



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

February 18, 2021

To: City Council via Planning Commission
From: Community Development Department
Subject: Kasteler Annexation
(R-1-20A) Zone
2576 E., 2590 E. 10000 South and 10118 South Alta Villa
Drive
[Falcon Hill - Community #21]

ANEX-11-20-5953
Approximately 3.22
acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area in addition to being in the paper for three weeks.*

BACKGROUND

Josh Kasteler is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.22 acres, located at approximately 2576 E., 2590 E. 10000 South and 10118 South Alta Villa Drive in Salt Lake County, Utah. The area under consideration for annexation contains three parcels. Two of them have existing single family dwellings and one is a vacant parcel.

Staff does have the property owner consents for the proposed annexation. If this annexation is approved the property owner intends to develop 2570 E. 10000 S. and 10118 S. Alta Villa Drive into a new subdivision (Wild Goose Estates). Access to the proposed subdivision would be via 10000 South.

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

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 (north, south and west 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 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 existing Salt Lake County zoning district for these unincorporated parcels is R-1-21. The R-1-21 Zone allows single family homes on minimum 21,000 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.

Staff is proposing to annex the subject property into the City with the R-1-20A zone for the single-family dwelling lots. The middle parcel already in Sandy City (2570 E. 10000 S.) is currently zoned R-1-20A.

STAFF RECOMMENDATION

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Kasteler Annexation be approved and zoned R-1-20A based upon the following findings:

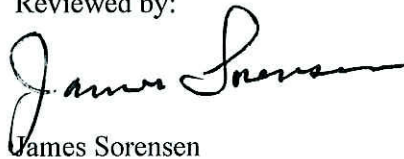
1. The area is **contiguous** to the Sandy City boundary (north, south and west sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-20A** is appropriate for these properties based upon proposed land use and lot sizes.

Planner:



Brian McCuiston
Planning Director

Reviewed by:



James Sorensen
Community Development Director

Legal Review:

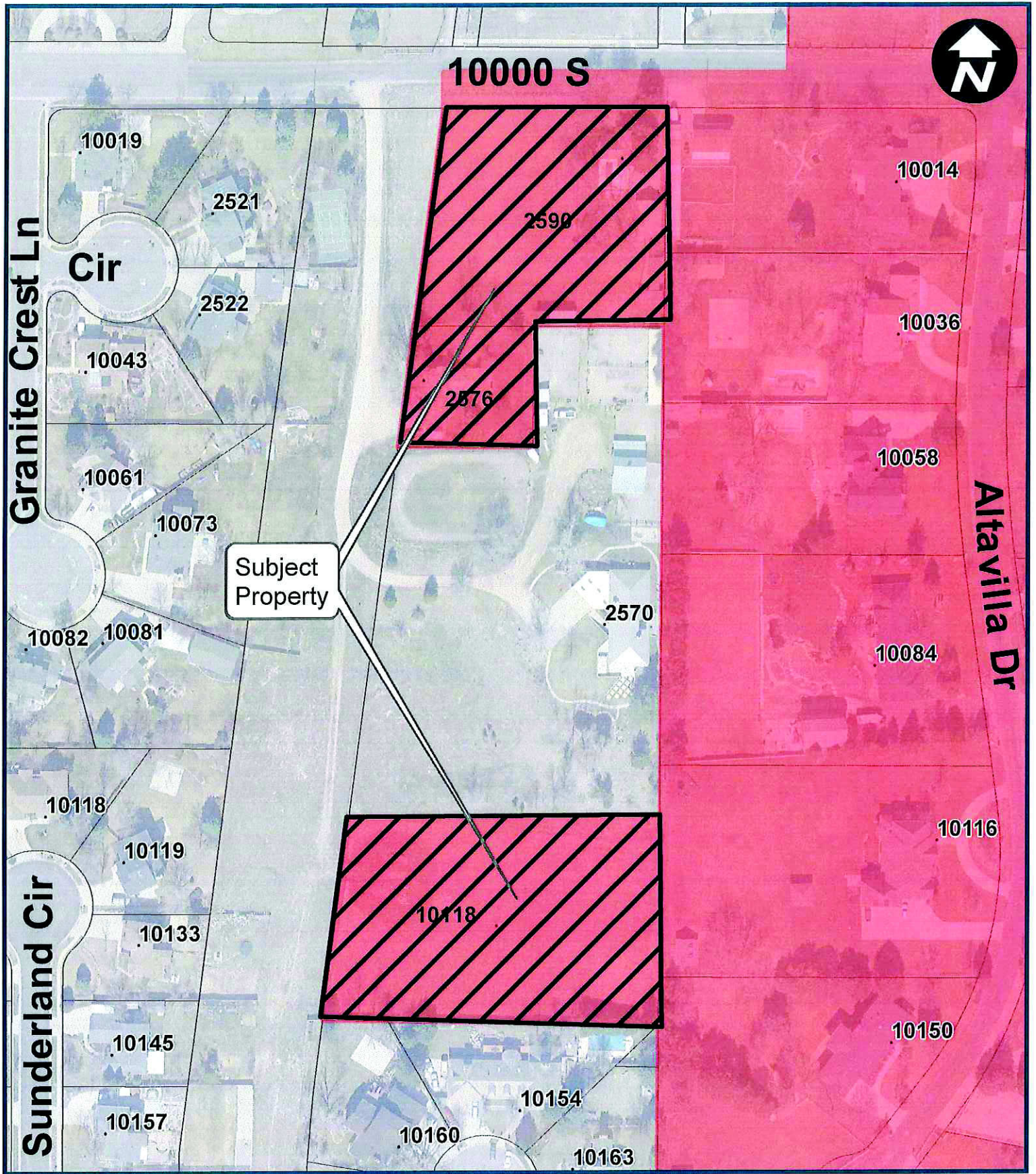


Darien Alcorn
City Attorney

Darien Alcorn
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Kasteler Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2020)</u>	<u>Acres</u>
<u>KLK Wild Goose, LLC</u>	28-10-476-043	\$380,000	1.52
<u>Stuart L Goldfarb</u>	28-10-476-044	\$508,100	1.34
<u>Kevin and Kathy Jo Erickson</u>	28-10-476-045	\$380,100	.35



**ANEX-11-20-5953
Kasteler Annexation
10118 S. Altavilla Dr.**

