

## Community Development Department

Tom Dolan  
Mayor

Byron Jorgenson  
Chief Administrative Officer

Michael G. Coulam  
Director

### MEMORANDUM

October 28, 2016

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To: City Council via Planning Commission  
 From: Community Development Department  
 Subject: **Levine Annexation (R-1-8) Zone** 3.3 Acres  
 601 East 8400 South [Sandy Woods, Community #3] ANEX-10-16-5069

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

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#### BACKGROUND

Lois Nelson, Trustee of Oscar Levine Estate is requesting annexation for properties located at approximately 601 East 8400 South. The area under consideration for annexation contains two parcels with different owners. The applicant is proposing to annex these properties into the City and is requesting the R-1-8 Zone (single family residential on a minimum of 8,000 square foot lots). Both private property owners have consented to be annexed.

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

#### ANALYSIS

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

1. The area is **contiguous** to the Sandy City boundary (all sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **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*

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*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-1-8 in Salt Lake County. The R-1-8 Zone allows single family dwellings on minimum 8,000 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.

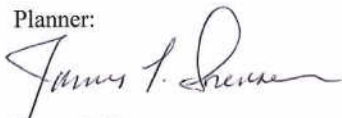
As we annex these parcels into Sandy City, staff is recommending that they be zoned R-1-8. Staff feels that the R-1-8 Zone is appropriate for these parcels.

### **STAFF RECOMMENDATION**

It is recommended that the Planning Commission send a positive recommendation to the City Council to approve the Levine Annexation with the R-1-8 Zone based upon the following findings:

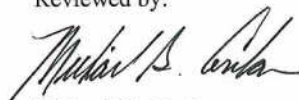
1. The area is **contiguous** to the Sandy City boundary (all sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **water, fire service and emergency medical service** to this area.
4. The City can provide a high level of other **municipal services** to these properties.
5. The R-1-8 Zone is appropriate for these parcels based upon the surrounding land uses.

Planner:



James L. Sorensen  
Asst. Community Development Director

Reviewed by:



Michael G. Coulam  
Community Development Director

Legal Review:



Darien Alcorn  
City Attorney

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Levine Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2016)</u>	<u>Acres</u>
Oscar J Levine TR	22-31-429-020	\$574,890	3.0
Christopher & Michelle Hauck	22-31-429-019	\$195,100	.33

**LEVINE ANNEXATION DESCRIPTION**

Beginning at a point on the current Sandy City boundary said point being a southwesterly corner of a previous annexation to Sandy City recorded December 9, 1983 as Entry No. 3879183 in Book 83-12 of plats at Page 168 in the office of the Salt Lake County Recorder, said point lies North 1353.00 feet and West 825.00 feet from the Southeast Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

thence along a northerly line of the current Sandy City boundary established by the SEAL ANNEXATION to Sandy City recorded April 28, 2005 as Entry No. 9360876 in Book 2005P of plats at Page 129 in the office of said Salt Lake County Recorder, West 276.30 feet;

thence along an easterly line of said current Sandy City boundary established by said SEAL ANNEXATION to Sandy City, North 209.00 feet;

thence along a southerly line of said current Sandy City boundary established by said SEAL ANNEXATION to Sandy City, East 69.50 feet;

thence along an easterly line of said current Sandy City boundary established by said SEAL ANNEXATION to Sandy City, North 418.00 feet;

thence along a southerly line of the current Sandy City boundary established by a previous annexation to Sandy City recorded February 29, 1984 as Entry No. 3910429 in Book 84-2 of plats at Page 24 in the office of said Salt Lake County Recorder, East 206.80 feet to a northwesterly corner of the current Sandy City boundary as established by a previous annexation to Sandy City recorded May 28, 1963 as Entry No. 1922474 in Book Z of plats at Page 98 in the office of said Salt Lake County Recorder;

thence along an easterly line of the current Sandy City boundary as established by said annexation recorded in Book Z at Page 98 and said annexation recorded in Book 83-12 at Page 168, South 627.00 feet to the Point of Beginning.

The above described area contains approximately 3.3 acres.

Date: 9/15/16

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
SEP 26 2016  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Chris Hawk.

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at :

571 EAST 8400 SOUTH SANDY, UTAH 84070

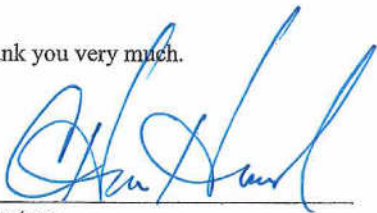
This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at : (401) 633-8174 OR UTAHBUILDER@LIVE.COM

Note: Since this written consent is used to proceed with an annexation of your property in accordance with Utah Code Section 10-2-418, no public election is required by law to approve the annexation. If you sign this consent and later decide you do not want to support the annexation of your property, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Sandy City. If you choose to withdraw your signature, you must do so no later than the close of the public hearing on the annexation conducted in accordance with Utah Code Subsection 10-2-418(4)(a)(iv).

