

Sandy Hills General Plan Update:

March 29, 2022

MSD Long Range Planning



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



Background:

- **September 2020:** ORD requests that MSD leads planning process for Granite, Willow Creek, and Sandy Hills. Staff begin discussions.
- **January 2021:** planning initiatives kick-off for Granite and Sandy Hills (separately)
- **September 2021:** Sandy Hills General Plan Steering Committee proposes its Scope of Work
- **October 2021:** General Plan Scope of Work adopted by Salt Lake County Council

We Want to Hear from You!

April 1st, 2021
7 - 9 PM



It's No Joke! Sandy Hills Virtual Community Workshop #2

At the last community workshop, you talked to us about existing conditions in and future hopes for Sandy Hills. Now, we are ready to take it a step further.

JOIN US as we discuss the results of February 18th's SWOT and APAE analyses and prioritize our major concerns and aspirations. No planning experience is required to participate in this workshop; please come as you are!

To protect the health and safety of residents during COVID-19, this workshop is being held virtually over Zoom. Due to the visual and participatory nature of the event, we encourage attendees to join using a device connected to the Internet. **Email Joselyn Romero (JRomero@slco.org) for the link to access the event.**

If you cannot attend the workshop, but still want to share your thoughts, please consider participating in our online survey. The survey can be found by visiting the Sandy Hills Long Range Planning Website: <https://bit.ly/lrp-sandyhills>.



Accomplishments To-Date:

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.

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

Draft Introduction Chapter ✓

Draft Land Use Chapter ✓

Draft Transportation Chapter —

Participation:

Residents:

- Regular steering committee meetings have around 5 attendees
- Participation in workshops / surveys has increased over the course of the project
- 18 residents have joined our project contact list

Partners:

We have engaged with . . .

- Sandy City (Planning & Engineering)
- SLCo Engineering
- SLCo Parks & Recreation
- UTA
- UDOT Travelwise
- WFRC
- MSD (All Teams)



2022 Land Use Workshop (Credit: Wendy Gurr)

Drafted Goals:

Land Use:

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

Transportation:

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

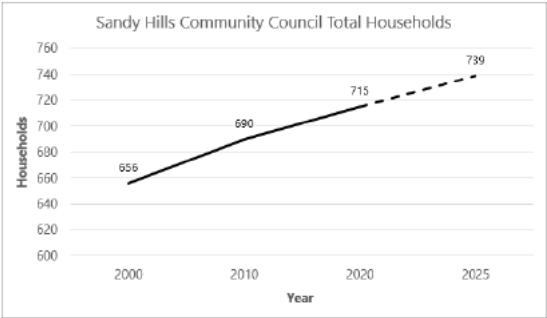
Significant Outcomes To-Date (Data Collection):

Sandy Hills Technical Assessment

2.2 Household Characteristics

Sandy Hills' 2,118 people live in 715 households (Community Analyst, 2020). The number of households has grown since 2000 and is expected to keep growing (Figure 3). However, average household size over this timeframe has remained steady, hovering between 2.96 and 2.97 people per household, which is similar to Salt Lake County household sizes (Community Analyst, 2020). 81.1 percent of households are composed of related individuals (families) while 18.9 percent of households are nonfamily households (Community Analyst, 2020). Additionally, multigenerational households comprise 5.4 percent of the total (Community Analyst, 2020).

Figure 3: Total Households in Sandy Hills, Historic and Projected.



Source: Community Analyst – Community Profile, 2021.

2.3 Esri Tapestries

Esri Business Analyst produces tapestry segment analyses for various geographies across the United States. These tapestry segments divide the population into groups based on sociodemographic status, shopping patterns, and place of residence. Esri's tapestry system classifies Sandy Hills into three segments: Savvy Suburbanites, Pleasantville, and Home Improvement (Community Analyst, 2020).

