

Sandy Hills General Plan: Public Hearing

January 31st, 2023

MSD Long Range Planning



G R E A T E R S A L T L A K E
**Municipal Services
District**



Public Hearing Purpose:

The public hearing is being held to meet state code requirements and receive input from the public regarding the drafted Sandy Hills General Plan.

Following the public hearing, the Council may adopt, adopt with revisions, or not adopt the General Plan as drafted.



Project Background

What is a General Plan?

Moderate Income Housing and Natural Resource Management are addressed through Salt Lake County-wide plans. This General Plan is specific to the Sandy Hills community and was delegated to the Municipal Services District, the service provider for Unincorporated Areas.



Sandy Hills GP Background:

- **September 2020:** SLCo Regional Development writes formal letter to MSD requesting completion of General Plan for Granite, Sandy Hills, and Willow Creek Unincorporated Areas
- **Fall 2020:** Majority of Willow Creek incorporates; MSD and Regional Development meet to re-determine scope of services
- **January 2021:** Staff move forward with separate planning processes for Granite and Sandy Hills; first presentations to community councils are given

Sandy Hills GP Background (continued):

- **Winter-Spring 2021:** MSD Staff holds virtual kick-off workshops for Granite and Sandy Hills; prepares technical assessments
- **May 2021:** Sandy Hills holds first General Plan Steering Committee Meeting
- **Summer 2021:** Sandy Hills sets its top priorities and vision statement; elects to pursue a General Plan (rather than other long-range planning document); drafts Scope of Work
- **September 15th, 2021:** Planning Commission recommends approval of Scope of Work
- **October 12th, 2021:** Council formally approves the Scope

Welcome to Sandy Hills!

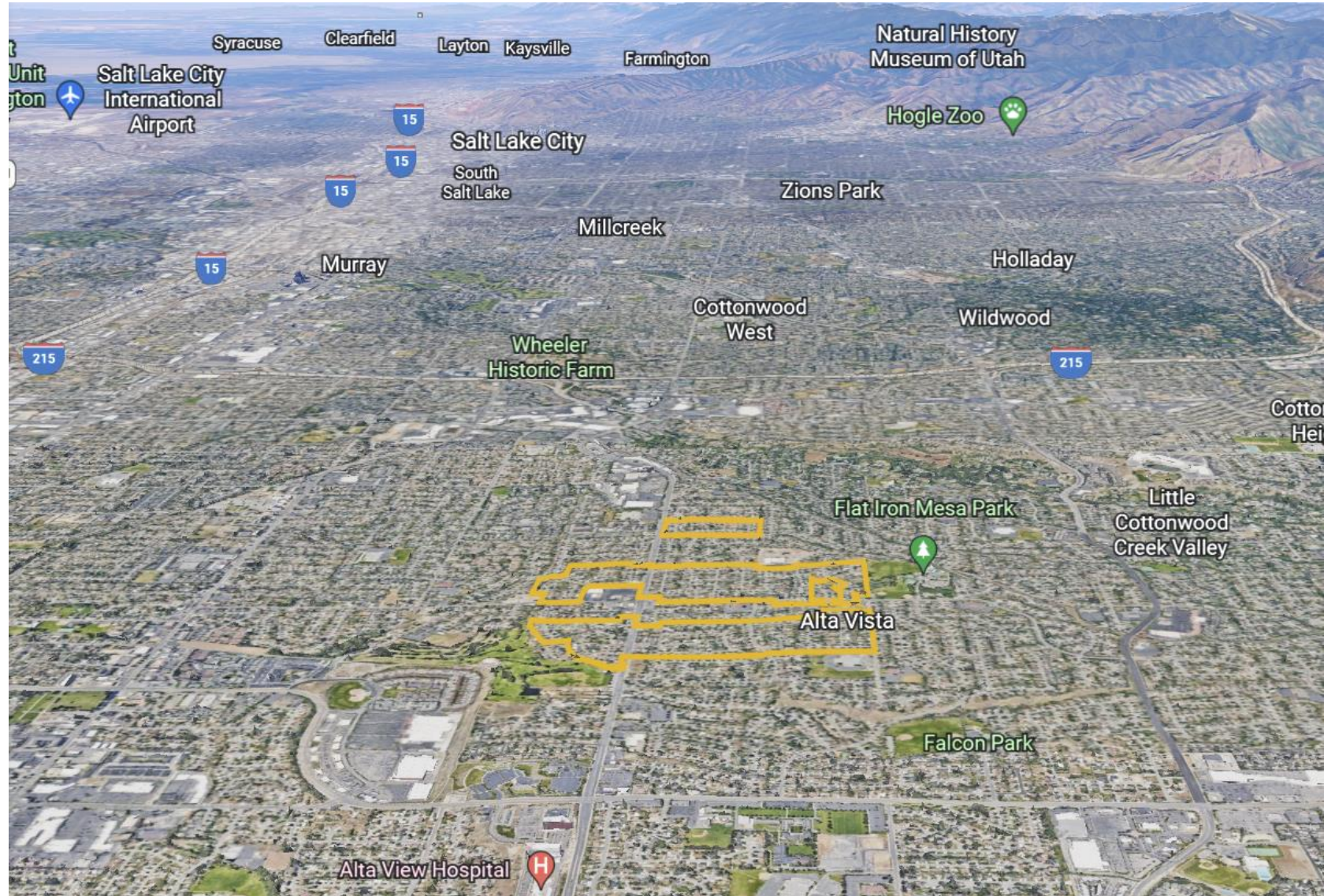
Population: 2,046

Total Land Area: 0.35 square miles

Median Age: 37.9

Median Household Income: \$106,101

Predominant Land Use: Single-Family Residential



Public Involvement in the Planning Process

Planning Process Timeline:

