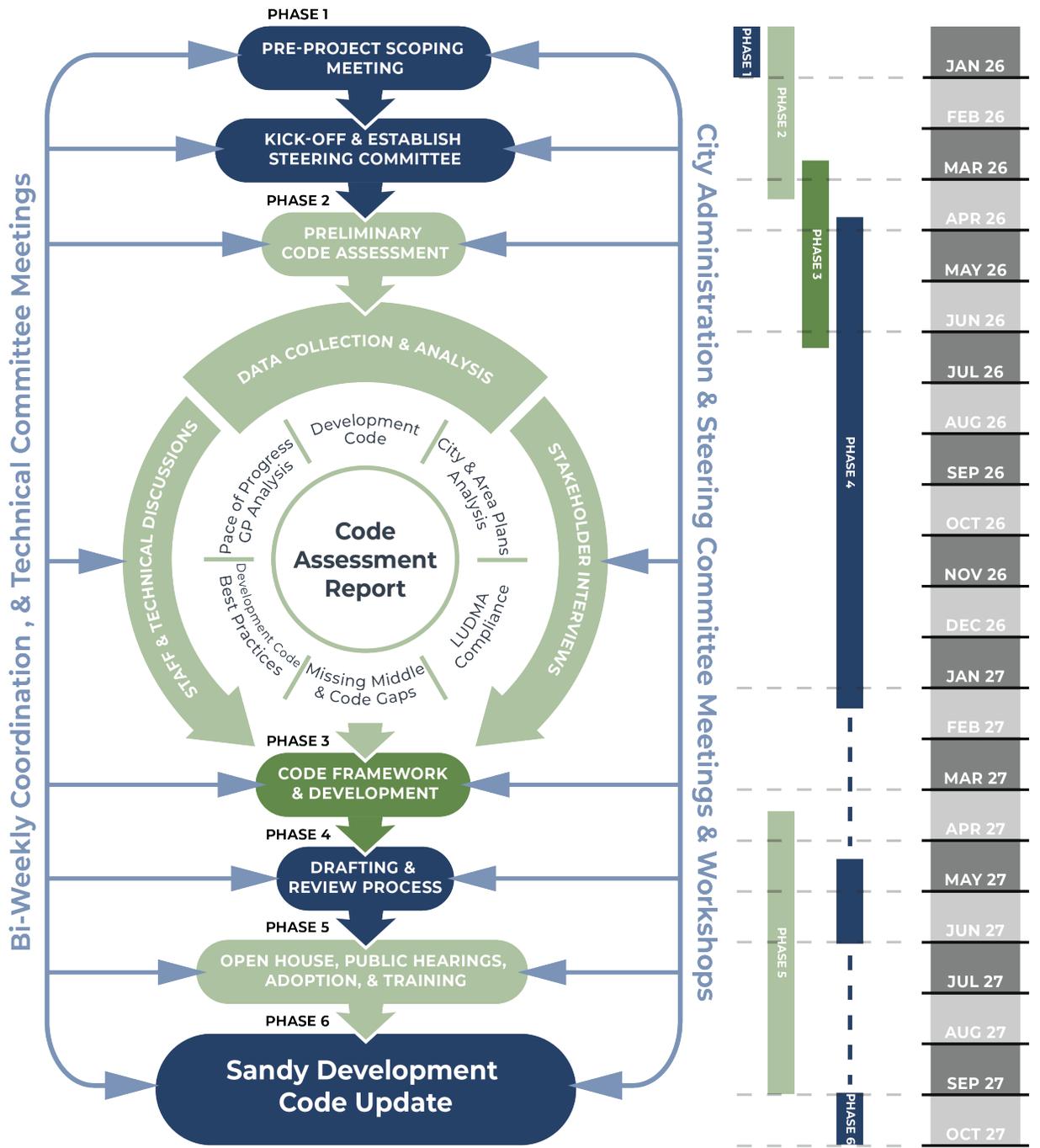
Select cities along the Wasatch Front where our team has successfully implemented codes and development standards.

Key: Current* | Last 3 years ***

Psomas Project Experience



Scope & Schedule Overview



The Code Update will address:

- Comprehensive revamp of the Land Development Code – modernize structure, improve usability, and align with state law
- Create standards for missing middle housing and redevelopment along key transportation
- Create standards for six Neighborhood Activity Centers (NACs) – ground floor activation, contextual design, and walkability
- Create zoning framework for five Station Area Plans at TRAX and Front Runner stations
- Provide consistency with The Cairns Master Plan and Stadium Village design standards



Code Update Project

The next steps are to:

- Create a website to keep the public informed
- Establish a Steering Committee and identify topics for technical advisory committees
- Conduct one-on-one interviews
- Complete chapter-by-chapter code audit and assessment report
- Begin drafting priority code sections: station area and NAC standards, missing-middle housing tools, and mixed-use regulations
- Provide updates to the City Council and Planning Commission on a regular basis



Next Steps