



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

April 10, 2017

To: City Council via Planning Commission
 From: Community Development Department
 Subject: **Mock Annexation (R-1-15) Zone** 7.84 Acres
 3202 East 10000 South [Little Cottonwood, Community #20] ANEX-3-17-5241

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the proposed annexation.*

BACKGROUND

David Mock is requesting annexation for properties located at approximately 3202 East 10000 South. The area under consideration for annexation contains thirteen parcels with different owners. Twelve of the parcels are privately owned and one is publicly owned. Six of the parcels have residential dwellings on them, while the others are vacant. The applicant is proposing to annex these properties into the City and is requesting the R-1-15 zone (single family residential on a minimum of 15,000 square foot lots). Seven private property owners have consented to be annexed. Two property owners have not signed a consent form, but have been contacted and are aware of the proposed annexation request.

The subject properties are bordered by Sandy City on four sides.

ANALYSIS

The annexation is being considered by the City for the following reasons:

1. The area is **contiguous** to the Sandy City boundary (four sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing culinary **water, fire service and emergency medical service** to this area.

4. The City can provide a high level of other **municipal services** to these properties.

General Plan

Portions of the **Sandy City General Plan** which relate to this application are as follows:

- p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*
- p.44 *Require proposed zoning changes to be in harmony with established neighborhoods.*

Zoning

The subject property is currently zoned R-1-15 in Salt Lake County. The R-1-15 Zone allows single family dwellings on minimum 15,000 square foot lots. In general, when Sandy City annexes a property into the City from Salt Lake County we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this we have taken into account the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.

As we annex these parcels into Sandy City, staff is recommending that they be zoned R-1-15. Staff feels that the R-1-15 Zone is appropriate for these parcels.

STAFF RECOMMENDATION

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Mock Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (four sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing culinary **water, fire service and emergency medical service** to this area.
4. The City can provide a high level of other **municipal services** to these properties.
5. The R-1-15 Zone is appropriate for these parcels based upon the surrounding land uses.

Planner:



Brian McCuiston
Planning Director

Reviewed by:



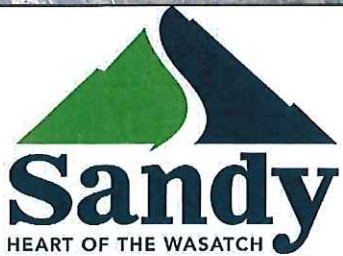
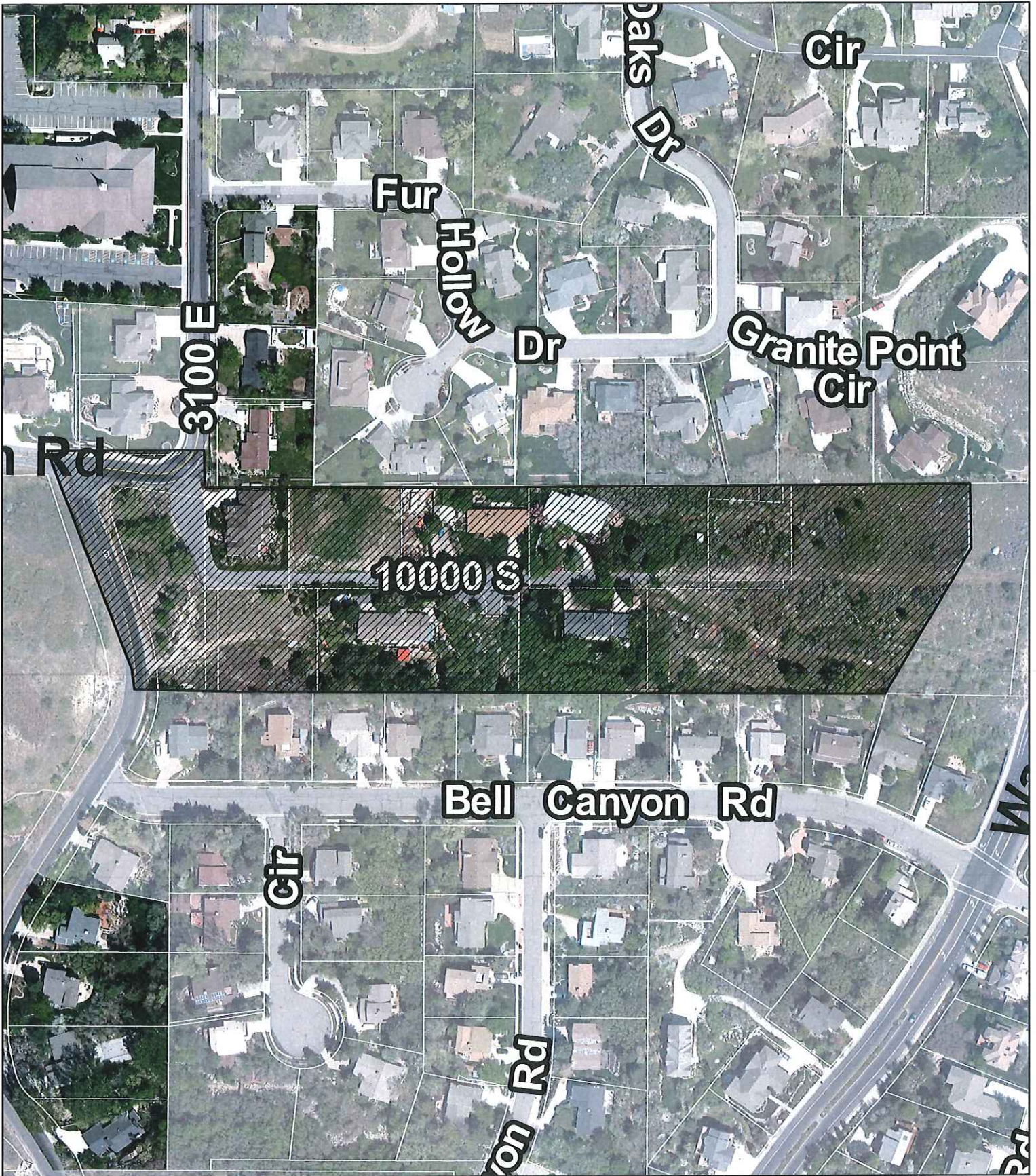
James Sorensen
Community Development Director