Process 1

Summer-Fall 2021:
May 13th – First GPSC Meeting
June 17th – GPSC Meeting
August 19th – GPSC Meeting
September 15th – PC Recommends
Scope of Work
September 16th – GPSC Meeting

SCOPE OF WORK ADOPTED

November 2021:
November 18th – GPSC Meeting

FINISH DRAFTING LAND USE CHAPTER

January 2022:
January 11th – SHCC Meeting
January 19th – Update to PC
January 20th – Transportation Bonanza

March 2022:
March 17th – GPSC Meeting
March 29th – Update to Council

**FINISH DRAFTING TRANSPORTATION
CHAPTER**

May 2022:
May 19th – GPSC Meeting

July 2022:
July 21st – GPSC Meeting

Winter-Spring 2021:
January 12th – First Meeting with SHCC
February 18th – Kick-Off Workshop #1
April 1st – Kick-Off Workshop #2

**STAFF FINISHES TECHNICAL ASSESSMENT OF
SANDY HILLS**

October 2021:
October 5th – Council Approves Scope of Work
October 21st – Land Use Workshop

December 2021:
December 16th – GPSC Meeting

February 2022:
February 17th – GPSC Meeting

April 2022:
April 12th – SHCC Meeting
April 28th – Resilience + Infrastructure Workshop

June 2022:
June 16th – GPSC Meeting

**FINISH DRAFTING R + I CHAPTER –
DRAFT PLAN SENT OUT FOR REVIEW**

Kick-Off Workshops (Feb and April 2021):

- **Purpose:** assess community strengths, weaknesses, opportunities, and threats
- **Participants:** 12
- **Outcomes:** helped guide vision, priorities, and plan scope of work

Sandy Hills Virtual Community Workshop

Thursday, February 18th from 7-9 PM

Email Joselyn Romero, JRomero@slco.org, for the Zoom Invite.



JOIN US for an evening of conversation and brainstorming as we kick-off our planning efforts for Sandy Hills. The workshop will include an introduction to the planning team, a presentation of existing conditions impacting Sandy Hills, and a community-led discussion of Sandy Hills' strengths, weaknesses, opportunities, and threats. No planning experience is required to participate in this workshop; please come as you are!

If you cannot attend this event, but still want to share your thoughts, please consider participating in our online survey. The survey can be found by visiting the link below:

<http://bit.ly/lrp-sandyhills>



Utah State University
LANDSCAPE ARCHITECTURE &
ENVIRONMENTAL PLANNING

Land Use Workshop and Survey (Oct 2021):

- **Purpose:** understand stakeholders' future vision for land use in the Sandy Hills community; evaluate whether existing land uses and services are meeting resident needs; vote on drafted vision statements and priorities
- **Participants:** 6 (workshop), 7 (survey response)
- **Outcomes:** influenced the General Plan character areas and helped staff identify key amenities within the community; results were reviewed by the GPSC and translated into goals and objectives



Transportation Workshop and Survey (Jan 2022):

- **Purpose:** introduce residents to transportation agencies active in Sandy Hills; identify assets and barriers in the existing transportation network (roadways, active transportation, transit)
- **Participants:** 5 (workshop), 12 (survey response)
- **Outcomes:** used to draft the goals and objectives in the Transportation Chapter of the General Plan; increased agencies' awareness of Sandy Hills constraints and needs

The screenshot displays a digital event page for the 'Sandy Hills Transportation Bonanza' held on January 20th at 7:00 PM. The page is organized into several sections: a 'WELCOME!' box with navigation instructions, a main event description box, a 'Sandy Hills Top Priorities' list, a 'Sandy Hills Vision Statement' box, and three large colored boxes for 'Active Transportation Goals', 'Transportation Safety Goals', and 'Transportation Communication / Collaboration Goals'. Logos for the Municipal Services District, Salt Lake County, and the Sandy Hills Community Council are also present.

Sandy Hills Transportation Bonanza
January 20th @ 7:00 PM

Whether you walk, roll, bike, or ride, you won't want to miss this event! The Sandy Hills General Plan Steering Committee is hosting a **Transportation Bonanza!** to gain resident input on projects, policies, and programs needed to improve overall safety, navigation, and recreation in Sandy Hills and surrounding areas. No prior planning experience is needed!

You can expect presentations from regional transportation planners (including WFRC, UTA, UDOT, and more), virtual activities where you can share your own ideas with staff and steering committee members, and information on how to get involved in the Sandy Hills General Plan. Learn more by visiting bit.ly/lrp-sandyhills.

WELCOME!

