



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

September 13, 2017

To: City Council via Planning Commission
 From: Community Development Department
 Subject: **Honeysett Annexation (R-1-40A) Zone** 1.0 Acres
 3121 E. Deer Hollow Dr. [*The Dell, Community #29*] ANEX-08-17-5288

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the proposed annexation.*

BACKGROUND

Christopher Honeysett is requesting annexation for a property located at approximately 3121 E. Deer Hollow Dr. The area under consideration for annexation contains one parcel, which has a single family dwelling on-site. The applicant is proposing to annex this property into the City and is requesting the R-1-40A zone (single family residential on a minimum of 40,000 square foot lots with animal rights). The applicant is the property owner and has consented to be annexed. The applicant indicated to staff that the adjacent owners to the west and to the south did not want to annex at this time.

The subject property is bordered by Sandy City on three sides.

ANALYSIS

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

1. The area is **contiguous** to the Sandy City boundary (three sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing culinary **water, fire service and emergency medical service** to this area.
4. The City can provide a high level of other **municipal services** to this 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 subject property is currently zoned R-1-43 in Salt Lake County. The R-1-43 Zone allows single family dwellings on minimum 43,560 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.

As we annex this parcel into Sandy City, staff is recommending that it be zoned R-1-40A. Staff feels that the R-1-40A Zone is appropriate for this parcel.

STAFF RECOMMENDATION

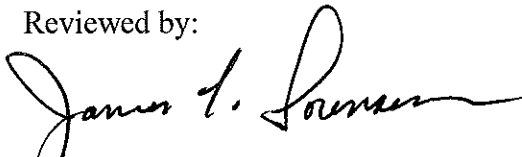
It is recommended that the Planning Commission send a positive recommendation to the City Council that the Honeysett Annexation be approved and zoned R-1-40A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (three sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing culinary **water, 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 R-1-40A Zone is appropriate for this parcel based upon the surrounding land uses.

Planner:


 Brian McCuiston
 Planning Director

Reviewed by:


 James Sorensen
 Community Development Director

Legal Review:



Darien Alcorn
City Attorney

Honeysett Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2017)</u>	<u>Acres</u>
HONEYSETT FAM TR ET AL	28-14-401-001	\$1,312,200	1.0

EXHIBIT "A"**HONEYSETT ANNEXATION TO SANDY CITY**

Beginning at an angle point on a northerly line of the current Sandy City boundary established by the ALSTON ANNEXATION to Sandy City, the official plat of which was recorded December 14, 2012 as Entry No. 11536552 in Book 2012P of plats at Page 207 in the office of the Salt Lake County Recorder, said point lies West 13.08 feet and South 2663.60 feet, more or less, from the North Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

thence along the current Sandy City boundary as established by said ALSTON ANNEXATION the following two (2) courses:

(1) North 77°17'00" East 278.87 feet;

(2) South 19°33'20" East 141.14 feet (record per Honeysett deed = 141.20 feet) to intersect a northwesterly line of the current Sandy City Boundary established by the MENLOVE ANNEXATION to Sandy City recorded December 17, 2009 as Entry No. 10861407 in Book 2009P of plats at Page 185 in the office of said Salt Lake County Recorder;

thence along said current Sandy City boundary South 48°12'10" West 113.54 feet;

