

**PLANNING COMMISSION STAFF REPORT
TYPE IV COMPREHENSIVE PLAN AMENDMENT PROPOSAL**

DATE: April 25, 2022

FILE NO.: 22-011 CPA

PROJECT NAME: Parks and Trails Master Plan Amendments

APPLICANT: City of Sandy

The above-referenced proposal was reviewed as a Type IV Comprehensive Plan Amendment. The following Findings of Fact are adopted supporting approval of the plan in accordance with Chapter 17 of the Sandy Municipal Code.

EXHIBITS:

Applicant's Submittals:

- A. 21-035 CPA Parks and Trails Master Plan Adoption Final Order (September 20, 2022)
- B. Parks and Trails Master Plan Amendment Summary (February 17, 2022)
- C. Amended Parks and Trails Master Plan (February, 2022)
- D. Amended Parks and Trails Master Plan Appendices (February, 2022)
- E. Proposed Trail Inventory (March, 2022)
- F. Proposed Park System (March, 2022)

FINDINGS OF FACT

General

1. These findings are based on the applicant's submittal received on March 15, 2022. This report is based upon the Exhibits listed above.
2. This application proposes to amend and replace the adopted 2021 Parks and Trails Master Plan. The Plan was prepared by ESA Associates in partnership with the Parks and Trails Advisory Board and a Technical Advisory Committee. It was adopted by Sandy City Council on September 20, 2021. The Plan provides a framework for managing the continuing growth and maintenance of the City's parks and recreation resources through the year 2035.
3. Three key revisions have been made to the amended Plan:
 1. Align the Plan with the Transportation System Plan update;
 2. Refresh U.S. Census data; and

3. Align the level of service and needs analysis methodology with proposed Sandy Development Code amendments.
4. The specific amendments made are as follows:

Parks and Trails Master Plan:

1. Cover – Updated report title to “Amended”
2. Footer throughout – Updated report title to “Amended,” updated date to “February, 2022”
3. Acknowledgements – Revised to include Rochelle Anderholm-Parsch
4. Table of Contents – Revised to delete Appendix G (Code amendments) which will be addressed under separate cover and adoption process
5. Page 9 – Updated Figure 3 and text with 2020 Census data
6. Page 10 – Updated Table 1 and text with 2020 Census data
7. Page 29 – Text updated to reflect revised population and level of service calculations
8. Page 30 – Updated Table 9 to reflect 2020 Census data and revised trail LOS calculations
9. Page 33 – Updated Table 10 with 2020 Census data and revised LOS and Needs calculations
10. Page 35 – Updated Table 11 to reflect 2020 Census data and revised LOS calculations
11. Page 55 – Updated Table 12 to reflect changes to the Tier 1 Trails CIP list resulting from coordination with the TSP

Appendices:

1. Page A-1 – Updated Table A-1 to reflect changes to the Trail CIP resulting from TSP coordination
 2. Page A-4 to A-5 – Updated Table A-4 to reflect changes to the Trail CIP resulting from TSP coordination
 3. Deleted Appendix G (Code amendments) which will be addressed under a separate cover and adoption process
5. As is required by the Sandy Development Code, the re-adoption of the amended Plan is being processed through two land use hearings in front of the Planning Commission and the City Council as a Comprehensive Plan Amendment. A legal notice informing the public of the hearings was included in the Sandy Post on April 13, 2022.
 6. On March 9, 2022, The Parks and Trails Advisory Board unanimously recommended approval of the proposed amendments to the Plan.

17.24 – Comprehensive Plan Amendment Procedures

7. This application constitutes an amendment to the City’s existing Comprehensive Plan. Therefore, this municipal code section is applicable.

8. Section 17.24.70 contains two review criteria that must be met. 17.24.70(A) states that the change being proposed is the best means of meeting the identified public need. Development Services staff believe that the updates to the Plan meet the need of accurate demographic reporting, best practice level of service analysis, and cohesion with other adopted plans as well as the Sandy Development Code. As Sandy is anticipated to continue to grow in population, this plan appropriately addresses forecasted needs using industry best practices in assessments and recommendations.
9. Section 17.24.70(B) states that the Comprehensive Plan Amendment must conform to all applicable Statewide Planning Goals. The original adoption of the Plan met Goals 1, 2, 5, and 8. (See Exhibit A for further elaboration). However, City staff believes that only Goals 1 and 2 are applicable specifically to the proposed amendments to the Plan.

Goal 1: Citizen Involvement. Goal 1 requires the opportunity for citizens to be involved in all phases of the planning process. In addition to the many ways input was solicited from the Public for the creation of the Plan, this amendment process also meets statutory requirements prescribed by Goal 1. Specifically, public notice and land use hearings are being used to meet these requirements.

Goal 2: Land Use Planning. Goal 2 requires that local governments must have and follow a comprehensive land use plan. Part of this Goal includes procedural requirements related to comprehensive plan amendments. This application has followed those procedural requirements.

RECOMMENDATION

Staff recommends the Planning Commission **forward a recommendation of approval** to City Council for the Type IV Comprehensive Plan Amendment to adopt the amended Parks and Trails Master Plan to replace the existing Plan in its entirety.