Click and drag your mouse using the hand tool to navigate the board. Zoom in using tools in the bottom left corner of your screen.
Use the comment tool in the upper bar to drop comments in goal or existing condition boxes.
Please contact Kayla Mauldin (KMauldin@msd.utah.gov) with questions.

Sandy Hills Top Priorities

- High Quality Physical Infrastructure
- Regional Communication, Collaboration, and Planning
- Land Use and Building Codes that Reflect the Community Vision
- Resident Engagement in Decision-Making
- Addition / Preservation of Community Gathering Places
- Fiscal Responsibility and Transparency

Sandy Hills Vision Statement

Sandy Hills strives to be a community where all residents have a voice in decision-making and an opportunity to improve local quality of life.

Active Transportation Goals

- Improve visibility of pedestrians at major intersections (orange flags; painted crosswalks).
-
-
-

Transportation Safety Goals

- Pursue traffic calming on feeder streets.
- Reduce vehicle speeding.
- Discourage illegal turns / driving to avoid medians.
- Reduce inconsistencies in traffic regulations / speeds.
-
-

Transportation Communication / Collaboration Goals

- Share information on transportation project and ways to get involved over social media.
- Increase resident knowledge of existing transportation options and program
-
-
-

Useful Links:

R&I Workshop and Survey (April 2022):

- **Purpose:** introduce the concept of resilience; explore strengths and weaknesses related to the community's social, digital, and brick-and-mortar infrastructure
- **Participants:** 6 (Workshop), 2 (Survey)
- **Outcomes:** used to guide the goals and objectives in the Resilience and Infrastructure Chapter of the General Plan

Save the Date!

Sandy Hills Resilience and Infrastructure Workshop

April 28th

Who: All members of the public are invited!

What: Participate in discussion and activities related to Sandy Hills' Resilience + Infrastructure Element

Where: Virtual - [register here](#)

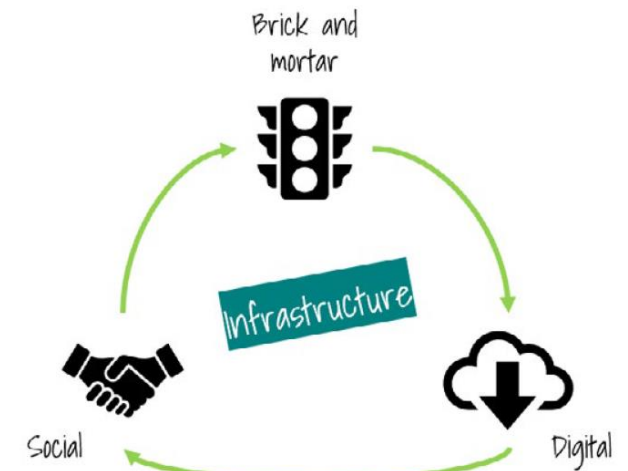
Please register or contact
KMauldin@msd.utah.gov.



When: April 28th from 7:00-9:00 PM

Why: Share your thoughts to help inform the 2022 Sandy Hills General Plan; learn more about the planning process

bit.ly/lrp-sandyhills



Greater Salt Lake
County
Municipal Services
District



General Plan Steering Committee Meetings

- **Purpose:** a group of community experts committed to guiding the General Plan process and working with staff to review engagement results and Plan content
- **Members:** 5
- **Meetings:** 11
- The GPSC voted to move the Plan into the County's review and adoption phase in July 2022



Key Plan Content

Vision and Priorities:

Vision Statement: Sandy Hills strives to be a community where all residents have a voice in decision-making and an opportunity to improve local quality of life.

Priorities:



High Quality Physical Infrastructure



Regional Communication, Collaboration, and Planning



Land Use and Building Codes that Reflect the Community Vision



Resident Engagement in Decision-Making



Addition / Preservation of Community Gathering Places



Fiscal Responsibility and Transparency

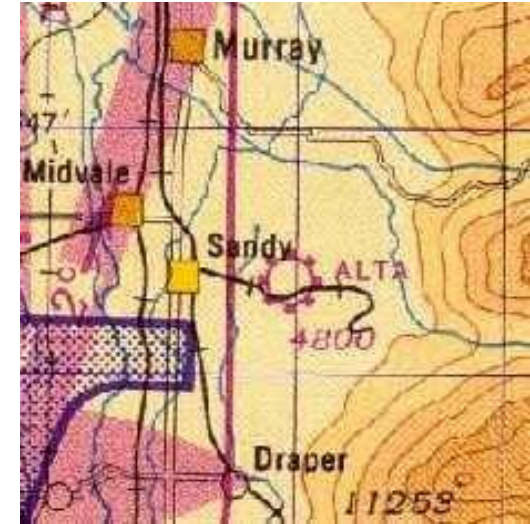
Chapter 1: Introduction

Sections:

- General Plan Overview
- How to Use This Document
- Data Collection
- Who Are We?
- The Future We Choose

Key Message:

Sandy Hills is a unique unincorporated community, existing entirely within Sandy City. Residents care deeply about being aware of and involved in planning and decision-making processes.



