



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum December 19, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: Varney Annexation (R-1-40 Zone)
2182 E. Creek Road
[Community #18]

ANX11212024-006891

1.13 Acres

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

Request

Larry Varney is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.13 acres, located at 2182 E. Creek Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. This lot currently has an existing single-family dwelling. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

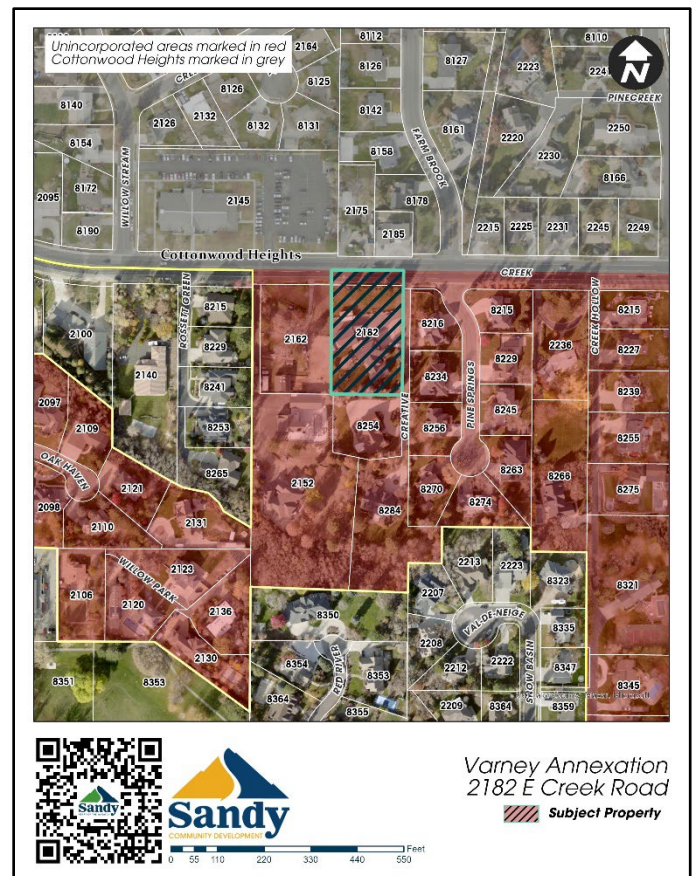
Background

Staff does have the property owner consent.

At the time of preparing this staff report Sandy City is in the process of finalizing the Cummings Annexation (2152 E. and 2162 E. Creek Road). Sandy City expects to have the annexation certificate on or before December 19, 2024. Staff will provide an update at the meeting in order to confirm that the Cummings Annexation is complete prior to making a recommendation to the City Council.

Public Notice and Outreach

The City Council approved Resolution 24-55C on December 10, 2024 which set a public hearing for January 21, 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 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (west) per the Cummings Annexation.
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.*

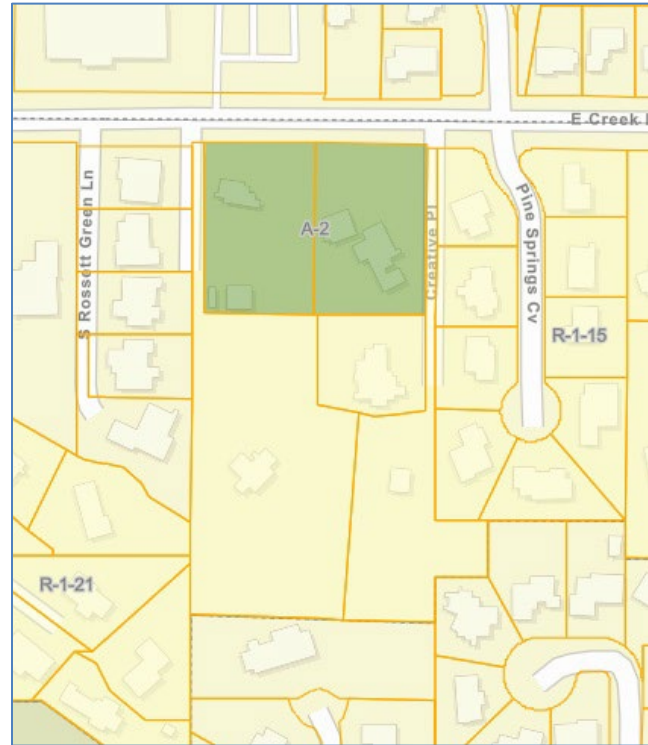
Human and environmental impacts also should be recognized.

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 A-2. The A-2 zone requires a minimum of one acre (43,560 square feet) lot size for a single-family dwelling. The subject property is one acre in size.

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-1-40 zone.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Varney Annexation be approved and be zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west) per the Cummings Annexation.
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-1-40 zone 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 (2024)	Acres
Larry Varney Family Trust	22-34-326-002	\$1,001,100	1.00

File Name: S:\USERS\PLN\STAFFRPT\2024\Varney Annexation.DOCX