Legal Review:

Darien Alcorn
City Attorney

Mock Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2016)</u>	<u>Acres</u>
Wasatch Overlook, LLC	28-11-404-021	\$618,300	2.02
Susan Marshall and Ray Dodd	28-11-405-032	\$452,700	.79
Susan Marshall and Ray Dodd	28-11-405-035	\$39,300	.30
Susan Marshall and Ray Dodd	28-11-405-027	\$2,600	.01
Ronald and Danece Mangone	28-11-405-026	\$7,900	.03
David Mock	28-11-404-020	\$5,300	.02
David Mock	28-11-404-018	\$468,400	.60
Moka Investments Company	28-11-404-017	\$405,900	.90
Terry Trost	28-11-405-008	\$327,700	.55
Vaselis and Michelle Lyhnakis	28-11-405-034	\$1,081,200	.50
Talon Management, LLC	28-11-405-033	\$828,600	.37
Marci Adams	28-11-404-015	\$303,400	.50
Salt Lake County	28-11-329-001	\$44,500	.34



**Mock Annexation
3202 E. 10000 S.**

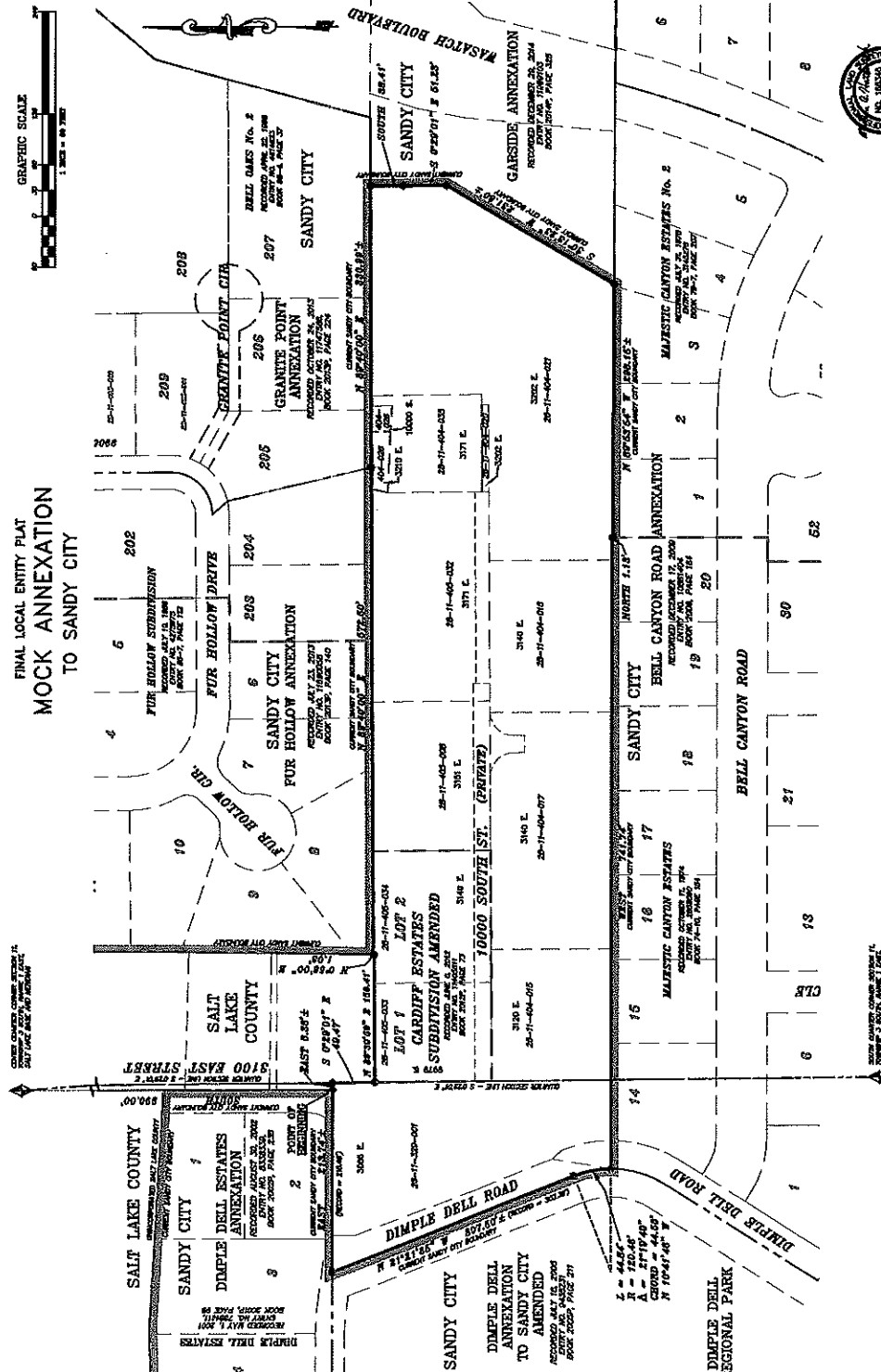
PRODUCED BY
THE COMMUNITY DEVELOPMENT DEPARTMENT
ANDREW KING, SENIOR PLANNER

ANNEXATION DESCRIPTION

Part of the unincorporated area of the JAMES HILL ESTATE ANNEXATION in Sandy City, recorded in the county clerk's office, recorded August 20, 2014, in Salt Lake County Recorder's Office, Book 2055, Page 211, is being annexed to the City of Sandy, Utah, by the City Council. The City Council, on October 14, 2014, adopted Ordinance No. 2014-016, which provides for the annexation of the following described land to the City of Sandy, Utah, and for the City of Sandy to assume responsibility for the public services provided to the land. The land is described as follows: ...

SURVEYOR'S NARRATIVE

The plat has been prepared based on the following assumptions which may be found in the office of the Salt Lake County Recorder: ...



FINAL LOCAL ENTRY PLAT

PROPERTY SITUATE IN:
MOCK ANNEXATION
 TO SANDY CITY

