



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 15, 2020

To: City Council via Planning Commission
From: Community Development Department
Subject: Sublette Circle Annexation (R-1-10) Zone
8360-8391 South Sublette Circle, 2311-2356 East Sublette Place, 8432-8504 South Treasure Mountain Drive and 2330-2343 East Germana Circle
[Community #18]

ANEX-09-20-5913
Approximately 8.6 acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area in addition to being in the paper for three weeks.*

BACKGROUND

Megan Johnson is requesting to annex a certain contiguous unincorporated area, totaling approximately 8.6 acres, located at approximately 8360-8391 South Sublette Circle, 2311-2356 East Sublette Place, 8432-8504 South Treasure Mountain Drive and 2330-2343 East Germana Circle in Salt Lake County, Utah. The area under consideration for annexation contains 23 parcels with 23 single family dwellings.

At the time of this report, staff has seventeen property owners (74%) that have consented to the proposed annexation. The other property owners have not signed a consent form, but have been contacted and are aware of the proposed annexation request.

Sandy City borders the subject area to the south and west. The City also recently approved the Escalante/Barcelona Annexation which is adjacent to the east.

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 (south and west sides).
3. The properties are 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 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 existing Salt Lake County zoning district for these unincorporated parcels is A-1. The A-1 Zone allows single family homes on minimum 10,000 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.

Staff is proposing to annex the subject properties into the City with the R-1-10 zone for the single-family dwelling lots.

STAFF RECOMMENDATION

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

1. The area is **contiguous** to the Sandy City boundary (south and west sides).
2. The properties are 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 these parcels based upon current land use and lot sizes.

Planner:



Brian McCuiston
Planning Director

Reviewed by:

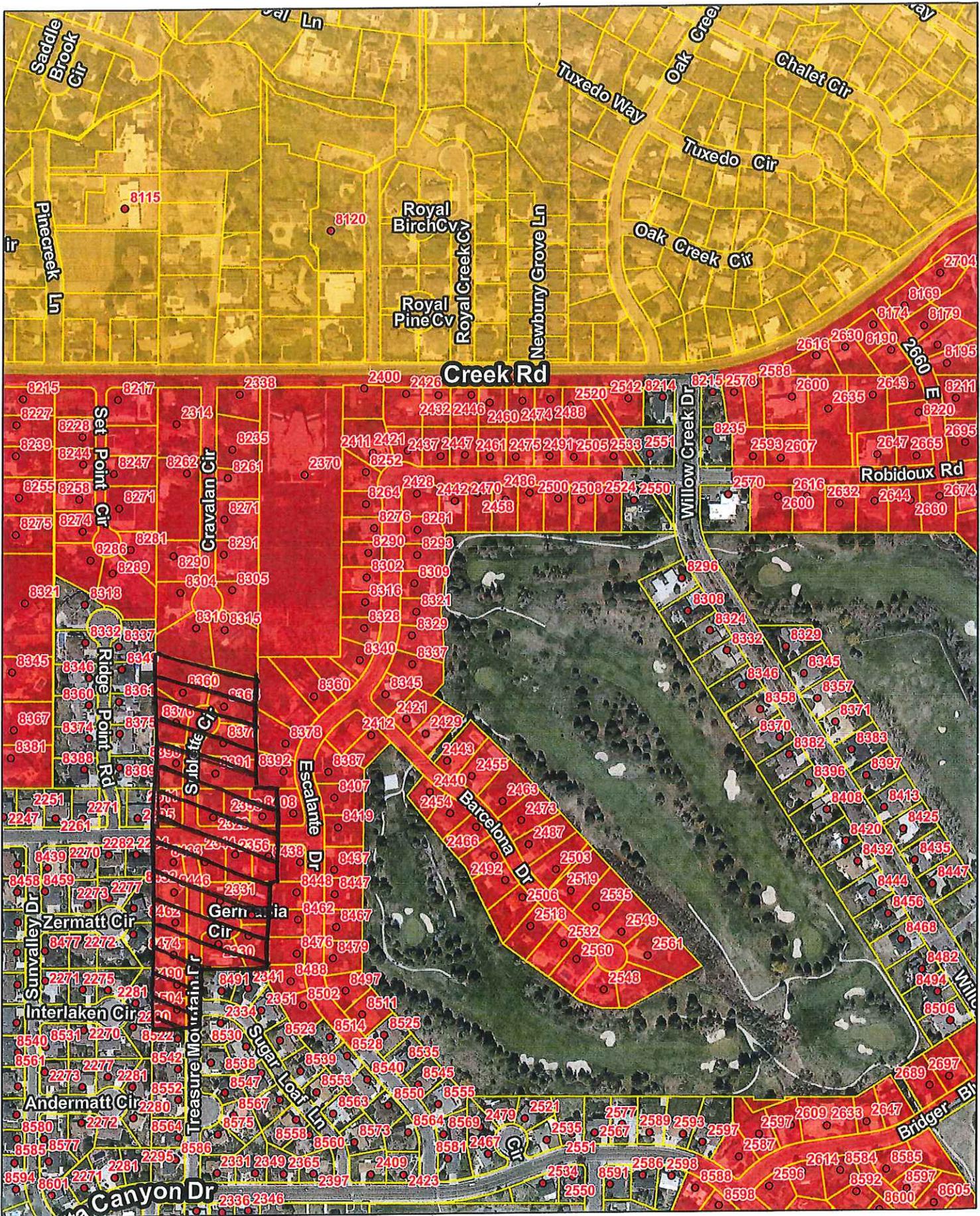
James Sorensen
Community Development Director

Legal Review:

Darien Alcorn
City Attorney

Sublette Circle Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2020)</u>	<u>Acres</u>
Doug and Michelle Greer	22-34-401-009	\$362,300	.25
Jeffrey and Megan Johnson	22-34-401-008	\$445,100	.29
Derek and Jeanette Matsumori	22-34-401-007	\$372,600	.37
Jordan Judkins	22-34-401-006	\$669,500	.54
Cook McCreavy Family Trust	22-34-402-029	\$475,000	.34
John and Leah Bryner	22-34-402-030	\$490,400	.38
Roger and Shauna Meyer	22-34-402-031	\$497,000	.47
James McCaffery	22-34-402-046	\$403,400	.23
Ronda Koch	22-34-402-047	\$405,600	.23
Ryan Poland	22-34-402-048	\$390,900	.23
Anthony Padilla	22-34-452-003	\$357,400	.23
Zachary Davis	22-34-452-002	\$483,600	.23
Kathryn Burton (KRBLT)	22-34-452-001	\$382,900	.22
Marjorie Sansone	22-34-452-005	\$408,200	.30
Armando and Ada Lujan	22-34-452-006	\$462,000	.30
Daniel and Connie Engh	22-34-452-007	\$357,600	.30
Ryan and Maryann Scott	22-34-452-008	\$386,500	.28
David and Ellen Turnbaugh	22-34-451-006	\$364,700	.23
Jordan and Chelsey King	22-34-451-005	\$413,100	.23
Marie Workman Hirschi Family Protection Trust	22-34-451-004	\$401,800	.23
Paul and Karen Eardley	22-34-451-003	\$374,700	.23
Gregory Thurman	22-34-451-002	\$403,200	.23
Richard and Heather Janke	22-34-451-001	\$379,000	.24



ANEX-09-20-5913 - Sublette Circle Annexation
 8360-8391 S. Sublette Circle; 2311-2356 E. Sublette Place;
 8432-8504 S. Treasure Mountain Dr.; 2330-2343 E. Germania Circle

