



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum November 7, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: Bridger Boulevard Annexation (R-1-10 Zone)
Along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive
[Community #18]

ANX09102024-006850

5.69 Acres

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

Request

Phil Janovak is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.69 acres, located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive, in Salt Lake County, Utah. The subject property under consideration for annexation contains 14 lots. All of the lots, except one, currently have an existing single-family dwelling. One lot is vacant. After learning about HB 330 (2024 Legislative Session), a few of the property owners expressed interest in being annexed right now.

Background

Staff does have the property owner consent from ten of the current property owners (71%).

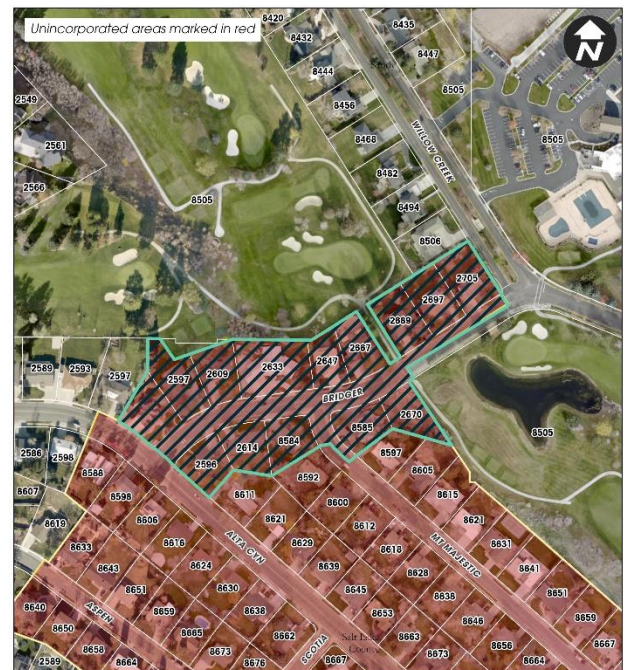
Sandy City borders the subject area to the north and east.

Public Notice and Outreach

The City Council approved Resolution 24-40C on September 24, 2024 which set a public hearing for November 12, 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:



Bridger Blvd Annexation
Subject Property



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 (north and east side).
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 A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

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 ensure that the annexed area is compatible with the existing area.

Staff is proposing to annex the subject property into the City with the R-1-10 zone based on this being similar to the existing zone.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north and east side).
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-1-10** 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
Sunny Pandita; Jyoti Zutshi	22-34-476-047	\$960,300	0.34
PSJFTA	22-34-476-046	\$1,057,600	0.32
Smith, Lane & Waltraut	22-34-476-045	\$1,239,800	0.32
Larisch, Lae & Karen (LLF Trust)	22-34-476-044	\$1,302,300	0.27
Cawley, Caleb	22-34-476-043	\$1,596,400	0.25
1 st Citie Capital Corp	22-34-476-048	\$2,020,800	0.57
Cai, Jinjin & Wang, Ruijuan; JT	22-34-476-040	\$972,000	0.30
2597 E Bridger, LLC	22-34-476-038	\$1,188,400	0.45
Pani, Sendhil	22-34-476-037	\$1,027,200	0.35
Alta Canyon, LLC	22-34-478-001	\$550,000	0.27
Benard D Sabey Trust	22-34-478-002	\$656,600	0.29
Jauernigg, Irmgard	22-34-478-003	\$666,600	0.30
Crus, John; ET AL	22-34-479-001	\$1,587,600	0.27
Crus, John T & Cox, Jones E C; TRS	22-34-479-002	\$338,900	0.35

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