SURVEYOR'S CERTIFICATION

I, Nolan C. Hathcock, a Professional Land Surveyor, Licensed under Title 63, Chapter 22, Professional Engineers and Professional Land Surveyors, State of Utah, License No. 165848, do hereby certify that this is a true and correct representation of the land described herein.

ENGINEERS CERTIFICATE

I hereby certify that this is a true and correct representation of the land described herein.

SANDY CITY APPROVAL

Approved by the City of Sandy, Utah, on this day of December, A.D., 2014, by the City Council of Sandy City, Utah.

SANDY CITY APPROVAL

Approved by the City of Sandy, Utah, on this day of December, A.D., 2014, by the City Council of Sandy City, Utah.

THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERRION, SALT LAKE COUNTY, UTAH

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON THIS DAY OF DECEMBER, A.D., 2014, AT THE REQUEST OF THE CITY OF SANDY, UTAH.

<p>PREPARED BY: NOLAN C. HATHCOCK 5772 SOUTH 700 WEST SALT LAKE CITY, UT 84143</p> <p>PLAT PREPARED: MARCH 1, 2017</p>	<p>RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON THIS DAY OF DECEMBER, A.D., 2014, AT THE REQUEST OF THE CITY OF SANDY, UTAH.</p>
<p>SECTION CORNER REMOVED (NOT SURVEYED BY ME) ANGLE POINT IN ANNEXATION BOUNDARY (NOT MARKED) PREVIOUS ANNEXATION BOUNDARY CURRENT SANDY CITY BOUNDARY PROPOSED ANNEXATION BOUNDARY SUBDIVISION BOUNDARY LOT OR PARCEL LINES</p>	<p>RECORDED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, ON THIS DAY OF DECEMBER, A.D., 2014, AT THE REQUEST OF THE CITY OF SANDY, UTAH.</p>

MOCK ANNEXATION
RESOLUTION # 17-13c

A RESOLUTION INDICATING INTENT TO ANNEX
AN UNINCORPORATED AREA, SETTING A HEARING
TO CONSIDER SUCH AN ANNEXATION, AND
DIRECTING PUBLICATION OF HEARING NOTICE.

