



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: Robidoux Road Annexation
(R-1-10) Zone
2411-2533 East Robidoux Road and 8252-8337 South
Escalante Drive
[Community #18]

ANEX-09-20-5912
Approximately 10.2
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

Michael Smith is requesting to annex a certain contiguous unincorporated area, totaling approximately 10.2 acres, located at 2411-2533 East Robidoux Road and 8252-8337 South Escalante Drive in Salt Lake County, Utah. The area under consideration for annexation contains 30 parcels with 30 single family dwellings. One of the homes is owned by the Jordan Valley Water Conservancy District (2411 E. Robidoux Road) which does not count towards/against the property owner consent, being owned by a quasi-public agency.

At the time of this report, staff has twenty-three property owners (79%) 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 currently borders the subject area to the south and east with the Willow Creek Country Club property. The City also recently approved the Escalante/Barcelona Annexation which is adjacent to the south.

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 east 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 Robidoux Road 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 east 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:

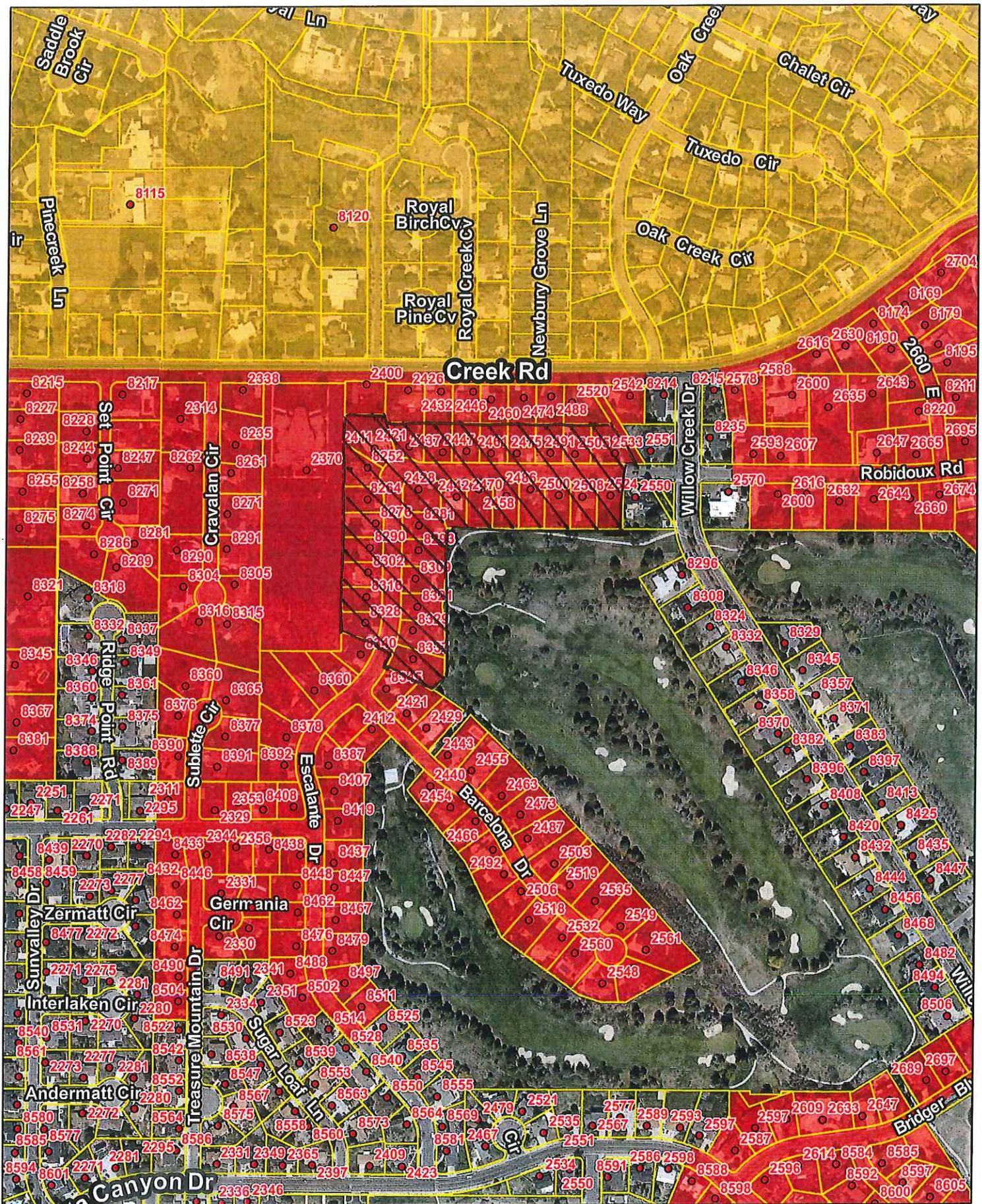
James Sorensen
Community Development Director

Legal Review:

Darien Alcorn
City Attorney

Robidoux Road Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2020)</u>	<u>Acres</u>
Fredric and Jolene Hanson Fam Rev Trust	22-34-402-038	\$474,600	.25
Boyd and Vera Jenkins	22-34-402-037	\$436,400	.24
Todd and Marlene Sheeran	22-34-402-036	\$419,600	.24
Dayle and Nona Mead	22-34-402-035	\$418,200	.24
David and Lillian Yau	22-34-402-034	\$449,500	.24
Byron and Betty Saylor	22-34-402-033	\$426,800	.26
William and Paula Duncan	22-34-402-032	\$409,700	.31
JVWCD	22-34-402-015	\$427,300	.39
Mark and Kari Robinson	22-34-402-016	\$403,800	.28
Susan Livingston	22-34-402-017	\$380,600	.26
Robert and June Page	22-34-402-018	\$405,000	.26
Shu-Hwei Tsai	22-34-402-019	\$392,300	.26
Jafar and Soheila Tahmass	22-34-402-020	\$392,500	.26
Jeffrey and Jill Jensen	22-34-402-021	\$386,500	.26
Alexander Anderson RV TR	22-34-402-022	\$465,200	.26
Tony Brazelton	22-34-402-023	\$470,400	.31
Katie Robinson	22-34-476-002	\$536,300	.29
Jeffrey and Lori Sachs	22-34-476-001	\$477,500	.29
Patrick Brimmer Trust	22-34-403-006	\$464,900	.29
Eyre Property Management Systems LLC	22-34-403-005	\$445,100	.29
Yong and Sui Zhang	22-34-403-004	\$447,100	.29
Kenneth and Lisa Boland	22-34-403-003	\$551,100	.29
Charles and Eleanor FAM TR	22-34-403-002	\$439,300	.31
Greg and Teresa Curtis	22-34-403-001	\$418,500	.27
Alan Widdison	22-34-403-007	\$487,100	.27
David Green FAM LIV TRUST	22-34-403-008	\$481,100	.28
Joan E POK Family Trust	22-34-403-009	\$662,900	.29
Steven Condie	22-34-403-010	\$535,500	.28
Michael and Meaghan Smith	22-34-403-011	\$486,000	.34
K2J2 Holdings LLC	22-34-403-012	\$430,00	.32



ANEX-09-20-5912

Robidoux Road Annexation
 2411-2533 E. Robidoux Road
 8252-8337 S. Escalante Drive