Salt Lake Sectional Chart, 1948



Photo courtesy of Salt Lake County Archives

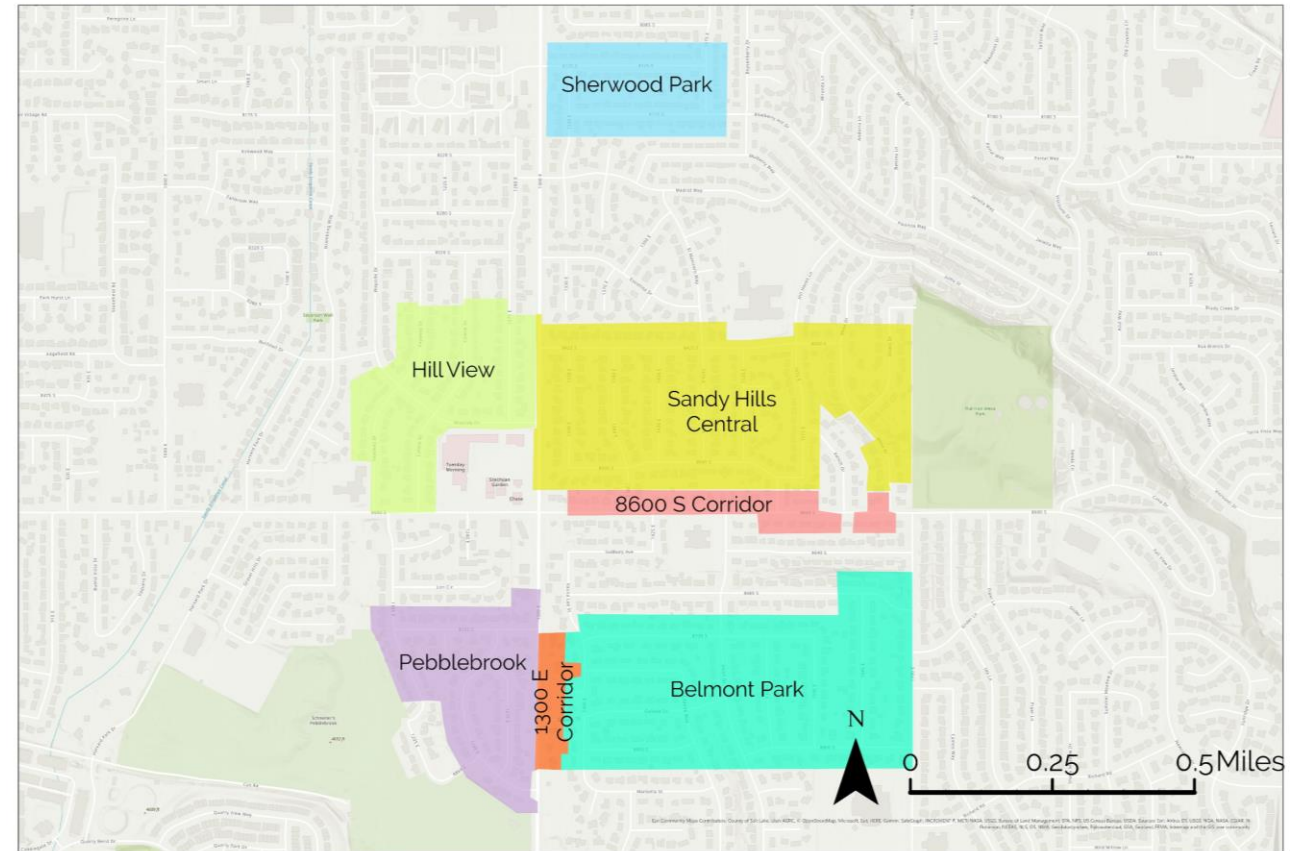
Chapter 2: Land Use

Sections:

- What Does the Sandy Hills Land Use Chapter Contain?
- Existing Land Use Conditions
- Community Feedback on Land Use
- Sandy Hills' Land Use Vision
- Land Use Work Program

Key Message:

Sandy Hills has very few opportunities for new development. Residents prefer to maintain single-family neighborhoods while enhancing access to recreation, shopping, and civic uses.



