

Housing and Transit Reinvestment Zone - 2024

Applicant	Rob Sant
Applicant ID	APP-093014
Company Name	Sandy City Redevelopment Agency
Recipient Address	Sandy City Redevelopment Agency 10000 Centennial Parkway Sandy, UT 84070
Phone	6801.568.7105
Email	rsant@sandy.utah.gov
Status	Submitted

Applicant Information

Question: Name of the City

Sandy City

Question: Name of the HTRZ Project

Sandy Cairns HTRZ

Question: Contact name

Rob Sant

Question: Contact email address

rsant@sandy.utah.gov

Question: Contact telephone number

801-568-7106

Please provide the contact information of the person to assist in scheduling the meeting, if different from the contact person listed above

Question: Secondary Contact name

Kasey Dunlavy

Question: Secondary Contact email address

kdunlavy@sandy.utah.gov

Question: Secondary Contact telephone number

801-568-7159

Project Details

File upload is a TWO STEP process

1. Select File
2. Upload File

If you do not see the file upload date, it did not successfully upload. If you have more than one file to upload for this question, click "Choose File" again after you have uploaded the previous file for this question. Save the page before moving on to the next section. Individual attachments should not exceed 20 MB. Files uploaded with password protection will not be reviewed.

Question: Please specify the county location of the project

Salt Lake County

Question: Please specify if this application is a:

- Commuter rail station application
- Light rail station application
- County of a first class with a bus rapid transit station

Question: Please specify the station is:

- An existing station
- A proposed station

Question: If the station is proposed at time of submission, please upload copies of the metropolitan planning organization's adopted long-range transportation plan and the relevant public transit district's five-year plan for our verification.

No Attachments

Question: Please provide an executive summary of the project including the proposed location and benefit to the community

The Sandy Cairns HTRZ includes over 25 acres within the heart of Sandy's downtown district. Directly adjacent to I-15 and connected to the South Jordan FrontRunner Station by a to be constructed pedestrian bridge.

- HTRZ will include 1,480 residential units, of which 178 will be affordable.
- Increases transit ridership through north/south connectivity, east/west connectivity through bus routes to the Sandy Civic Center, less than 0.5 miles from the eastern boundary of the HTRZ.
- Increases access to employment and reduces the need to drive to work, it is estimated that over 38,000 Utahn's commute to Sandy for work daily.
- Increased access to education, as the University of Utah's Sandy Campus is 0.05 miles from the HTRZ's boundary. Grand Canyon University's Nursing School is 0.2 miles from the HTRZ.
- Provides connectivity and options for active transportation through a trail system running throughout Sandy City
- Provides a substantial fiscal benefit over the Market Plan. HTRZ includes an additional \$291M in assessed value over the Market Plan.
- At the conclusion of the HTRZ, taxing entities will receive 233% more property tax revenue compared to a non-HTRZ lower density market driven development.

Question: Please summarize the municipality proposed terms for approval. Consider the percentage rate, number of years and other requirements such as affordable housing that the committee will be asked to approve

We propose the following terms for the Sandy Cairns HTRZ:

- 3 Tax Increment Collection periods of 80% of the TIF for 25 consecutive years within a 45-year period.
- 9% of the units will be occupied or reserved for occupants with a gross household income equal to or less than 80% of the county median gross income for households of the same size.
- 3% of the units will be occupied or reserved for occupants with a gross household income equal to or less than 60% of the county median gross income for households of the same size.
- Affordable housing units will be deed restricted for their respective 25-year tax increment collection period.
- A overall tax increment cap of \$83,165,000

Question: Upload the proposal

[Sandy+Cairns+HTRZ+Application.pdf](#) (Tue Jul 08 20:52:23 GMT 2025)

Approval Committee Details

Please help us identify the following individuals, by providing a name, email address and telephone number, that are in-part required by 63N-3-605 (2) to participate in approving this application:

1. one representative from each municipality that is a party to the proposed housing and transit reinvestment zone, designated by the chief executive officer of each respective municipality;
2. a member of the board of trustees of a large public transit district;
3. one member designated by the chief executive officer of each county affected by the housing and transit reinvestment zone;

4. two representatives designated by the school superintendent from the school district affected by the housing and transit reinvestment zone; and
5. one representative, representing the largest participating local taxing entity, after the municipality, county, and school district.

Additionally, please provide contact information for the assessor and auditor of the county affected by the HTRZ - 63N-3-604(3)(a)(i):

1. Assessor for the county affected by HTRZ; and
2. Auditor for the county affected by HTRZ.

Please use this [template](#) to provide your contacts

File upload is a TWO STEP process

1. Select File
2. Upload File

If you do not see the file upload date, it did not successfully upload. If you have more than one file to upload for this question, click "Choose File" again after you have uploaded the previous file for this question. Save the page before moving on to the next section. Individual attachments should not exceed 20 MB. Files uploaded with password protection will not be reviewed.

Question: Desired date of approval meeting (please allow 5 to 7 weeks for review of your application)

8/27/2025

Question: Please upload the contact list using the template provided in the section above.

[HTRZ+Contacts+Template.xlsx](#) (Tue Jul 08 20:51:59 GMT 2025)

Declaration of Truth and Accuracy

Any misrepresentation or fraud made in connection with this application may result in criminal prosecution, civil liability, and/or other penalties, including disqualification from this program. The electronic signature below indicates my intent to be bound by the terms of this program and has the same force and effect of a non-electronic signature (see Utah Code § 46-4-201).

Question: Name

Robert Sant

Question: Title

Deputy Director, Sandy Economic Development/RDA Department