THE SAVVY SUBURBANITES tapestry segment (44.2% of the population) includes predominantly white married couple homeowners with no children or older children, for a median age of 45.1 years (Community Analyst, 2020). This segment stands out for its wealth, educational attainment, and active lifestyles. At \$108,700, Savvy Suburbanites enjoy twice the national median household income of \$56,100; they also enjoy five and a half times the national median net worth at \$518,100 (Community Analyst, 2020). College graduates comprise 51 percent of the segment, and another 27 percent of the segment has some college education (Community Analyst, 2020). Additionally, this segment likes to stay fit, whether by home remodeling, gardening, engaging in sports, exercising, or eating organic foods (Community Analyst, 2020).

Land Use Workshop/Survey Results

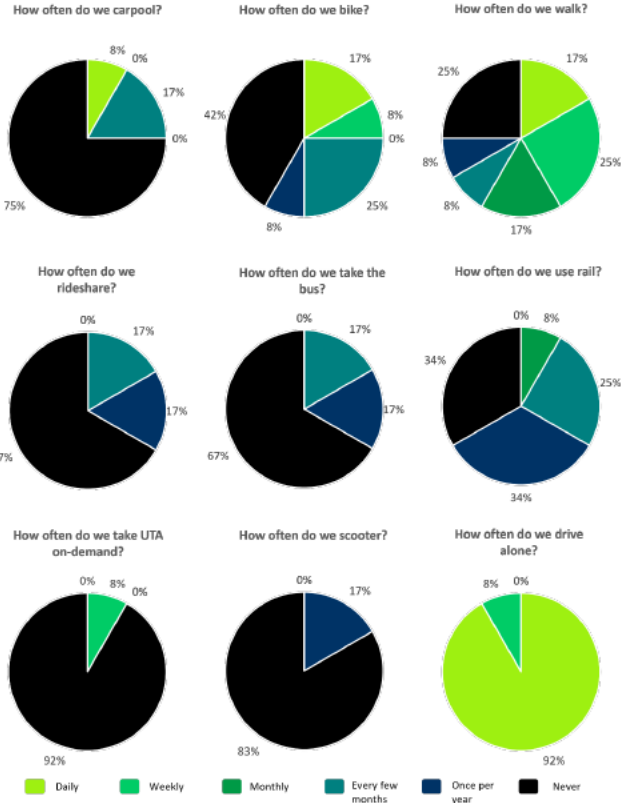
Table A: Land Use Workshop and Survey Quick Summary

Land Use Workshop (October 21st): 6 Participants Land Use Survey (October 20th - November 19th): 7 Responses Total Comments Received: 110			
Activity	Comments / Votes Received	Major Themes	Follow-Up Needed
Vision Statement Vote	13	The vision statement with the most votes was, "Sandy Hills strives to be a community where all residents have a choice in decision-making and an opportunity to improve local quality of life."	Public selected vision statement on website and include in General Plan.
Top Priorities Importance Rating (Survey Only)	7	'Resident Engagement in Decision-Making' was identified as the most important priority. 'Addition / Preservation of Community Gathering Places' was found to be less important to survey respondents.	Review results with steering committee and determine next steps.
Top Priorities Feedback	25	<ol style="list-style-type: none"> 1. Address digital infrastructure access, public transit availability, and condition of roads, sewers, and gutters. 2. Use different means of engagement, such as Zoom or Facebook to bring more community members into planning and decision-making processes. 3. Recognize that community gathering places are largely outside of Sandy Hills, requiring collaboration with other entities to ensure they are protected. 4. Acknowledge residents' fatigue with plans and studies that do not produce tangible projects. 5. Address blight and poor property maintenance through stronger land use and enforcement codes. 6. Understand that regional collaboration is necessary to achieve Sandy Hills' vision, as various agencies have authority in the area. 	Review results with steering committee and determine next steps. General Plan goals will be aligned with top priorities.
Map It Exercise	61	<p>Positive: nearby amenities such as schools and local parks; recent infrastructure projects that have enhanced neighborhood walkability.</p> <p>Negative: vacant and/or dilapidated properties; transportation safety issues such as limited visibility at intersections, vehicle speeding, and loss of 1300 E bus route.</p> <p>Future: add signage to unmarked intersections; improve safety at key pedestrian crossings; enhance property maintenance and repurpose vacant spaces; adapt to changing environmental conditions and water availability.</p>	Review results with steering committee and address major themes through the General Plan Work Program. Identified items touch on land use, transportation, and resilience + infrastructure.
Character Area Exercise	10	Major themes differed for each of the seven character areas. Review pages 11-16 for more details. Overall, participants were comfortable with the drafted borders. Only one change was prompted: altering the 1300 E Corridor to include only those properties which face out onto the street.	Review comments with the steering committee and lead them through additional visioning activities for the Character Areas.