Land Use Goals and Key Recommendations

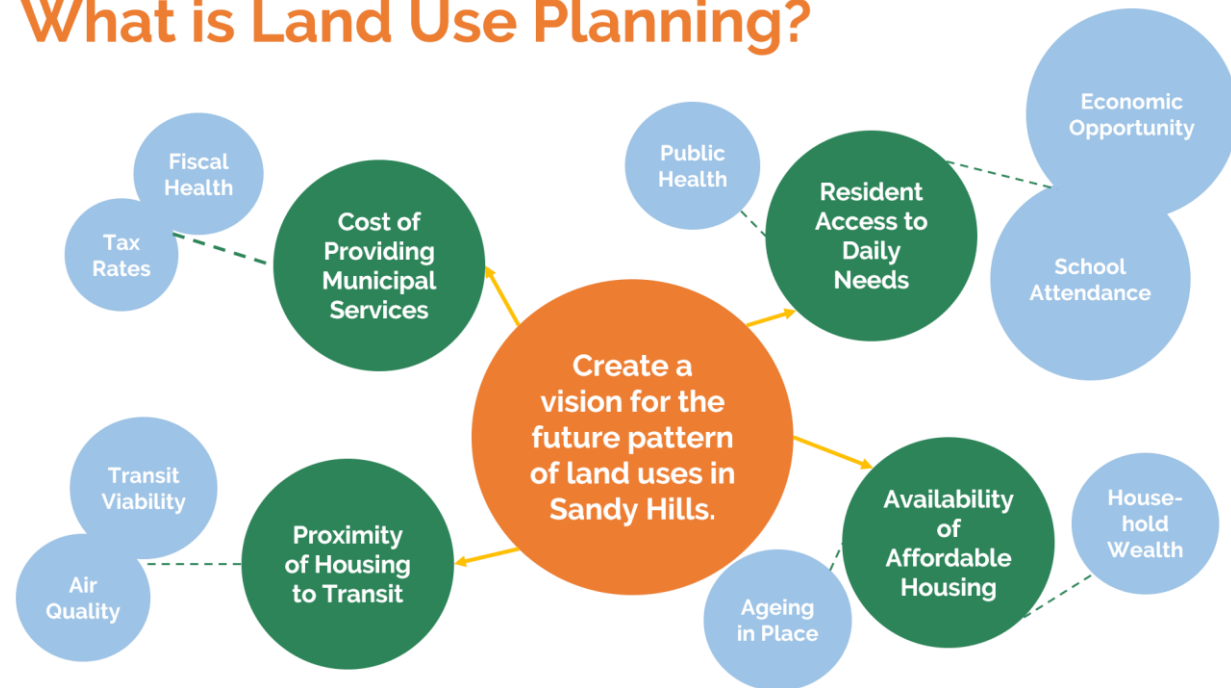
Goals:

1. Improve property maintenance and upkeep of community spaces.
2. Advocate for preservation and enhancement of regional parks, open spaces, and community centers.
3. Enhance built-environment design to protect natural systems and amenities.
4. Expand resident access to housing economic opportunities without diminishing the character of Sandy Hills' residential neighborhoods.

Recommendations:

- Uses, height, and design standards recommended for each character area
- Protect Sandy Hills viewsheds
- Promote and support home businesses

What is Land Use Planning?



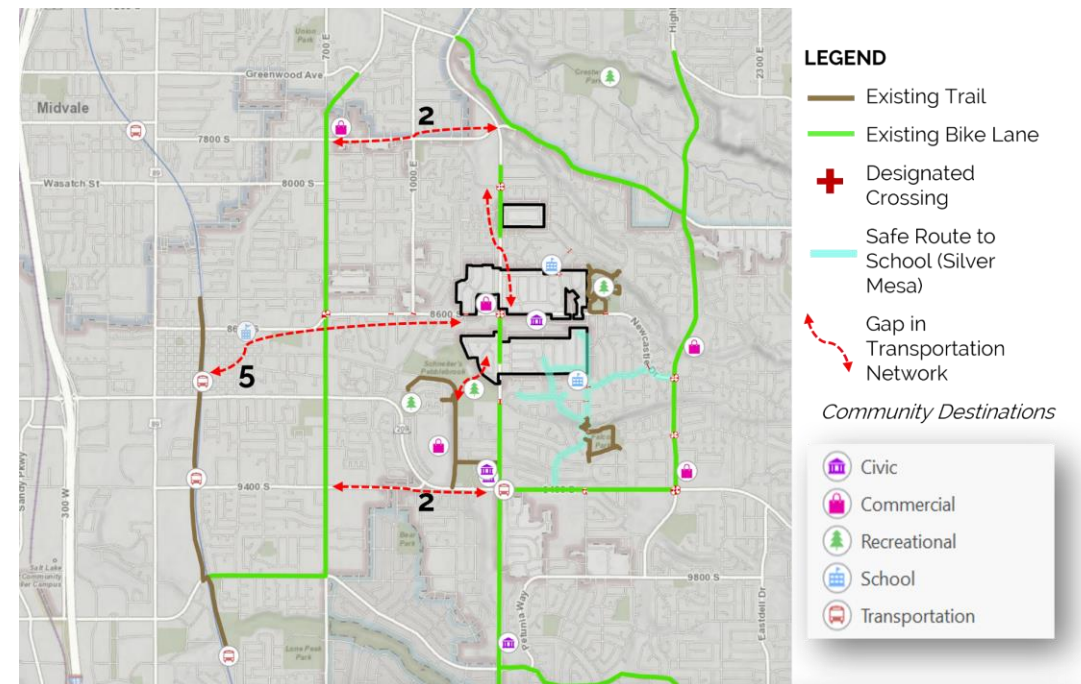
Chapter 3: Transportation

Sections:

- What Does the Sandy Hills Transportation Chapter Contain?
- Existing Transportation Conditions
- Community Feedback on Transportation
- Sandy Hills' Transportation Vision
- Transportation Work Program

