

Decision to be Made:

Forward a recommendation to the City Council or reconvene at a future meeting date to discuss additional modifications prior to forwarding to the City Council.

Background/Context:

Section 17.90.130 of the Design Standards in Title 17 of the Sandy Municipal Code is not accommodating of most industrial uses and was written prior to the additional screening standards in Section 17.50.30(C) that were added to the municipal code in 2012 (Ordinance 2012-05). The additional screening standards have rendered a number of the design requirements, both for building design and site design, to be overly burdensome and unnecessary to new industrial sites being screened from streets. For example, there are a number of code standards, such as roof slope, building articulation, and window requirements, that are not needed due to the screening requirements and give Sandy a competitive disadvantage for attracting some industrial development. Additionally, the existing code for Section 17.90.130 is not conducive for industrial development, such as manufacturing, distribution, or processing facilities that are needed employers in Sandy. This code section is currently only applicable to the Light Industrial (I-2) zoning district, but staff proposes making these standards applicable to the General Industrial (I-3) zoning district as well. Currently, there is no property inside the city limits of Sandy that is zoned I-3, however, there is land inside the UGB that is zoned I-3. If the code is not modified to include the I-3 zoning district, then there will be no codified code language to guide site and building design once I-3 land is annexed in the future.

In recent years the Planning Commission has approved several variances and design deviations to the design standards in Section 17.90.130, most recently at the US Metals site and Trillium Machine. The Planning Commission will hear another variance request in the near future related to roof slope for the new Johnson RV service facility at 16800 362nd Drive.

The proposed code changes expand the vegetative screening requirement in the Light Industrial (I-2) and General Industrial (I-3) zoning districts while removing the requirement for certain design elements that would not be visible to the public due to the required vegetative screen. City staff received input on the proposed code modifications from a local planner, a local architect, and the clear and objective code audit contractor, MIG-APG. The input was very helpful and was incorporated into the proposed code modifications that are being reviewed by the Planning Commission.

Recommendation:

Staff recommends that the Planning Commission discuss the proposed code modifications. If the Planning Commission is satisfied with the proposed code modifications, or chooses to make only a few amendments, then staff recommends you forward a recommendation of approval to the City Council. Alternatively, if the Planning Commission wants additional time to digest the proposed code modifications or prefers additional modifications followed by further review then please direct staff on your preferences so that staff may return with additional code modifications at a future Planning Commission meeting date.

Budgetary Impact:

The proposed code modifications will reduce construction costs for industrial businesses and make construction of such businesses less cost burdensome in Sandy, therefore, providing a competitive advantage as related to our existing code.