



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum July 20, 2023

To: City Council via Planning Commission
From: Community Development Department
Subject: Riverscape Annexation (ID Zone)
8700 S. 700 W.
[Northwest Exposure, #1]

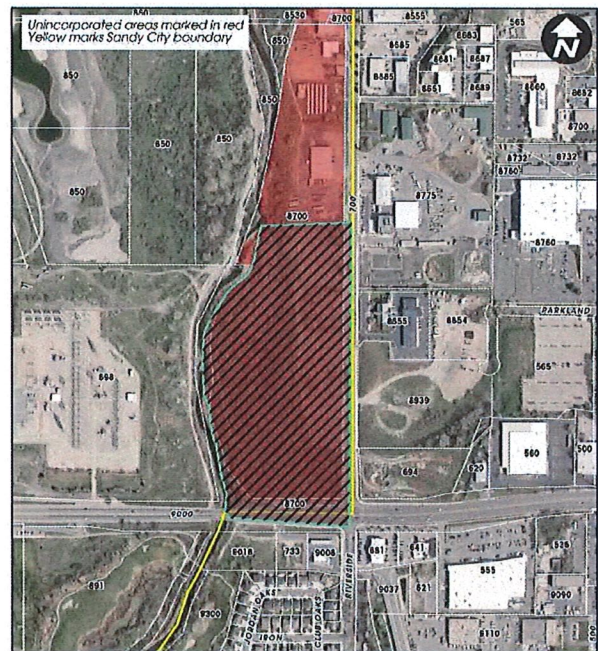
CASE05032023-006528

24.99 Acres

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

Request

Howard Cooke, representing the Gardner Group, is requesting to annex a certain contiguous unincorporated area, totaling approximately 24.99 acres, located at approximately 8700 S. 700 W. in Salt Lake County, Utah. The subject property under consideration for annexation contains a portion of one parcel (southern portion). The applicants recorded a warranty deed that constituted a bona fide division of land by deed in accordance with Utah Code Section 10-9a-103(65)(c)(v) and was done in anticipation of future land use approvals on the property (attached as a separate document). The property owner does not want to annex the entire parcel (northern portion) at this time. The subject property is currently vacant and is intended to be further developed if annexed into Sandy City.



Background

Staff does have the property owner consent from the current property owner who intends to sell the southern portion to the applicant.

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



Subject Property
Approximate location

ANX05032023-006528
Proposed Annexation
8700 S 700 W

Aero graphics Inc, Sandy, UT

Public Notice and Outreach

The City Council approved Resolution 23-25C on June 20, which set a public hearing for August 8, 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 (east and south 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 the property.

General Plan

Portions of the **Sandy City General Plan** which relate to this application are as follows:

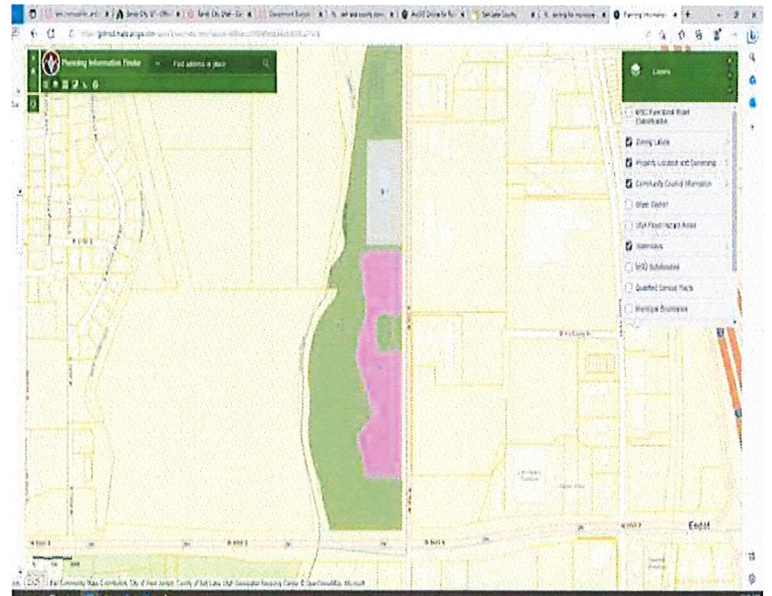
p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

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 (southern portion) has two zones: A-2 and M-2. The A-2 zone, similar to our R-1-40 zone, has a minimum lot size of one acre. The M-2 zone, similar to our Industrial (ID) zone, is an irregular configured district which is a heavy industrial zone along most of the frontage along 700 W.

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.



If this annexation is approved, the applicant intends to rezone this property for a project that includes a mix of uses, such as commercial, flex commercial warehouse space and possibly some residential. Staff is proposing to annex the subject property into the City with the Industrial zone based on this being one of

the existing zones and upon current land uses within the area.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Riverscape Annexation be approved and zoned ID based upon the following findings:

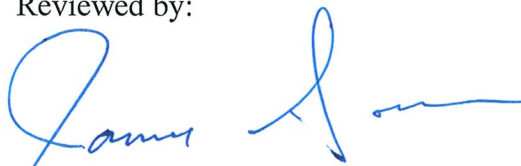
1. The area is **contiguous** to the Sandy City boundary (east and south sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **ID** is appropriate 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

File Name: S:\USERS\PLN\STAFFRPT\2023\Riverscape Annexation.DOCX