Credit: MSD Long Range Planning, 2021.

Transportation Workshop/Survey Results

Figure 5: Q1 Results (Transportation Use)



Credit: MSD Long Range Planning, using results from 2022 SH Transportation Survey.

Significant Outcomes To-Date (Plan Content):

Sandy Hills Character Areas (Future Land Use)

Land Use Work Program Tables



Objective 4.2: Encourage desirable, small-scale businesses in the 1300 E Character Area.						
Recommended Action	Involved Parties	Priority Level	Funding Source	Metric for Measuring Success	Resources	Priority Addressed
<i>See also, actions recommended under Objective 1.1</i>						
Work with partners to connect property owners with resources related to retrofitting spaces, applying for a small business loan, and creating a business plan.	MSD PDS; SLCo Economic Development; South Valley Chamber; SBDC Utah; Other Partners	3	Staff Time	Resources are assembled and made available to Sandy Hills' residents via online platforms.	SBDC Utah Online Business Resources	
Objective 4.3: Preserve and enhance existing housing and economic opportunities.						
Recommended Action	Involved Parties	Priority Level	Funding Source	Metric for Measuring Success	Resources	Priority Addressed
Update zoning of the Sandy Hills Corridor Character Area to permit duplexes, with concentration limitations as outlined in identified case studies.	MSD PDS; SLCo PC; SLCo Council	3	Staff Time	Ordinance amendment to allow duplexes in area, with criteria as outlined.	Salt Lake City's R-2 Zone	
Audit existing Short Term Rental (STR) Ordinance and update as necessary to limit the conversion of SF homes into STRs and ensure adequate infrastructure and service capacity.	MSD PDS; Sandy Hills Community Council; SLCo PC; SLCo Council	2	Staff Time	STR Ordinance is audited and updated as determined necessary.	Model STR Ordinance	
Provide data and support to Sandy City as they work to enhance and redevelop commercial sites, including Country Village and the Old Shell Station.	MSD PDS; Sandy City; Sandy Hills Community Council	1	Staff Time; Volunteer Time	MSD PDS and Sandy Hills CC provide data and technical support to Sandy City as needed.	Restructuring the Commercial Strip	

Credit: MSD Long Range Planning, 2022.

Significant Outcomes To-Date (Side Benefits):

