

# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

January 21, 2021

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**To:** City Council via Planning Commission  
**From:** Community Development Department  
**Subject:** Monte Cristo Annexation  
(R-1-40) Zone  
9565 S. Wasatch Boulevard  
[Granite - Community #30]

ANEX-11-20-5954  
Approximately 1.1  
acres

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**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

Chris McCandless, representing the property owner Kevin Gates (Holladay 2550 LLC), is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.1 acres, located at approximately 9565 South Wasatch Boulevard in Salt Lake County, Utah. The area under consideration for annexation contains a single parcel with one single family dwelling.

Staff does have the property owner consent to the proposed annexation. If this annexation is approved the property owner intends to develop the subject property with the adjacent property to the east into a new subdivision (Monte Cristo Subdivision).

Sandy City borders the subject area to the east.

### 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 (east).
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 this 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 these unincorporated parcels is R-1-43. The R-1-43 Zone allows single family homes on minimum 43,560 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-1-40 zone for the single-family dwelling lot.

### **STAFF RECOMMENDATION**

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

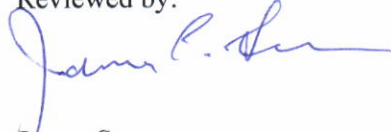
1. The area is **contiguous** to the Sandy City boundary (east).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to this property.
4. The **R-1-40** is appropriate for these parcels based upon current land use and lot sizes.

Planner:



Brian McCuiston  
Planning Director

Reviewed by:



James Sorensen  
Community Development Director

Legal Review:

Darien Alcorn  
City Attorney

Monte Cristo Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2020)</u>	<u>Acres</u>
Holladay 2550 LLC	28-12-177-016 (new parcel number) Parent parcel number is 28-12-177-012	NA – (Newly created in November 2020. New valuation will be determined May 2021.	1.1

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### MONTE CRISTO ANNEXATION DESCRIPTION ABBREVIATED

Beginning at the most southwesterly corner of that parcel of land described in that certain Warranty Deed, recorded November 5, 2020 as Entry No. 13452071 in Book 11054 at Pages 8439-8442 in the office of the Salt Lake County Recorder, according to said Warranty Deed, said point lies North 89°51'28" East 1372.44 feet along the section line and North 827.38 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 3°13'01" East 68.36 feet; thence North 7°35'01" East 200.00 feet, more or less, to the centerline of Little Cottonwood Creek and the current boundary of Cottonwood Heights; thence along the meandering centerline of Little Cottonwood Creek and the current Cottonwood Heights boundary, Easterly to a northwesterly corner of the current Sandy City boundary; thence South 3°00'57" West 229.54 feet; thence South 86°00'59" East 40.34 feet; thence Southwesterly 34.00 feet along the arc of a 36.00 foot radius curve to the left (center bears South 3°59'01" West and the chord bears South 66°55'30" West 32.75 feet with a central angle of 54°07'02"); thence Southwesterly 77.28 feet along the arc of a 150.00 foot radius curve to the right (center bears North 50°08'01" West and the chord bears South 54°37'35" West 76.43 feet with a central angle of 29°31'11"); thence North 20°36'49" West 38.62 feet; thence South 62°57'20" West 51.54 feet; thence North 89°45'02" West 87.71 feet to the Point of Beginning.

Containing approximately 1.1 acres.