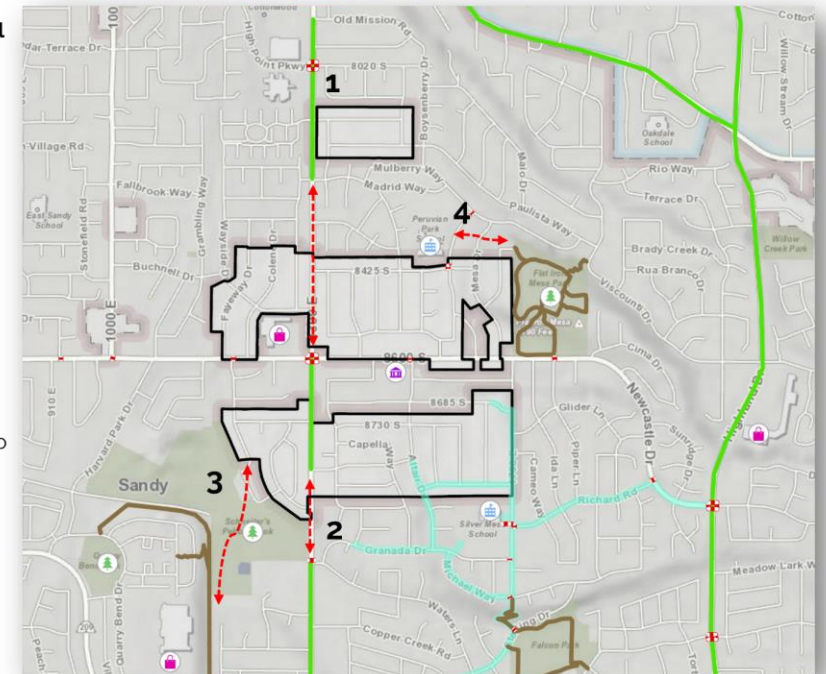
Key Message:

Sandy Hills enjoys close proximity to important destinations including schools, parks, employment centers, shopping areas, and hospitals. However, the existing transportation network creates several barriers that limit access and connectivity.



Barriers to Multi-Modal Transportation:

1. Extreme distances between crosswalks, especially on 1300 E (between ½ and 1-mile distances).
2. Unexpected gaps in the bike lane network.
3. Lack of trail connections between where people live and where they want to go.
4. No identified Safe Route for Peruvian Park students.
5. Lack of East / West Connection to Transit Stops.



Transportation Goals and Key Recommendations

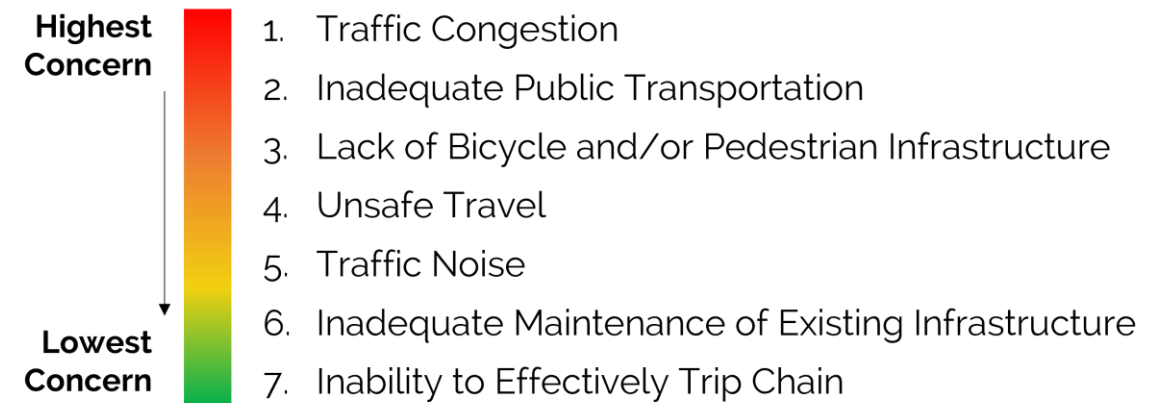
Goals:

1. Promote a safe and convenient transportation system for users of all ages and abilities.
2. Improve access to local and regional destinations.
3. Seek innovation in transportation solutions.
4. Engage in regional transportation planning and advocacy efforts.

Recommendations:

- Address gaps in the existing transportation network, including repairing or constructing sidewalks, enhancing key crossings, and improving neighborhood lighting
- Advocate for the expansion of on-demand UTA services into Sandy Hills (VIA)
- Explore options for a Safe Route to School for Peruvian Park Elementary

Transportation Challenges Ranked According to Greatest Resident Concern



Source: Sandy Hills Transportation Survey, 2022.