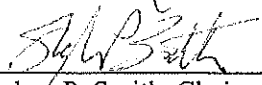
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex a certain contiguous unincorporated area, totaling approximately 7.84 acres, located at approximately 3202 East 10000 South in Salt Lake County, Utah, and more specifically described in the description attached hereto as Appendix "A".
2. The City is authorized to annex the area without a petition pursuant to Utah Code Annotated §10-2-418.
3. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:


1. Indicate the City Council's intent to annex the area described in Appendix "A".
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest.
3. Set a public hearing for May 2, 2017, at 7:05 p.m. to consider the annexation.
4. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code Annotated §10-2-418.

ADOPTED by the Sandy City Council this 28th day of March, 2017.



Stephen P. Smith, Chair
Sandy City Council

ATTEST:



City Recorder

RECORDED this 30th day of March, 2017.



**Appendix A
of Resolution #17-13c**

**MOCK ANNEXATION DESCRIPTION
MARCH 6, 2016**

Beginning at the southeast corner of the DIMPLE DELL ESTATES ANNEXATION to Sandy City, according to the official plat thereof recorded August 30, 2002 as Entry No. 8338339 in Book 2002P of plats at Page 238 in the office of the Salt Lake County Recorder, said point lies, South 990.00 feet from the Center Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence departing from the current Sandy City boundary, East 8.36 feet, more or less, to intersect the quarter section line; thence along said quarter section line, South 0°29'01" East 49.47 feet, more or less to the northwest corner of CARDIFF ESTATES SUBDIVISION AMENDED, recorded June 6, 2012 as Entry No. 11405511 in Book 2012P of plats at Page 73 in the office of said Salt Lake County Recorder; thence along the northerly boundary of said CARDIFF ESTATES SUBDIVISION AMENDED, North 89°30'59" East 150.41 feet, more or less; thence North 0°58'00" East 1.03 feet, more or less, to the southwest corner of the FUR HOLLOW ANNEXATION to Sandy City, recorded July 23, 2013 as Entry No. 11690058 in Book 2013P of plats at Page 140 in the office of said Salt Lake County Recorder; thence along the current Sandy City boundary established by said FUR HOLLOW ANNEXATION, North 89°40'00" East 572.50 feet to the southwest corner of the GRANITE POINT ANNEXATION to Sandy City, recorded October 24, 2013 as Entry No. 11747586 in Book 2013P of plats at Page 224 in the office of said Salt Lake County Recorder; thence along the current Sandy City boundary established by said GRANITE POINT ANNEXATION, North 89° 40'00" East 330.99 feet, more or less, to a point in the current Sandy City boundary established by the GARSIDE ANNEXATION to Sandy City, recorded December 29, 2014 as Entry No. 11969103 in Book 2014P of plats at Page 325 in the office of said Salt Lake County Recorder; thence along the current Sandy City Boundary as established by said GARSIDE ANNEXATION the following three (3) courses: (1) South 38.41 feet; (2) South 0°29'01" East 51.23 feet; (3) South 30°13'23" West 231.80 feet, more or less, to the northerly boundary of the BELL CANYON ROAD ANNEXATION to Sandy City, recorded December 17, 2009 as Entry No. 10861404 in Book 2009 of plats at Page 184 in the office of said Salt Lake County Recorder; thence along the current Sandy City boundary as established by said BELL CANYON ROAD ANNEXATION the following three (3) courses: (1) North 89°53'54" West 298.15 feet, more or less; (2) North 1.13 feet; (3) West 741.74 feet to the centerline of Dimple Dell Road and the easterly boundary of the DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, recorded July 18, 2005 as Entry No. 9435231 in Book 2005P of plats at Page 211 in the office of said Salt Lake County Recorder; thence along said centerline of Dimple Dell Road and the current Sandy City Boundary as established by said DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED the following two (2) courses: (1) Northwesterly 44.84 feet along the arc of a 120.46 foot radius non-tangent curve to the left whose center bears South 89°58'05" West 120.46 feet, has a central angle of 21°19'40" and a chord bearing and length of North 10°41'46" West 44.58 feet; (2) North 21°21'35" West 307.50 feet, more or less, (record = 303.38 feet) to intersect the southerly boundary of said DIMPLE DELL ESTATES ANNEXATION; thence along the current Sandy City boundary as established by said DIMPLE DELL ESTATES ANNEXATION, East 213.74 feet, more or less, (record = 215.48 feet) to the Point of Beginning.

The above described area contains approximately 7.84 acres.