FINAL LOCAL ENTITY PLAT  
MONTE CRISTO  
ANNEXATION TO SANDY CITY

COTTONWOOD HEIGHTS  
GRANITE ANNEXATION PLAT 2014  
RECORDED DECEMBER 18, 2014  
ENTRY NO. 11964463,  
BOOK 2014P, PAGE 317

SHARON W. BERRY FAMILY  
UNINCORPORATED  
SANDY CITY SURVEYOR  
ENTRY NO. 88829194  
BOOK 2009P, PAGE 256  
PARCEL NO. 28-12-178-015

THE VICTORIA W. SCHMIDT TRUST  
DATED MAY 21, 2013  
MC SCHMIDT, TRUSTEE, C.  
RECORDED JANUARY 30, 1995  
BOOK 103E, PAGE 297-2981  
PARCEL NO. 28-12-107-014

THE LA CALLE SUBDIVISION  
RECORDED JANUARY 30, 1995  
BOOK 95-1P, PAGE 17  
LOT 3

HOLLADAY 2500, LLC  
UNINCORPORATED  
SANDY CITY SURVEYOR  
BOOK 1105A, PAGE 843-844  
PARCEL NO. 28-12-177-016  
ANNEXED AREA - 1.1 AC±

UNINCORPORATED  
SALT LAKE COUNTY  
(ISLAND NO. 48)

HOLLADAY 2500, LLC  
UNINCORPORATED  
SANDY CITY SURVEYOR  
BOOK 1105A, PAGE 843-844  
PARCEL NO. 28-12-177-017

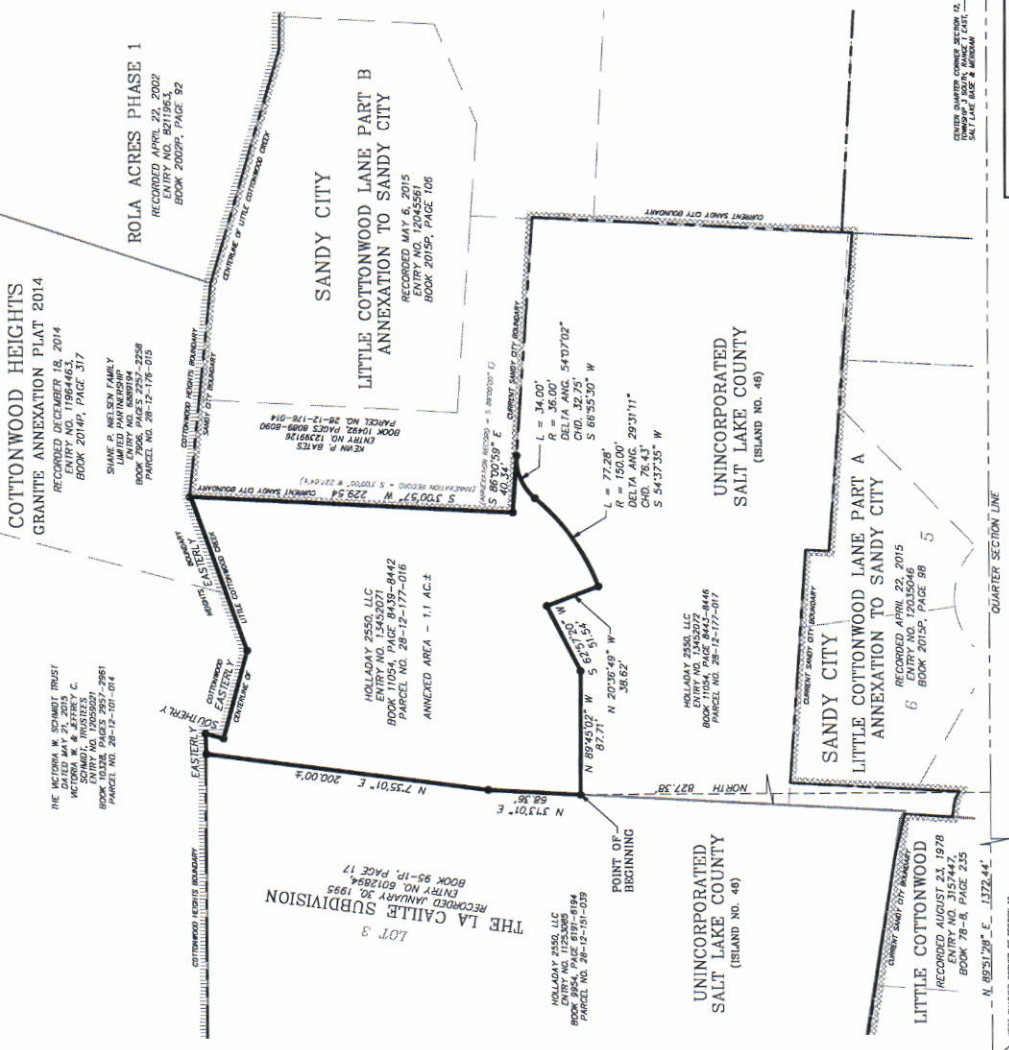
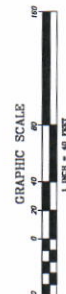
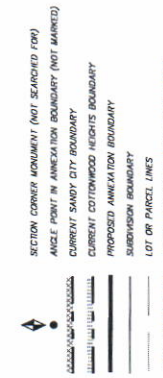
SANDY CITY  
LITTLE COTTONWOOD LANE PART A  
ANNEXATION TO SANDY CITY  
RECORDED APRIL 22, 2015  
ENTRY NO. 12035046  
BOOK 2015P, PAGE 58