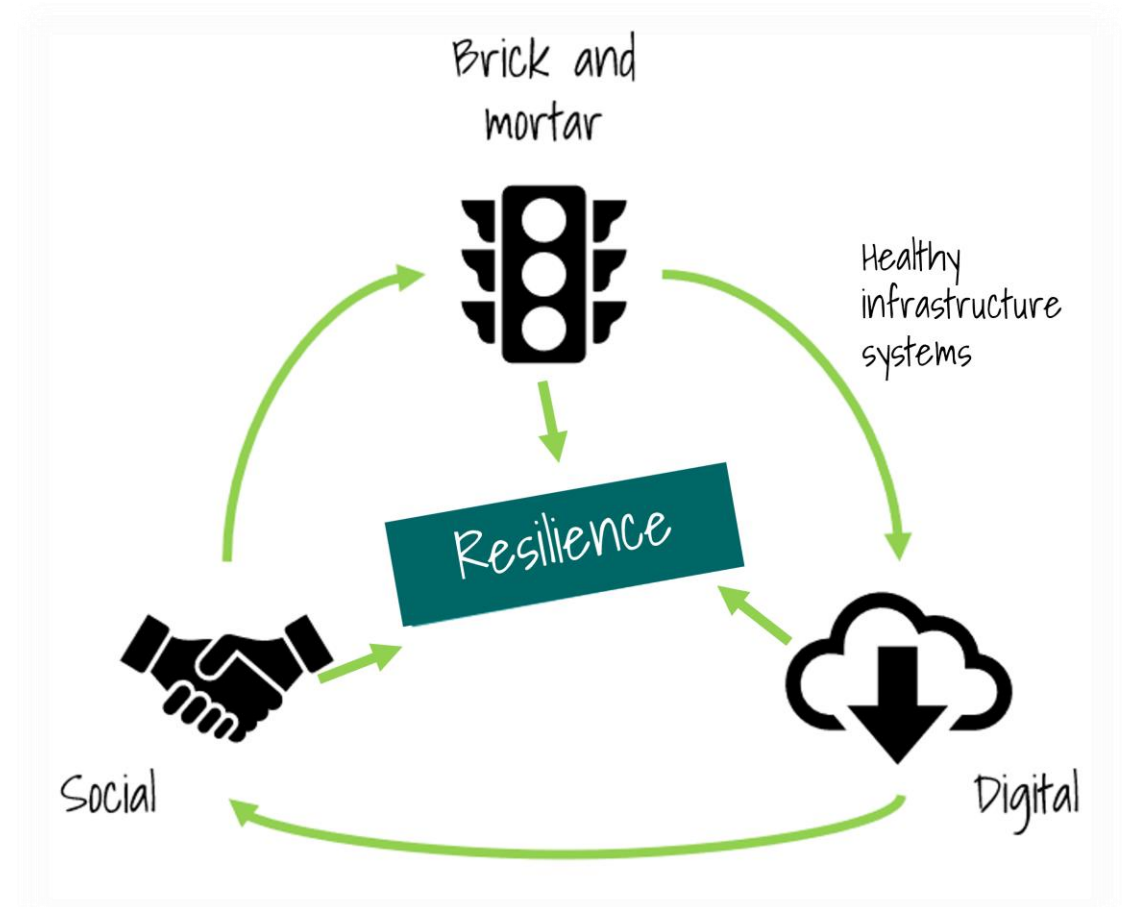
Chapter 2: Resilience + Infrastructure

Sections:

- Introducing the Community Resilience and Infrastructure Framework
- What does the Sandy Hills Resilience + Infrastructure Chapter Contain?
- Existing Conditions
- Community Feedback on Resilience and Infrastructure
- Sandy Hills' Resilience + Infrastructure Vision
- Resilience + Infrastructure Work Program

Key Message:

Social infrastructure, digital infrastructure, and brick-and-mortar infrastructure all contribute to Sandy Hills' resilience. Small improvements can lead to significant benefits for residents.



Resilience + Infrastructure Goals and Key Recommendations

Goals:

1. Work to strengthen partnerships with local and regional organizations to bolster infrastructure and resilience initiatives.
2. Help residents find resources related to social services and programs.
3. Help residents feel welcome and included in the Sandy Hills community.
4. Make efforts to innovatively employ emerging technologies to address infrastructure and resilience needs.
5. Make efforts to bolster Sandy Hills' digital infrastructure network.
6. Empower residents to address household infrastructure threats.
7. Promote fiscally-responsible and community-engaged infrastructure planning.
8. Work with partners to attain level of service desired by residents.
9. Help the community prepare for and adequately respond to emergency scenarios and future conditions.
10. Engage and plan for community members who will be most severely impacted by decisions and emergency events.
11. Work to foster a resilient and resourceful citizenry.

Resilience + Infrastructure Goals and Key Recommendations

Recommendations:

- Make efforts to align local and regional organizations' missions and aid collaboration in order to better serve the community.
- Continue working on Sandy Hills' Emergency Operations and Response Plan
- Work to make resources more available to residents through improvements to online websites and social media accounts and by sharing information at community council meetings.
- Consider working with Americorps to find volunteer help (capacity-building) for community council administration and communications.
- Consider adopting a water-efficient landscaping ordinance.

