



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum November 7, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: Wells/Tarassov Annexation (R-1-10 Zone)
8411 S. 1475 E. and 1491 E. 8425 S.
[Community #15]

ANX09252024-006857

0.64 Acres

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

Request

Andrei Tarassov is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.64 acres, located at 8411 S. 1475 E. and 1491 E. 8425 S., in Salt Lake County, Utah. The subject property under consideration for annexation contains two lots. Both lots currently have an existing single-family dwelling. The property owners 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.

Sandy City borders the subject area to the north and east.

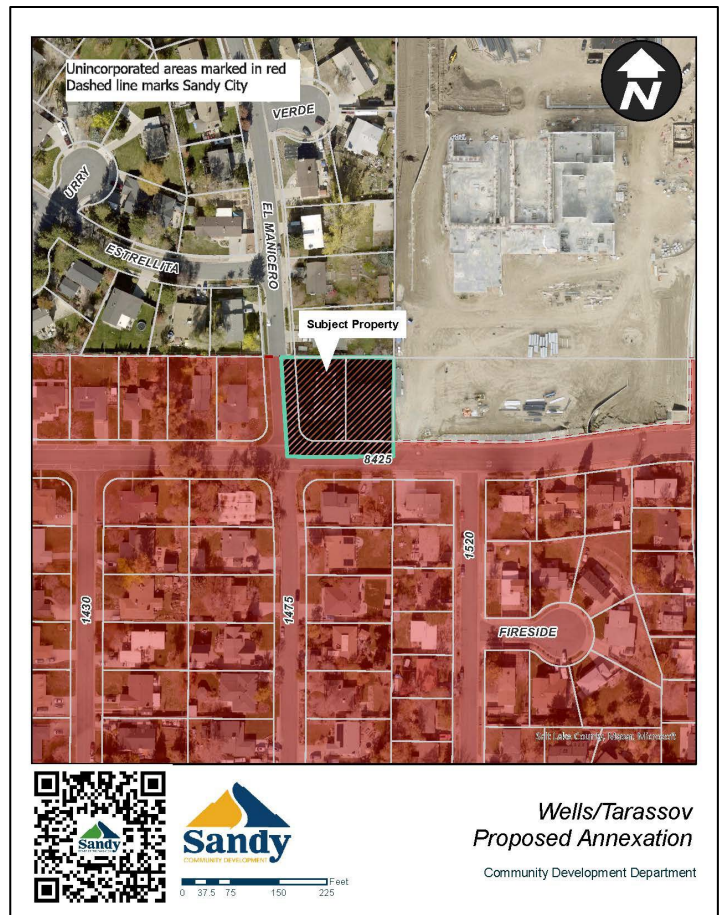
Public Notice and Outreach

The City Council approved Resolution 24-43C on October 8, 2024 which set a public hearing for November 12, 2024, 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 and east 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 A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

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.

Both lots are approximately 10,000 square feet. Staff is proposing to annex the subject property into the City with the R-1-10 zone. This zone would not allow any further development without considering a rezone of the area. The area around these lots to the north and east are zoned R-1-8.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Wells/Tarassov Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north and east 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-1-10** 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
Wells, Richard and Sherry	22-33-330-016	\$441,000	0.23
Tarassov, Andrei	22-33-330-017	\$443,100	0.23

File Name: S:\USERS\PLN\STAFFRPT\2024\Wells/Tarassov Annexation.DOCX