

Community Development Department

Kurt Bradburn
Mayor

Matt Huish
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

April 19, 2018

To:	City Council via Planning Commission	
From:	Community Development Department	ANEX-3-18-5378
Subject:	Waterford III Annexation (PO) Zone 9560 and 9572 South 1700 East (Community #17 – Willow Canyon)	1.2 Acres (including portion of 1700 East)

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

BACKGROUND

Greg Miles, Director of Finance for Waterford School, is requesting annexation for properties located at approximately 9560 and 9572 South 1700 East. The area under consideration for annexation contains two parcels, each owned by Waterford School. The north parcel is vacant and the south parcel has a residential dwelling, with plans to demolish this home within the next couple of months. The applicant is proposing to annex these properties into the City and is requesting the Professional Office (PO) zone to match the existing zone on the school campus. The property owner has consented to be annexed.

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

ANALYSIS

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

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

In this particular situation, Waterford School has grown over a number of years. Waterford School, Sandy Campus, was founded in 1986 with nine acres. Currently, the campus includes approximately 43 acres with a number of buildings. In 1998, the Sandy City Council approved a rezone request from the R-1-8 and R-1-15 zoning districts to the Professional Office (PO) Zone. A school is a conditional use within the PO Zone. Any modification to the campus will require a conditional use permit review with the Planning Commission.

As we annex these parcels into Sandy City, staff is recommending that they be zoned Professional Office in order to be consistent with the existing Waterford School Sandy Campus.

STAFF RECOMMENDATION

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

1. The area is **contiguous** to the Sandy City boundary (four sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **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 Professional Office Zone is appropriate for these parcels based upon the surrounding land uses.

Planner:

Reviewed by:



Brian McCuiston
Planning Director

 for:

James Sorensen
Community Development Director

Legal Review:



Darien Alcorn
City Attorney

Waterford Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2017)</u>	<u>Acres</u>
Waterford School, LLC	28-09-126-019	\$269,600	.48
Waterford School, LLC	28-09-127-001	\$258,900	.47



THE WATERFORD SCHOOL

RECEIVED
MAR 15 2018
SANDY CITY
COMMUNITY DEVELOPMENT

March 14, 2018

Attn: Brian McCuistion
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Greg Miles, Director of Finance for Waterford School.

Waterford School is now the property owner of property in the unincorporated area of Salt Lake County located at:

9560 South 1700 East, 28-09-126-019 (.48 acres)
9572 South 1700 East, 28-09-127-001 (.47 acres)

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

We **CONSENT** to have Sandy City annex this property.

I can be reached at: 801.816.2289 and GregMiles@WaterfordSchool.org

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.

Greg Miles
Director of Finance
Waterford School

**WATERFORD III ANNEXATION TO SANDY CITY
(UNINCORPORATED SALT LAKE COUNTY ISLAND NO. 17)**

All that portion of unincorporated Salt Lake County located in the Northwest Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, consisting of two parcels and a portion of 1700 East Street that is bounded as follows:

Easterly by a previous annexation to Sandy City that was recorded August 23, 1972 as Entry No. 2479315 in Book MM of plats at Page 21 in the office of the Salt Lake County Recorder;

Southerly by a previous annexation to Sandy City that was recorded September 4, 1986 as Entry No. 4307143 in Book 86-9 of plats at Page 138 in the office of said Salt Lake County Recorder;

Westerly and Northerly by the WATERFORD II ANNEXATION to Sandy City which was recorded November 25, 1996 as Entry No. 6513341 in Book 96-11P of plats at Page 386 in the office of the Salt Lake County Recorder;

said portion of unincorporated Salt Lake County has also been identified as Unincorporated Salt Lake County Island No. 17 by the Salt Lake County Clerk.

The above-described area contains approximately 1.2 acres.

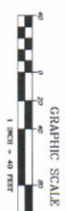
SECTION LINE AND BASIS OF BEARING = N 89°54'29" E
 SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH
 NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH
 SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH

SANDY CITY

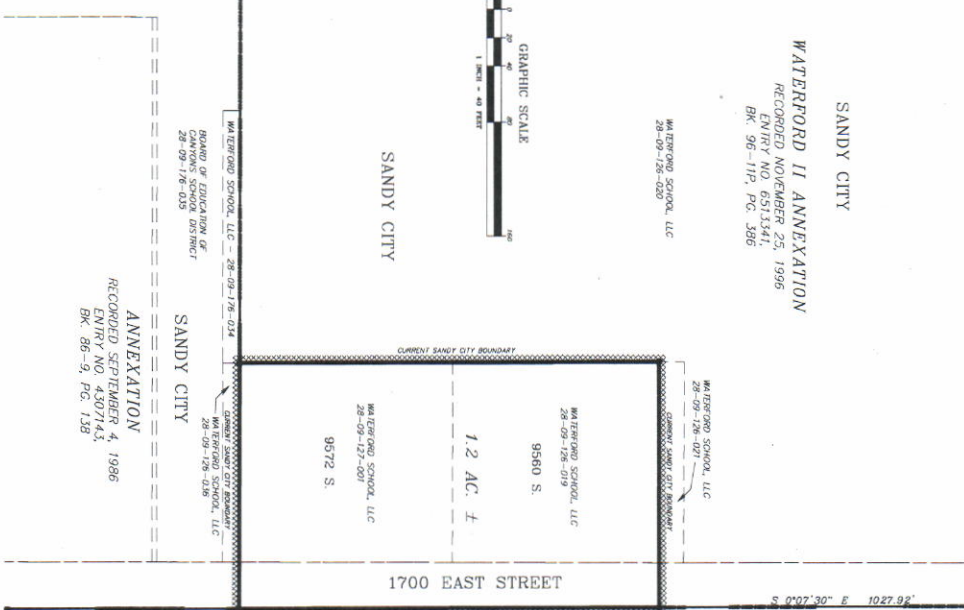
WATERFORD II ANNEXATION

RECORDED NOVEMBER 25, 1996
 ENTRY NO. 651144
 BK. 96-11P, PG. 386

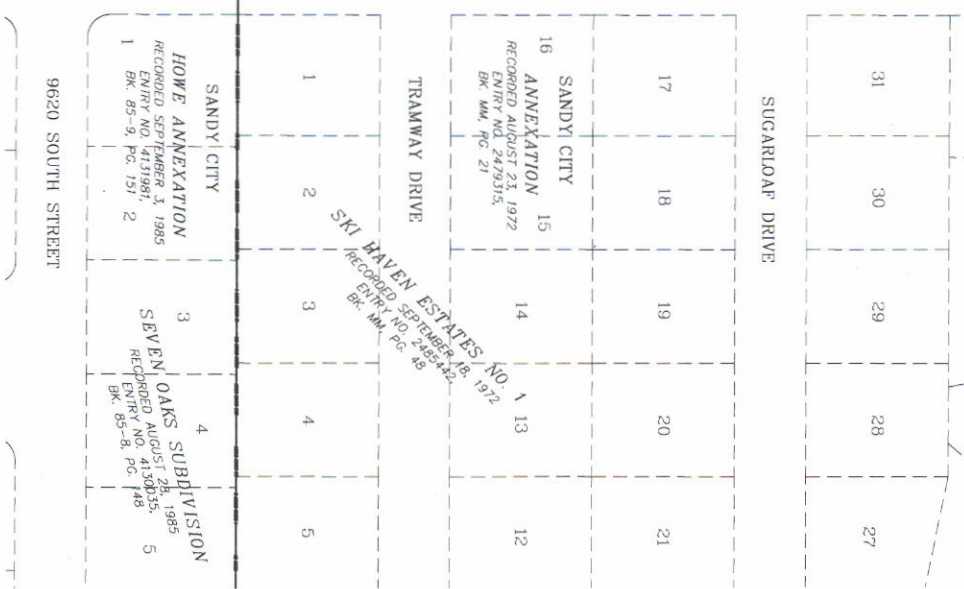
WATERFORD SCHOOL, LLC
 28-09-126-020



SANDY CITY



FINAL LOCAL ENTRY PLAT
 WATERFORD III ANNEXATION
 TO SANDY CITY



ANNEXATION DESCRIPTION

WATERFORD II ANNEXATION TO SANDY CITY
 (UNINCORPORATED SALT LAKE COUNTY PLAT NO. 17)
 All that portion of unincorporated Salt Lake County located in the Northwest Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake County and then being more particularly described as follows: Block 10 of plat of page 21 of the office of the Salt Lake County Recorder.
 (1) ANNEXATION to Sandy City, recorded August 21, 1972 on Entry No. 430714 in Book 86-2 of plat of page 126.
 (2) ANNEXATION to Sandy City, recorded September 4, 1985 on Entry No. 651144 in Book 96-11P of plat of page 386.
 (3) ANNEXATION to Sandy City, recorded August 21, 1996 on Entry No. 651144 in Book 96-11P of plat of page 386.
 (4) ANNEXATION to Sandy City, recorded September 3, 1985 on Entry No. 430714 in Book 86-2 of plat of page 126.
 (5) ANNEXATION to Sandy City, recorded August 21, 1972 on Entry No. 430714 in Book 86-2 of plat of page 126.
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SURVEYORS NARRATIVE

This plat has been prepared based upon the following documents which may be found in the office of the Salt Lake County Recorder:
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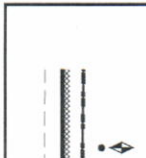
SURVEYORS CERTIFICATION

PLAT PREPARED: MARCH 15, 2018
 PREPARED BY:
 NOLAN C. HANCOCK
 SANDY CITY SURVEYOR
 UTAMI LICENSE NO. 18838
 SANDY CITY, UTAH 84070

FINAL LOCAL ENTRY PLAT

PROPERTY SQUARE IN:
 TOWNSHIP 3 SOUTH, RANGE 1 EAST,
 SALT LAKE COUNTY, UTAH
 WATERFORD III ANNEXATION
 TO SANDY CITY

SALT LAKE COUNTY SURVEYOR	ENGINEERS CERTIFICATE	SANDY CITY APPROVAL	SALT LAKE COUNTY RECORDER
Approved this _____ day of _____ A.D. 201____ by _____ Surveyor	I hereby certify that this is a true and correct copy of the Local Entry Plat by the Salt Lake County Surveyor	Approved this _____ day of _____ A.D. 201____ by _____ SANDY CITY COUNCIL AS ORDINANCE NO. _____ SANDY CITY ATTORNEY _____ SANDY CITY RECORDER _____	RECORDED # _____ DATE: _____ TIME: _____



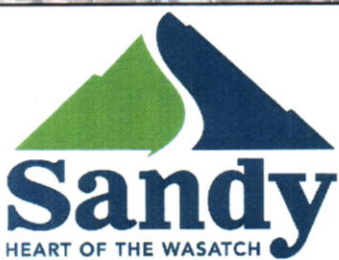


SUBJECT PROPERTIES

ANEX 03-18-5378

Waterford III Annexation

9560 & 9572 S. 1700 E.



*PRODUCED BY
THE COMMUNITY DEVELOPMENT DEPARTMENT
WADE SANNER, PLANNER*