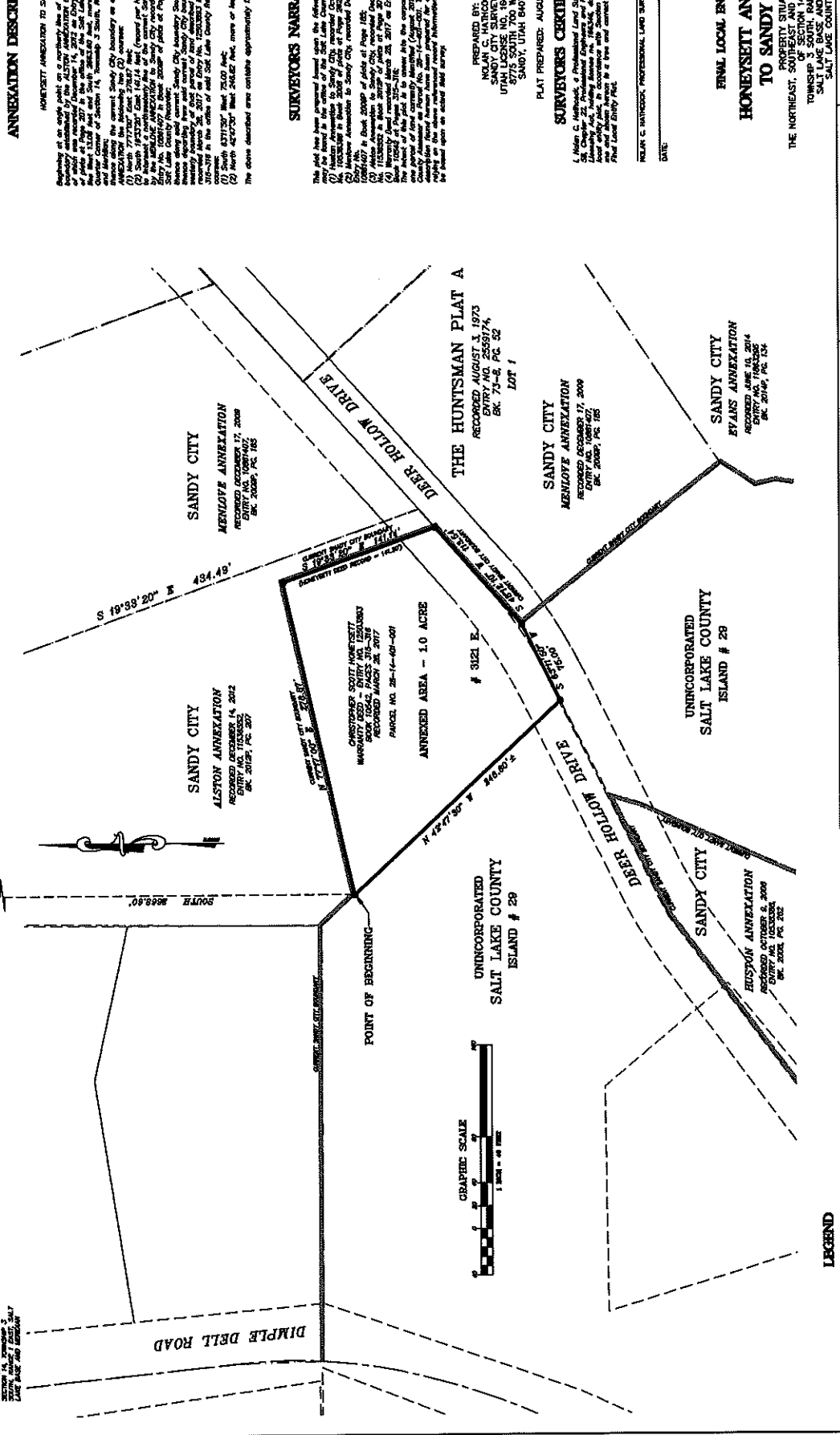
thence departing from said current Sandy City boundary, along the southerly and westerly boundary of that parcel of land described in that certain Warranty Deed recorded March 28, 2017 as Entry No. 12503893 in Book 10542 at Pages 315-316 in the office of said Salt Lake County Recorder the following two (2) courses:

(1) South 63°11'50" West 75.00 feet;

(2) North 42°47'30" West 246.82 feet, more or less, to the Point of Beginning.

The above described area contains approximately 1.0 acre.