UNINCORPORATED  
SALT LAKE COUNTY  
(ISLAND NO. 48)

DELIA ANG. 5470702\*  
CHD. 32.25'  
S 89°35'30" W  
L = 34.00'  
N 20°36'49" W  
S 54°37'35" W  
L = 72.28'  
R = 150.00'  
CHD. 29°31'11"\*

ROLA ACRES PHASE 1  
RECORDED APRIL 22, 2002  
ENTRY NO. 820196A3,  
BOOK 2002P, PAGE 92

SANDY CITY  
LITTLE COTTONWOOD LANE PART B  
ANNEXATION TO SANDY CITY  
RECORDED MAY 6, 2015  
ENTRY NO. 12045561,  
BOOK 2015P, PAGE 108



ANNEXATION DESCRIPTION

Repeating at the most westerly corner of that parcel of land...  
(1) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(2) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(3) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(4) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(5) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(6) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(7) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(8) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(9) North 71°30' East 62.9 feet (to a call record - N 71°30' E)  
(10) North 71°30' East 62.9 feet (to a call record - N 71°30' E)

SURVEYOR'S NARRATIVE

As a result of Smith Bar 189 which was signed into law May 30, 2015...  
The plat and the description found herein have been prepared for...  
Sandy City of those parcels of land as well as any public or private...  
found herein.