Thank you very much.

  
Signature

\_\_\_\_\_  
Signature

Date: 9-01-16

RECEIVED  
SEP 23 2016  
SANDY CITY  
COMMUNITY DEVELOPMENT

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

My name is

Lis C Nelson - Trustee of Oscar & Lorne Estate

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at :

601 E 8400 S Sandy, Utah 84070

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at : 801-253-1667 L 801-557-0455

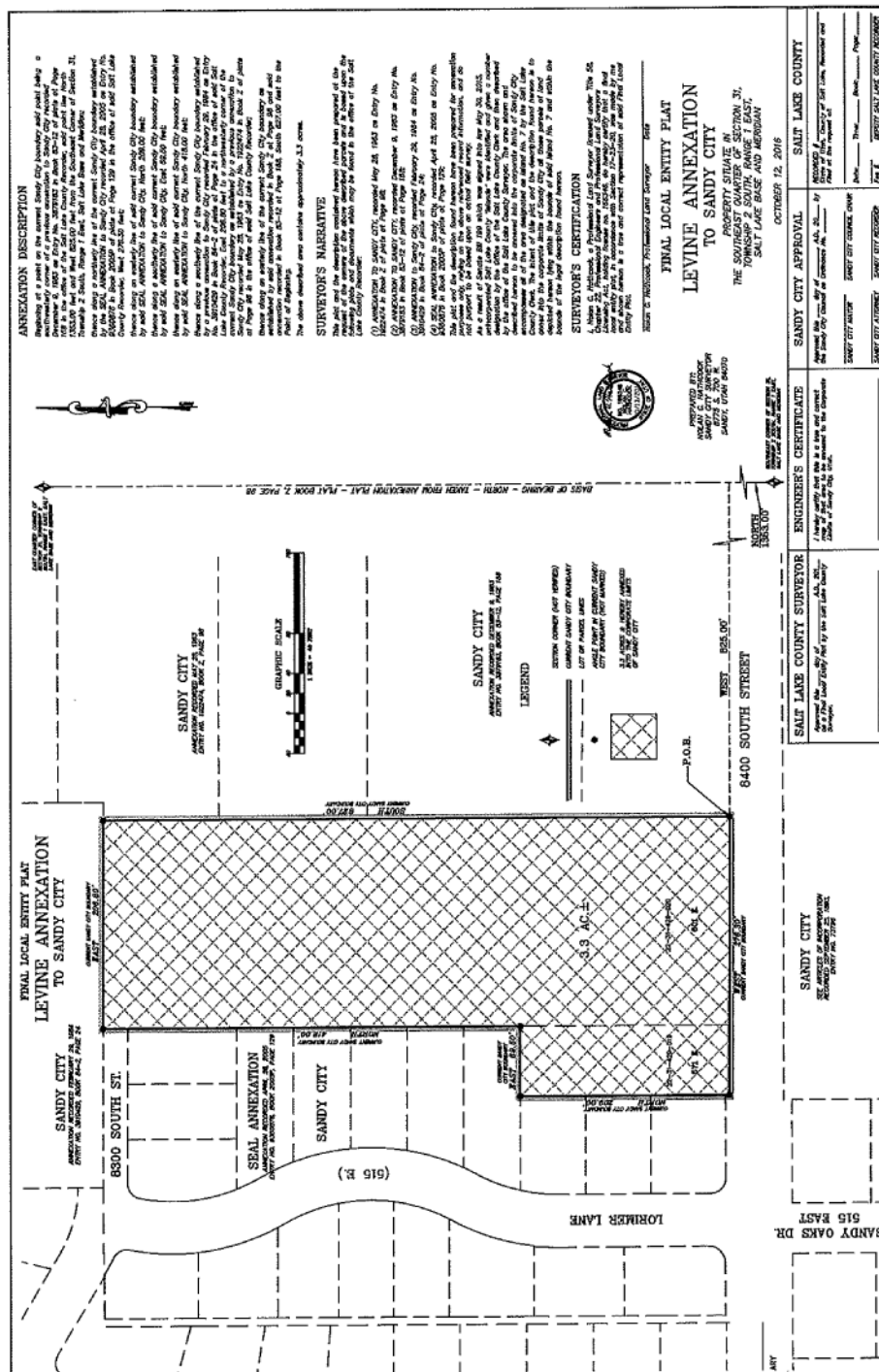
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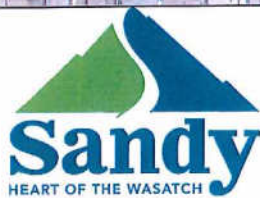
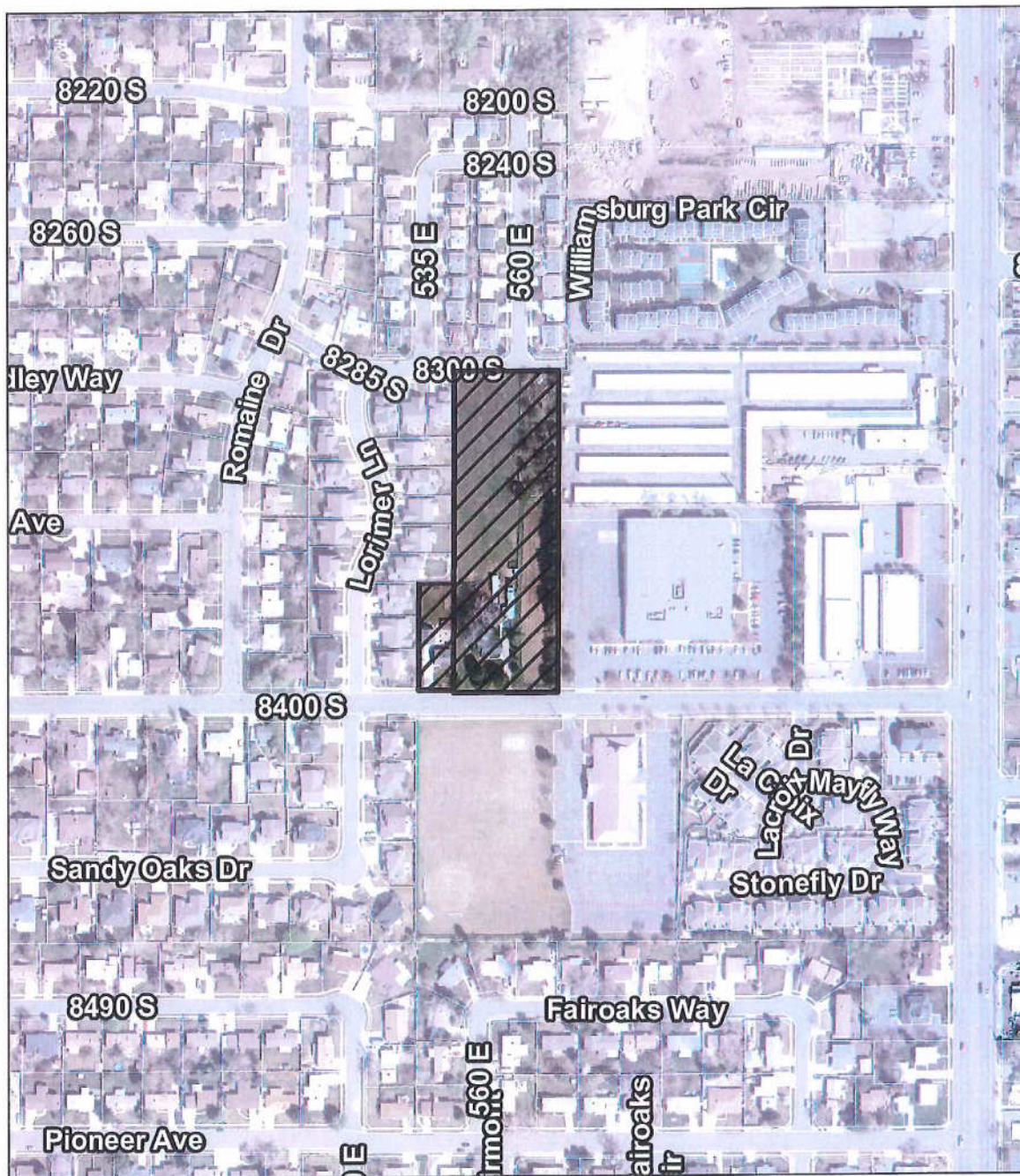
Thank you very much.

Lis C Nelson - Trustee  
Signature

\_\_\_\_\_  
Signature







**Levine Annexation  
601 E. 8400 S.**

PRODUCED BY  
THE COMMUNITY DEVELOPMENT DEPARTMENT  
WADE SANNER, PLANNER