



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum November 21, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: Shoshone Annexation (R-1-8)
Homes along Shoshone Avenue, Shoshone Circle and Shoshone Court
[Community #17]

ANX10142024-006869

10.23 Acres

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

Request

Scott Williams is requesting to annex a certain contiguous unincorporated area, totaling approximately 10.23 acres, located at Shoshone Avenue, Shoshone Circle and Shoshone Court, in Salt Lake County, Utah. The subject property under consideration for annexation contains 30 lots and one parcel that is owned by the Canyons School District. All 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 19 of the property owner consents. This equates to approximately 65% of the land area and land value.

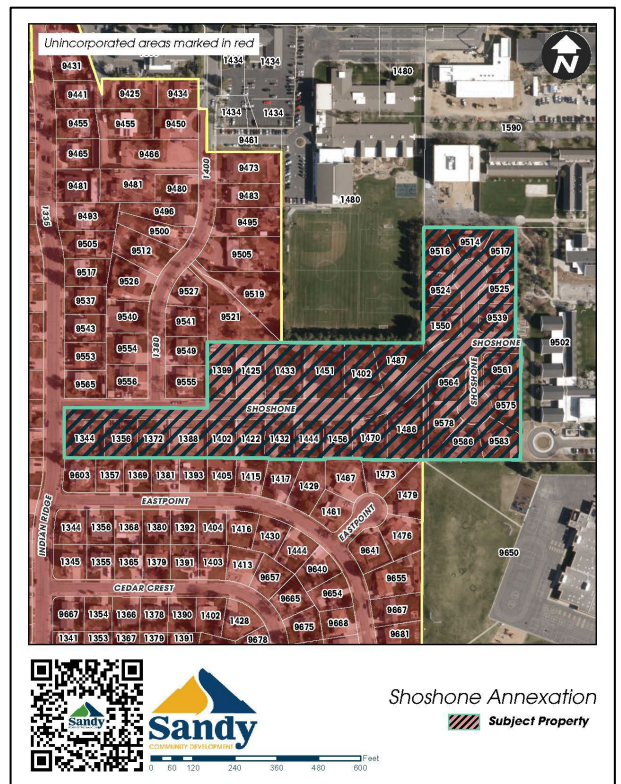
Sandy City borders the subject area to the east and portions of the north and south.

Public Notice and Outreach

The City Council approved Resolution 24-51C on October 22, 2024 which set a public hearing for December 10, 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 portions of the north and south).
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 R-1-8.

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-1-8 zone.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Shoshone Annexation be approved and zoned R-1-8 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (east and portions of the north and south).
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-1-8 zone** 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
Shane Sturgill	28-09-152-001	\$562,500	0.29
Melissa Johnson	28-09-152-002	\$606,300	0.24
Gary Zega; Mary Schaaf (TC)	28-09-152-003	\$545,800	0.23
Edward Bianco TR EJB LIV TR	28-09-152-004	\$585,000	0.28
1402 Shoshone, LLC	28-09-152-005	\$577,700	0.21
Paul Visser	28-09-152-006	\$561,700	0.21
Todd and Georgann Lloyd TRS	28-09-152-007	\$642,400	0.21
Russell and Virginia Messerly Trust	28-09-152-008	\$655,200	0.21
Ronald and Gayle Hansen TRS	28-09-152-009	\$649,600	0.21
Greg and Nicole Miles (JT)	28-09-152-039	\$703,100	0.27
Ron and Connie Baker Trust	28-09-152-011	\$660,100	0.40
Jack and Kaylin Nydegger	28-09-126-005	\$665,000	0.25
John Williams TR	28-09-126-006	\$609,200	0.24
Bierman Family Trust	28-09-126-007	\$645,000	0.25
Douglas and Susan Milne	28-09-126-010	\$604,000	0.27
Richard and Ruth Morris	28-09-126-009	\$613,900	0.24
Evah McMullin Marital TR	28-09-126-008	\$696,200	0.24
Stephen & Catherine Horstmanshoff	28-09-128-007	\$605,600	0.20
Lakshmi & Swapna Gunderpudi	28-09-128-006	\$724,000	0.20
Steven & Sherlyn Rex TR	28-09-128-005	\$682,000	0.25
Waterford School, LLC	28-09-128-004	\$664,100	0.21
Ronald & Janette Johnson	28-09-128-001	\$686,200	0.25
Perry & Jana Tucker	28-09-128-002	\$695,700	0.22
Bryan & Jill Benson	28-09-128-003	\$564,600	0.26
John & Sara Veillette	28-09-103-023	\$650,300	0.30
Justin & Heidi Metcalf	28-09-103-022	\$728,900	0.33
Cook Family TR	28-09-103-021	\$727,900	0.42
Kami Fabian (KJF TR)	28-09-103-020	\$653,000	0.42
S Family Residence TR	28-09-103-019	\$647,200	0.30
William & Manette Murri	28-09-103-018	\$615,000	0.30
Board of Education of Canyons School District	28-09-176-035-4002	\$0	0.08

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