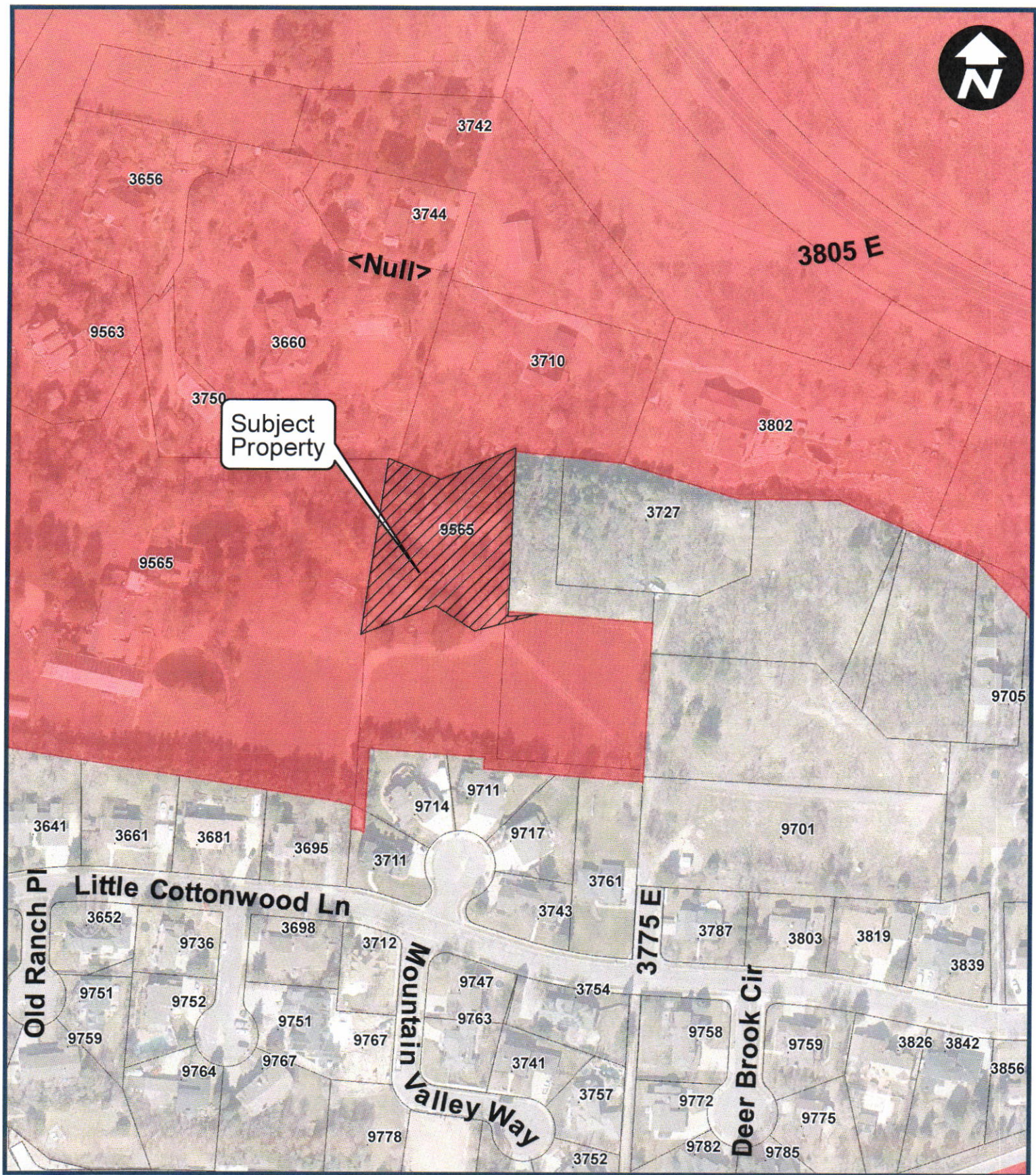
SURVEYOR'S CERTIFICATION

I, Nolan C. Hathcock, Professional Land Surveyor, Title 36, Chapter 23, Professional Engineers and Professional Land Surveyors, License No. 166246, do hereby certify that a final plat of the above and shown herein is a true and correct representation of said final local entity plat.

NOLAN C. HATHCOCK, PROFESSIONAL LAND SURVEYOR  
DATE: \_\_\_\_\_



<p>APPROVED BY: NOLAN C. HATHCOCK SANDY CITY SURVEYOR SANDY CITY, UTAH 84070 PHONE: 801-568-2865</p>	<p>SALT LAKE COUNTY SURVEYOR DATE: _____</p>	<p>ENGINEER'S CERTIFICATE I hereby certify that this is a true and correct map of the above and shown herein to be annexed to the Corporate Limits of Sandy City, Utah.</p>	<p>SANDY CITY ATTORNEY DATE: _____</p>	<p>SANDY CITY APPROVAL Approved this _____ day of _____, 20____ by the Sandy City Council on Ordinance No. _____</p>	<p>SALT LAKE COUNTY RECORDED _____ FILED AT THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, AT _____ O'CLOCK _____ M., _____ 20____ BY _____ CLERK</p>
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**ANEX-11-20-5954**  
**Monte Cristo Annexation**  
**9565 S. Wasatch Blvd**

