



# STAFF REPORT

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**Meeting Type:** City Council Meeting  
**Meeting Date:** October 19, 2026  
**From:** Molly Thompson, Engineering Technician  
Kelly O'Neill Jr., Development Services Director  
**Subject:** Housing Snapshot Map: Information to Inform Council Goal 6.3

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## DECISION TO BE MADE:

No decision needs to be made at this time; this is an information-sharing work session discussion.

## APPLICABLE COUNCIL GOAL:

- **Goal 6.3:** Take action to update the City's zoning map.

## BACKGROUND / CONTEXT:

During the 2025-2027 City Council goal setting meeting, the Council established a goal to take action to update the City's zoning map. At the City Council work session on [November 17, 2025](#), the City Manager asked the City Council for clarification on what specific actions the Council would like to see to accomplish this goal. After discussion, the consensus of the Council was that staff should create a map of developed residential properties to display what has actually been built within the community, regardless of the underlying zoning designations. The intention was to provide the Council with information with which future legislative land use decisions could be made. City staff, including City Administration, have met on several occasions since November 17, 2025 to discuss the project, identify how to best gather and analyze the desired information, and how to present the information in the most usable manner possible.

## KEY CONSIDERATIONS / ANALYSIS:

Detailed information is included in the slide presentation, attached as Exhibit B. Below are several notable findings:

- Residential Zone Densities

Staff have spatially illustrated the current distribution of existing housing, by type, within each of Sandy's residential zoning districts. The analysis reveals that Sandy has the following built densities in the four existing residential zoning districts:

- Single Family Residential (SFR): 3.66 dwelling units per net site acre
- Low Density Residential (R-1): 5.85 dwelling units per net site acre
- Medium Density Residential (R-2): 6.86 dwelling units per net site acre
- High Density Residential (R-3): 12.48 dwelling units per net site acre

- Total Number of Units per Group

The housing type classifications were divided into three groups. Group 1 consists of single family/dwelling homes. Group 2 consists of duplexes, dwellings with ADUs, and row homes. Group 3 consists of manufactured home parks, condominiums, and apartments. Within the four residential zoning districts the three groups comprise of the following percentages:

- Group 1: 64 percent of Sandy's dwelling units
- Group 2: 11 percent of Sandy's dwelling units
- Group 3: 25 percent of Sandy's dwelling units

The presentation provides additional key considerations and analysis regarding the distribution of existing housing in Sandy.

#### **BUDGET IMPACT:**

Considerable staff time was spent gathering data and creating maps, tables, and graphics, but all the work was completed within the existing approved budgets for the Public Works Department and Development Services Department. A consultant was not hired to perform any of the work related to this work session.

#### **RECOMMENDATION:**

Staff recommend that the City Council discuss the developed properties map and the presentation and ask clarifying questions of City staff.

#### **LIST OF ATTACHMENTS / EXHIBITS:**

- Exhibit A. Developed Properties Map
- Exhibit B. Presentation