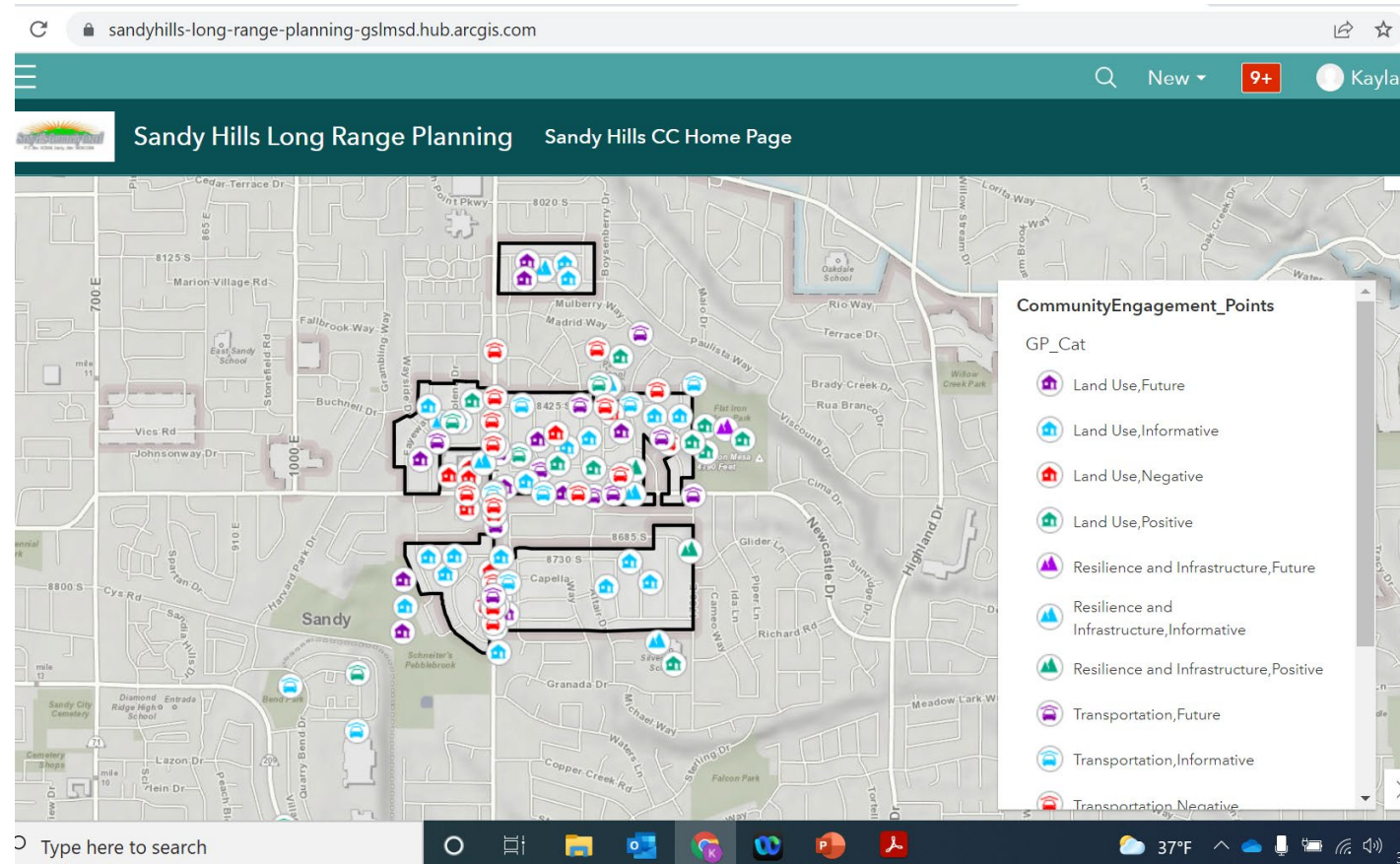
- 1. Improving communications **with** and **among** residents
- 2. Connected Sandy Hills Community Council with assistance running their website
- 3. Answered resident questions about code enforcement and connected them with responsible staff members
- 4. Helping residents understand engineering processes and MUTCD standards
- 5. Sharing information and ways to get involved
- 6. **Building trust**



Where can you go to learn more?

Visit bit.ly/lrp-sandyhills to:

- Review all data and engagement reports completed to-date
- Learn about upcoming events
- Read and comment on the drafted General Plan
- View a map of public comments
- Find project contact information



What's Next?

- **April 12th:** finish transportation discussion at the regularly scheduled Community Council meeting
- **April 28th:** launch the Resilience + Infrastructure chapter!
- **June 2022:** finish drafting the General Plan and move into the review phase

Staff will plan to present another update in June, or sooner as requested.

Contact

- Keep an eye on our project website! bit.ly/lrp-sandyhills
- Reach out to MSD Long Range Planning Staff:

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***Monthly project updates are also sent to Dina Blaes (ORD) and Lisa Hartman (Mayor's Office)**