

# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum September 21, 2023

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Middle Deer Hollow Annexation (R-1-40A Zone)  
3160 E. – 3295 E. Deer Hollow Drive  
[Community #29]

CASE08022023-006579

11.60 Acres

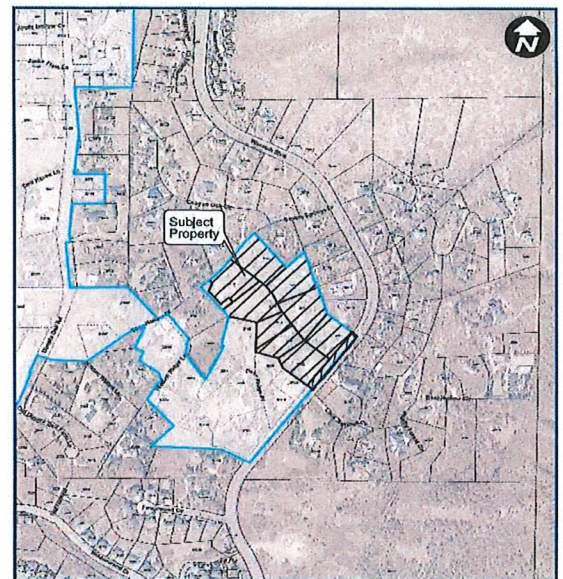
**Hearing/Meeting Notice:** This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

### Request

Terry and Susan Wood are requesting to annex a certain contiguous unincorporated area, totaling approximately 11.60 acres, located at approximately 3160 E. – 3295 E. Deer Hollow Drive in Salt Lake County, Utah. The subject property under consideration for annexation contains 10 parcels. Nine of them have single-family dwellings. The smallest parcel (3160 E. Deer Hollow Drive) is owned by the owner of an adjacent parcel already in Sandy City.

Staff has eight property owners (80%) that have consented to the proposed annexation. The other two property owners (3188 E. and 3257 E.) have not signed a consent form but have been contacted and are aware of the proposed annexation request.

Sandy City borders the subject area to the north, east, south and a portion of the west.



Middle Deer Hollow Annexation  
3227 E. Deer Hollow Drive

0 112.5 225 450 875 500 1,125  
PRODUCED BY GIS/ANALYST  
THE COMMUNITY DEVELOPMENT DEPARTMENT

### Public Notice and Outreach

The City Council approved Resolution 23-40C on August 29, which set a public hearing for October 3, 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 (north, east, south and a portion of the west side).
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 zoned R-1-43. This is similar to our R-1-40 zone, which has a minimum lot size of 40,000 square feet. There is one property (3282 E. Deer Hollow Drive) that currently has up to four horses.

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-1-40A zone based upon current land uses within the area.

There are two lots (3254 E. and 3268 E. Deer Hollow Drive) that are legal non-conforming to the R-1-40A Zone requirements. The small parcel (3160 E.) is also non-conforming. Staff will try to work with the owners to consolidate their two properties into one.

### Recommendation

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

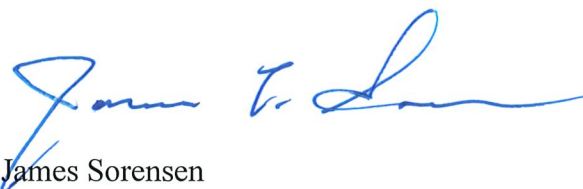
1. The area is **contiguous** to the Sandy City boundary (north, east, south and a portion of the west side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-40A** 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
Wood	28-14-254-001	\$744,190	1.34
Wagner	28-14-402-003	\$841,990	1.44
Martin	28-14-402-004	\$697,000	0.74
Dante-Kuehn	28-14-402-005	\$1,449,000	0.78
Townsend	28-14-426-007	\$3,558,390	1.23
Savage	28-14-402-006	\$1,136,390	1.46
Menlove	28-14-402-058	\$34,300	0.21
Ring	28-14-426-008	\$768,290	1.15
Owczarek	28-14-402-057	\$1,033,690	1.30
Sears	28-14-254-003	\$1,205,490	1.38

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