

EXECUTIVE SUMMARY

Planning Context

This Salt Lake County General Plan covers the Unincorporated Area known as Sandy Hills. Sandy Hills is composed of three unincorporated islands surrounded on all sides by Sandy City. In addition to the Salt Lake County Planning Commission and Council, the community is represented by the Sandy Hills Community Council. The Community Council is a volunteer group of residents that works to share information related to planning and decision-making processes, advocate for resident needs, and build relationships within the community.

The Sandy Hills General Plan includes the State-required land use and transportation elements. It also includes a supplementary element, covering Resilience and Infrastructure. For Salt Lake County's Moderate Income Housing Plan, Resource Management Plan, and other General Plans, please [visit this website](#).

Demographics and Conditions

In 2022, Sandy Hills was home to 2,046 residents. The total land area of the Unincorporated community is 0.35 square miles, making for a population density of approximately 5,846 people per square mile. The median age of residents is 37.9, almost five years older than the median age of Salt Lake County as a whole. Despite the high median age, the community houses plenty of youth. In 2022, there were 522 children residing in Sandy Hills.

There were 713 housing units in the community in 2022, only 13 of which were vacant. Sandy Hills was developed as a series of subdivisions, most of which were built prior to 1975. Homeownership is high in the community, with 85% of residents owning their homes. Although single-family detached units are the most common style of housing, some duplexes and multi-family buildings exist in the community.

Because most neighborhoods were built in 1975 or earlier, many of Sandy Hills' infrastructure systems are outdated. Several areas were initially built without sidewalks, and the County has had to work retroactively to install sidewalk and ensure adequate infrastructure for people walking. Street lighting and traffic signage are also limited in the community, with an abundance of unmarked intersections.

Despite these limitations, residents generally love their community. They take advantage of Sandy Hills location adjacent to the mountains but within close proximity to commercial and employment centers. The community also takes advantage of nearby recreational amenities such as Flat Iron Mesa Park, Crestwood Regional Park, the Sandy Amphitheater, the Sandy Library and Senior Center, and local schools and churches.

The Planning Process

The planning process for this project kicked-off in January 2021 with a presentation to the Sandy Hills Community Council. Shortly after, a steering committee was formed to create a scope of work and aid planning staff in drafting a plan for the community. The steering committee did not decide to pursue a General Plan until May 2021. Staff and the steering committee felt strongly that public engagement needed to be a pillar of this Plan. In total, the planning process included:

- 11 steering committee meetings;
- 5 workshops;
- 4 online surveys;
- 3 presentations to the Community Council;
- 4 Salt Lake County Planning Commission and Council discussions; and
- 2 public hearings.

Staff worked closely with the steering committee to review public engagement results and draft plan content, including goals, objectives, and recommended actions.

Community Vision

This General Plan outlines a vision for the future of the Sandy Hills Unincorporated Area and should serve as an advisory document to decision-makers. During the planning process, the community established the following 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.

The steering committee, with input from community members, identified six priorities which inform the goals, objectives, and content of the General Plan:

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

In total, Sandy Hills developed 19 goals, which are shared throughout the General Plan:

- LU1: Improve property maintenance and upkeep of community spaces.
- LU2: Advocate for preservation and enhancement of regional parks, open spaces, and community centers
- LU3: Enhance built-environment design to protect natural systems and amenities.
- LU4: Expand resident access to housing economic opportunities without diminishing the character of Sandy Hills' residential neighborhoods.

- T1 :Promote a safe and convenient transportation system for users of all ages and abilities.
- T2: Improve access to local and regional destinations.
- T3: Seek innovation in transportation solutions.
- T4: Engage in regional transportation planning and advocacy efforts.
- RI1: Work to strengthen partnerships with local and regional organizations to bolster infrastructure and resilience initiatives.
- RI2: Help residents find resources related to social services and programs.
- RI3: Help residents feel welcome and included in the Sandy Hills community.
- RI4: Make efforts to innovatively employ emerging technologies to address infrastructure and resilience needs.
- RI5: Make efforts to bolster Sandy Hills' digital infrastructure network.
- RI6: Empower residents to address household infrastructure threats.
- RI7: Promote fiscally-responsible and community-engaged infrastructure planning.
- RI8: Work with partners to attain level of service desired by residents.
- RI9: Help the community prepare for and adequately respond to emergency scenarios and future conditions.
- RI10: Engage and plan for community members who will be most severely impacted by decisions and emergency events.
- RI11: Work to foster a resilient and resourceful citizenry.