	Youth + Family	Food + Hunger	Advocacy + Governance	Senior Services	Education + Training	Recreation	Community Events	Health + Safety	Business Support	Housing	Environment	Emergency Response
Local Religious Institutions		●				●	●			●		●
Canyons School District	●	●			●	●						●
Sandy Hills Community Council			●				●					●
Sandy Senior Center (SLCo)		●		●		●						
Utah Community Action	●	●		●	●			●		●		●
Crossroads Urban Center		●	●							●		
Unified Police Department (UPD)	●							●				●
Unified Fire Authority (UFA)								●			●	●
SLCo Emergency Management												●
Salt Lake County Parks & Rec	●					●					●	
Salt Lake County Libraries	●				●		●		●			
Neighboring Communities						●	●					●

Chapter Work Program Structure

Resilience + Infrastructure Goal 2: Help residents find resources related to social services and programs.							Goal
Objective RI2.1: Work to assemble online content related to ageing in place, food security, housing assistance, and medical support.							Objective
Recommended Action	Involved Parties	Priority Level	Funding Source	Metric for Measuring Success	Resources	Priority Addressed	Related Community Priority
Consider creating a page on the Community Council website connecting residents to needed social services.	Sandy Hills Community Council; MSD Communications Manager	1	Staff Time; Volunteer Time	A web page is added to the existing website, sharing important social resources.	BCCA List of Helpful Resources		
Work to make resources, including dump vouchers and informational packets, available at in-person Community Council meetings and community events.	Sandy Hills Community Council; MSD PDS	3	Volunteer Time; Printing Costs	Meeting participants are rewarded through an exchange in services and/or informational packets.	Pueblo Planning – Example for Improving Community Planning Relationships		

Specific Action

Potential Stakeholders / Involved Parties

Staff Review and Recommendation

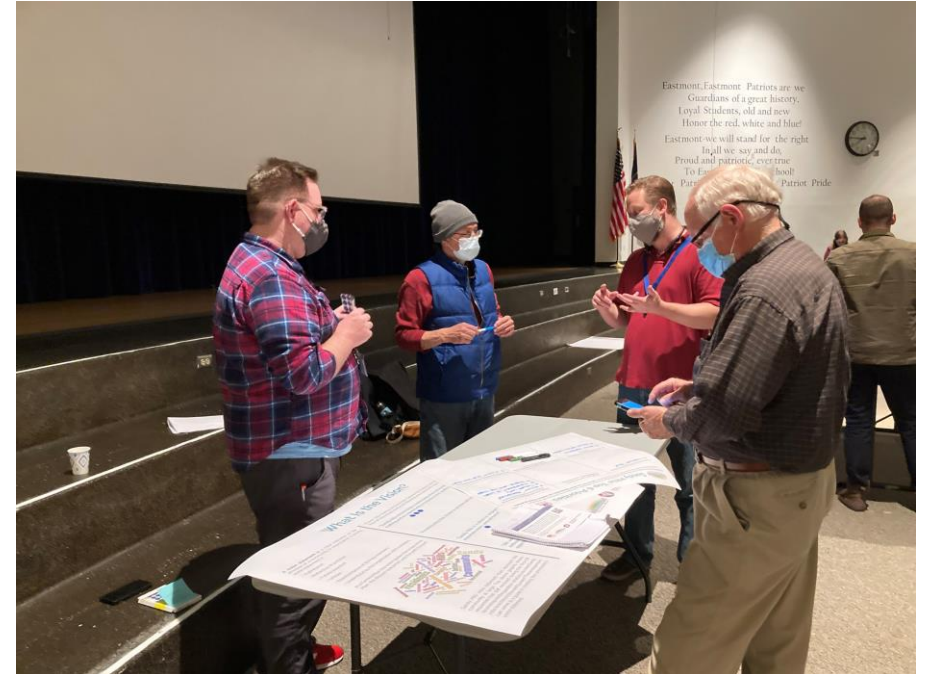
MSD + County Staff Review

The draft Sandy Hills General Plan was reviewed by:

- Mayor's Office
- Office of Regional Development
- Emergency Management
- Public Works Engineering
- MSD Current and Long Range Planning
- Legal Team

Revisions included:

- Clarifying the roles of PW Engineering, PW Operations, and SLCo Emergency Management
- Revising language related to the budgeting process
- Revising transportation recommendations as needed for feasibility
- Clarifying the purpose of the General Plan as an advisory document (recommendations only)
- Updating General Plan Cover



Planning Commission Recommendation

- SLCo Planning Commission held a public hearing on the Sandy Hills General Plan on January 11th, 2023.
- The **Commission recommended adoption** with revisions, which included any formatting revisions that staff needed to make to clean-up the document for final adoption.
- **All revisions were incorporated into the draft for today's hearing, including:**
 - Updating Figure 2.30, which was incorrectly placed.
 - Re-sizing font and columns for readability and document flow.
 - Rearranging the logos on the acknowledgments page.
 - Adding a call-out box to Figure 3.6.



Staff Recommendation

Findings:

1. The Sandy Hills Community had several, diverse opportunities to provide input
2. The General Plan Steering Committee voted to move the plan into the adoption process (community support)
3. The Plan reflects the vision and goals of the Sandy Hills community
4. The Plan meets all requirements for a County General Plan, including a land use and transportation element
5. All notices, including the Notice of Intent to Prepare a General Plan, were properly filed

Given the above findings, **staff recommends that the Planning Commission give a positive recommendation to the Council**, with minor revisions to correct any outstanding formatting issues on the draft document.



Next Steps:

1. Following the public hearing, the Council may vote to:
 1. Adopt
 2. Adopt with revisions; or
 3. Not adopt the Plan as drafted.
2. After adoption, staff will work on implementation of the General Plan as directed by the Council. The adopted Plan will also be shared on applicable websites and distributed to the Community Council.



Questions?

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