

SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum November 16, 2023

To: City Council via Planning Commission
From: Community Development Department
Subject: Olsen Farms Annexation (R-1-10 Zone)
10216 S. 10250 S. and 10254 S. Dimple Dell Road
[Community, #29]

CASE08292023-006598

11.17 Acres

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

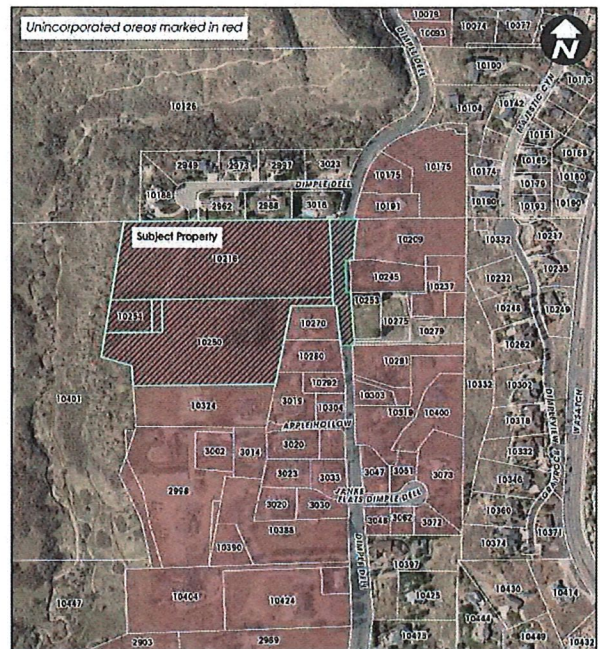
Request

Brett Lovell, representing the Lovell Development Group, is requesting to annex a certain contiguous unincorporated area, totaling approximately 11.30 acres, located at approximately 10216 S., 10250 S. and 10254 S. Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. Three of the parcels currently have an existing single-family dwelling and one was previously dedicated as a future right-of-way parcel. The subject property is intended to be further developed if annexed into Sandy City into buildable single-family dwelling lots.

Background

Staff does have the property owner consent from the current property owners.

Sandy City borders the subject area to the west and north.



Subject Property
ANX08292023-006598
Olsen Farms Annexation
10216 S, 10250 S, and 10254 S.
Dimple Dell Road

Public Notice and Outreach

The City Council approved Resolution 23-52C on October 17, 2023 which set a public hearing for November 28, 2023, 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 10-2-418 Utah Code Annotated.
2. The area is **contiguous** to the Sandy City boundary (west and north 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 property.

General Plan

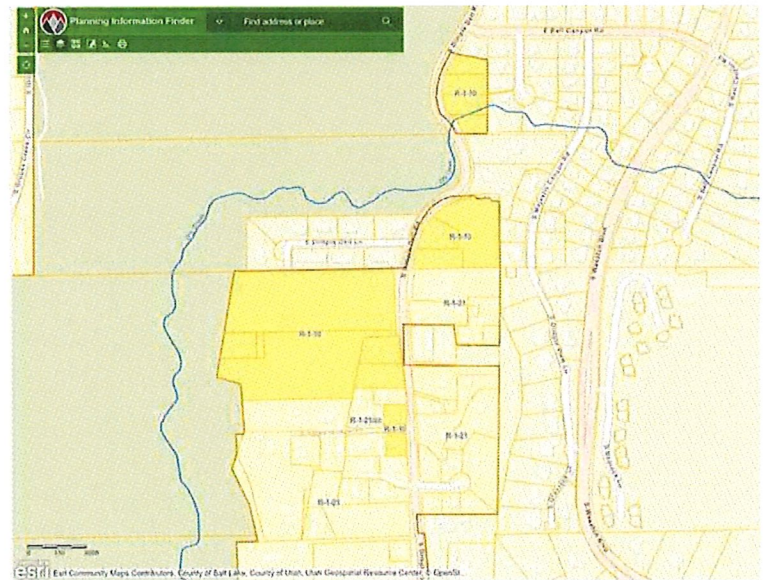
Portions of the **Sandy City General Plan** which relate to this application are as follows:

- 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 existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet lot size for a single-family dwelling.

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 subject property into the City with the R-1-10 zone based on this being similar to the existing zone and upon current land uses within the area.

Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west and north 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** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Reviewed by:



James Sorensen
Community Development Director

Legal Review:



Darien Alcorn
City Attorney

Property Owner	Sidwell Number	Market Value (2022)	Acres
Dimple Dell Floral, Inc	28-14-126-001	\$2,663,590	5.80
Olsen Family Orchard, LLC	28-14-126-013	\$2,178,690	4.38
Ron & Thoma Lee Olsen Rev. Trust	28-14-126-012	\$617,000	0.50
Ron & Thoma Lee Olsen Rev. Trust	28-14-126-002	\$47,900	0.12

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