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Staff Report Memorandum April 4, 2024

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

ANX03072024-006727
(ID Zone)
27.68 Acres

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

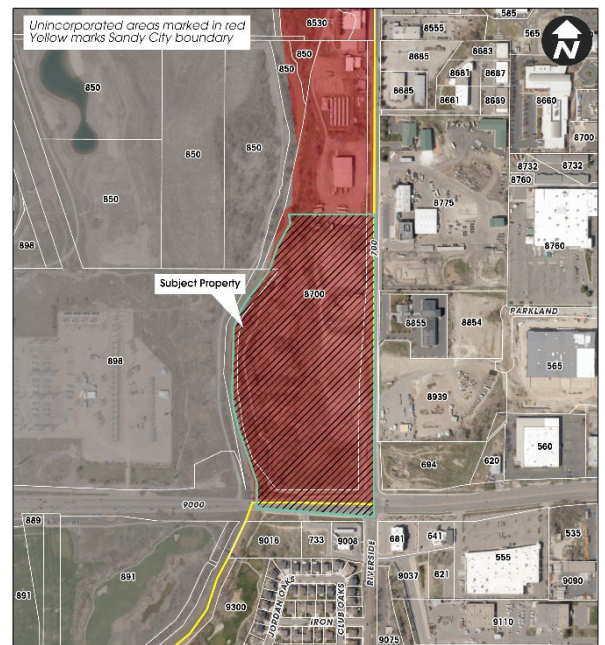
Request

Josh Vance, representing the property owner Fur Breeders Agricultural Cooperative (FBAC), is requesting to annex a certain contiguous unincorporated area, totaling approximately 27.68 acres, located at approximately 8700 S. 700 W. in Salt Lake County, Utah. The subject property under consideration for annexation contains a portion of property that was 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 property to a prospective developer.

Sandy City borders the subject area to the east and south. The current uses in this area include the existing Fur Breeders operation to the north. The adjacent uses to the east include the Sandy City Public Works facility, a new Household Hazardous Waste facility and a new transfer station that are currently being built, and the Sandy Suburban Improvement District office building. All of these properties and uses are currently zoned Industrial (ID).



Subject Property
*Approximate location

ANX03072024-006727
Proposed Annexation
8700 S 700 W

Sandy City does provide water service to an existing hydrant on this property.

Public Notice and Outreach

The City Council approved Resolution 24-10C on March 12, 2024 which set a public hearing for April 16, 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 (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:

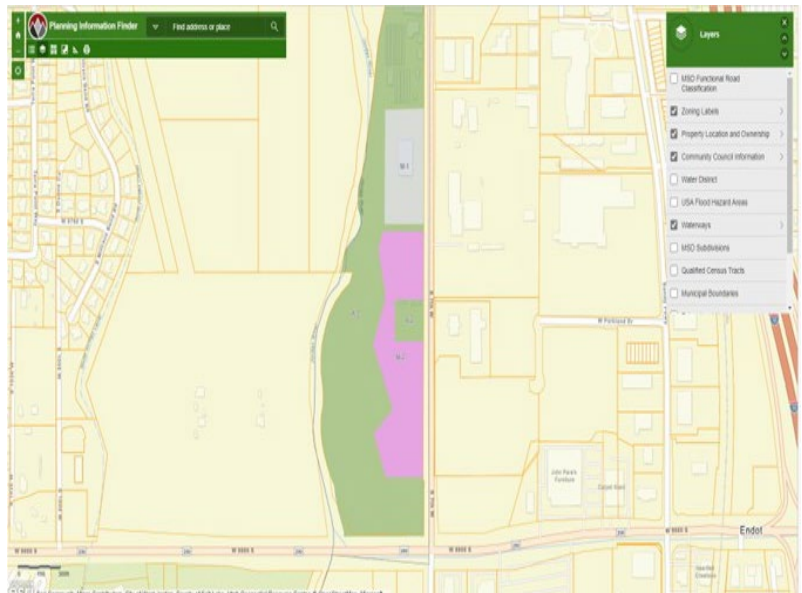
p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

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.



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 and zoning within the area.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the FBAC Development 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:

A handwritten signature in blue ink, appearing to read "E. M. Clark", is centered within a light gray rectangular box.

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