



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum September 4, 2025

To: City Council via Planning Commission
From: Community Development Department
Subject: Fortner Annexation (R-1-10 and R-2-10 Zones)
Homes located at 8564 S. 1000 E (two parcels) & 8590 S. 1000 E.
[Community #17]

ANX07092025-006994

Approximately 1.07 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

Request

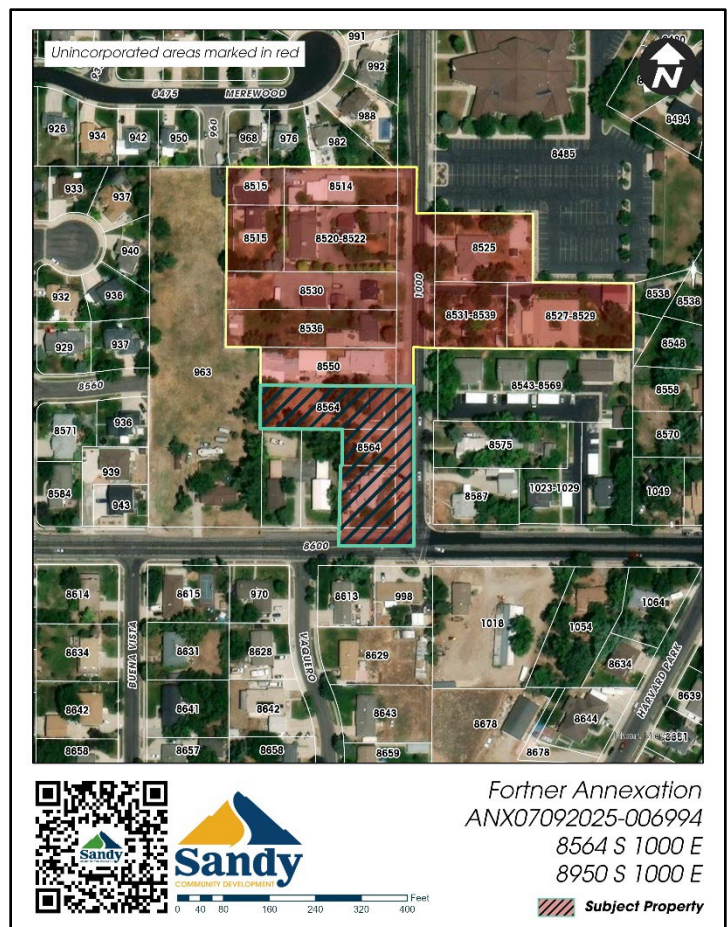
Ben Child, representing Jolene Fortner, is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.07 acres, located at 8564 S. 1000 E (two parcels) & 8590 S. 1000 E., in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. One of the two properties that are addressed 8564 S. 1000 E. has a single-family dwelling. The other parcel with the same address is vacant. The property at 8590 S. 1000 E is a duplex that is a rental property. Mr. Child is interested in possibly redeveloping the properties at 8564 S. 1000 E. once this area is annexed into Sandy City.

Staff mailed a letter to all other unincorporated properties in this little island to garner interest in joining this annexation. Unfortunately, there were no other owners expressing interest.

Background

Staff does have the property owner consent for the three parcels.

Sandy City borders the subject area to the south, west and east sides.



Public Notice and Outreach

The City Council approved Resolution 25-42C on August 26, 2025, which set a public hearing for September 30, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

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

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (south, west and east sides).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

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

- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City's Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy's Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy's Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. There is an existing duplex on the corner lot (8590 S. 1000 E.). A two-family dwelling is allowed as a conditional use permit. The current owner purchased the property in 2011 as an existing duplex.

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 considered 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.

Staff is proposing to annex the two parcels addressed at 8564 S. 1000 E. with the R-1-10 zone. We are also proposing to zone the two-family dwelling located at 8590 S. 1000 E. with the R-2-10 zone in order to avoid creating a legal nonconforming situation. There are existing R-2-10 zones on the west and east (of 1000 E.) of this property in Sandy City.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Fortner Annexation be approved and zoned R-1-10 and R-2-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (south, west and east sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10 (8564 S. 1000 E. - both parcels) and R-2-10 (8590 S. 1000 E.)** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Jolene M Fortner	22-32-377-017	\$376,300	.47
Jolene M Fortner	22-32-377-018	\$224,600	.18
Loc Quach; Phuong Diep (JT)	22-32-377-029	\$480,900	.42

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