**FINAL LOCAL ENTRY PLAT
HONEYSETT ANNEXATION TO SANDY CITY**



ANNEXATION DESCRIPTION

HONEYSETT ANNEXATION TO SANDY CITY

Reference is made to an order of the court of the county of Salt Lake City, the order being a final local entry plat for the Honeysett Annexation to Sandy City, recorded in Book 2009-07, Page 14, and the order being a final local entry plat for the Menzlove Annexation to Sandy City, recorded in Book 2009-07, Page 15, and the order being a final local entry plat for the Alston Annexation to Sandy City, recorded in Book 2012-01, Page 001.

The annexation is as shown on the plat on file in the office of the Salt Lake County Recorder, and the annexation is as shown on the plat on file in the office of the Salt Lake County Recorder.

The annexation is as shown on the plat on file in the office of the Salt Lake County Recorder.

PLAT PREPARED: AUGUST 7, 2017

SURVEYORS NARRATIVE

This plat has been prepared from the following documents which may be found in the records of the Salt Lake County Recorder:

- (1) 100332289 in Book 2009-07, Page 22, recorded August 8, 2009 as Entry No. 2009-07-002.
- (2) 100332289 in Book 2009-07, Page 22, recorded August 8, 2009 as Entry No. 2009-07-002.
- (3) 100332289 in Book 2009-07, Page 22, recorded August 8, 2009 as Entry No. 2009-07-002.
- (4) 100332289 in Book 2009-07, Page 22, recorded August 8, 2009 as Entry No. 2009-07-002.
- (5) 100332289 in Book 2009-07, Page 22, recorded August 8, 2009 as Entry No. 2009-07-002.

SURVEYORS CERTIFICATION

PLAT PREPARED: AUGUST 7, 2017

PREPARED BY:
 NAME: NANCY C. HANDECK
 SANDY CITY SURVEYOR
 UTAH LICENSE NO. 186346
 ADDRESS: 1801 S. GARDEN
 SANDY, UTAH 84070

PLAT C. HANDECK, PROFESSIONAL LAND SURVEYOR
 DATE: _____



**FINAL LOCAL ENTRY PLAT
HONEYSETT ANNEXATION
TO SANDY CITY**

THE NORTHEAST, SOUTHWEST AND SOUTHWEST QUARTERS
OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE COUNTY,
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY SURVEYOR	ENGINEERS CERTIFICATE	SANDY CITY APPROVAL	SANDY CITY RECORDER
Approved this day of <u>August</u> , A.D. 20 <u>2017</u> as a Final Local Entry Plat by the Salt Lake County Surveyor. SALT LAKE COUNTY SURVEYOR _____ DATE _____	I hereby certify that this is a true and correct copy of the original plat on file in the County of Salt Lake City. CITY ENGINEER _____ DATE _____	I have this day of _____ A.D. 20____ approved this plat as a Final Local Entry Plat by the Salt Lake County Surveyor. SANDY CITY MAYOR _____ SANDY CITY COUNCIL CLERK _____ SANDY CITY ATTORNEY _____ SANDY CITY RECORDER _____	RECORDED IN _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED IN THE OFFICE OF _____ DATE: _____ PAGE: _____

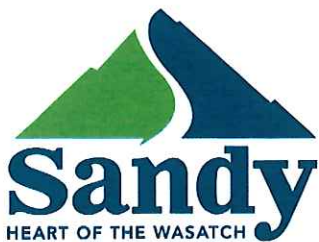
LEGEND

- SECTOR CORNER MONUMENT (NOT SHOWN)
- ANGLE POINT IN ANNEXATION BOUNDARY (NOT MARKED)
- PREVIOUS ANNEXATION BOUNDARY (NOT MARKED)
- CURRENT SANDY CITY BOUNDARY
- BOUNDARY OF ANNEXED AREA
- LOT OR PARCEL LINES



ANEX-08-17-5288

**Honeysett Annexation
3121 Deer Hollow Dr.**



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

Date:

4/10/17

Attn: James Sorensen
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is

Craig Honeysett

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at :

3121 EAST DEER HOLLOW DRIVE, SANDY

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

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at :

(415) 305-7219

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 very much.

Signature



Signature

