



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 18, 2018

To: City Council via Planning Commission
From: Community Development Department
Subject: Garza Annexation (R-1-15) Zone
2893 E. Little Cottonwood Road
[Granite, Community#30]

ANEX-09-18-5488
Approximately 2.3
acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

BACKGROUND

Mark Garza is requesting to annex a certain contiguous unincorporated area, two parcels totaling approximately 2.3 acres. The main parcel is located at approximately 2893 East Little Cottonwood Road, the other is the adjacent parcel to the west which is a private road. Both parcels are in Salt Lake County, Utah.

The subject properties are bordered by Sandy City on the west and south.

ANALYSIS

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

1. The area is **contiguous** to the Sandy City boundary (west and south sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **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.

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 current Salt Lake County zoning on these properties is R-1-15, one-third acre lots. The parcels to the west (Sandy City) is zoned R-1-15. The properties to the south (Sandy City) are zoned R-1-10 and R-1-20A.

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 R-1-15 zoning district. It is the intent of the applicant to develop this property into four residential lots that are 16,000 square feet or larger.

STAFF RECOMMENDATION

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Garza Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west and south sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **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-1-15 zone is appropriate for these parcels based upon current and proposed land use.

Planner:



Brian McCuiston
Planning Director

Reviewed by:



James Sorensen
Community Development Director

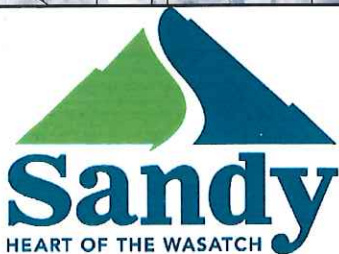
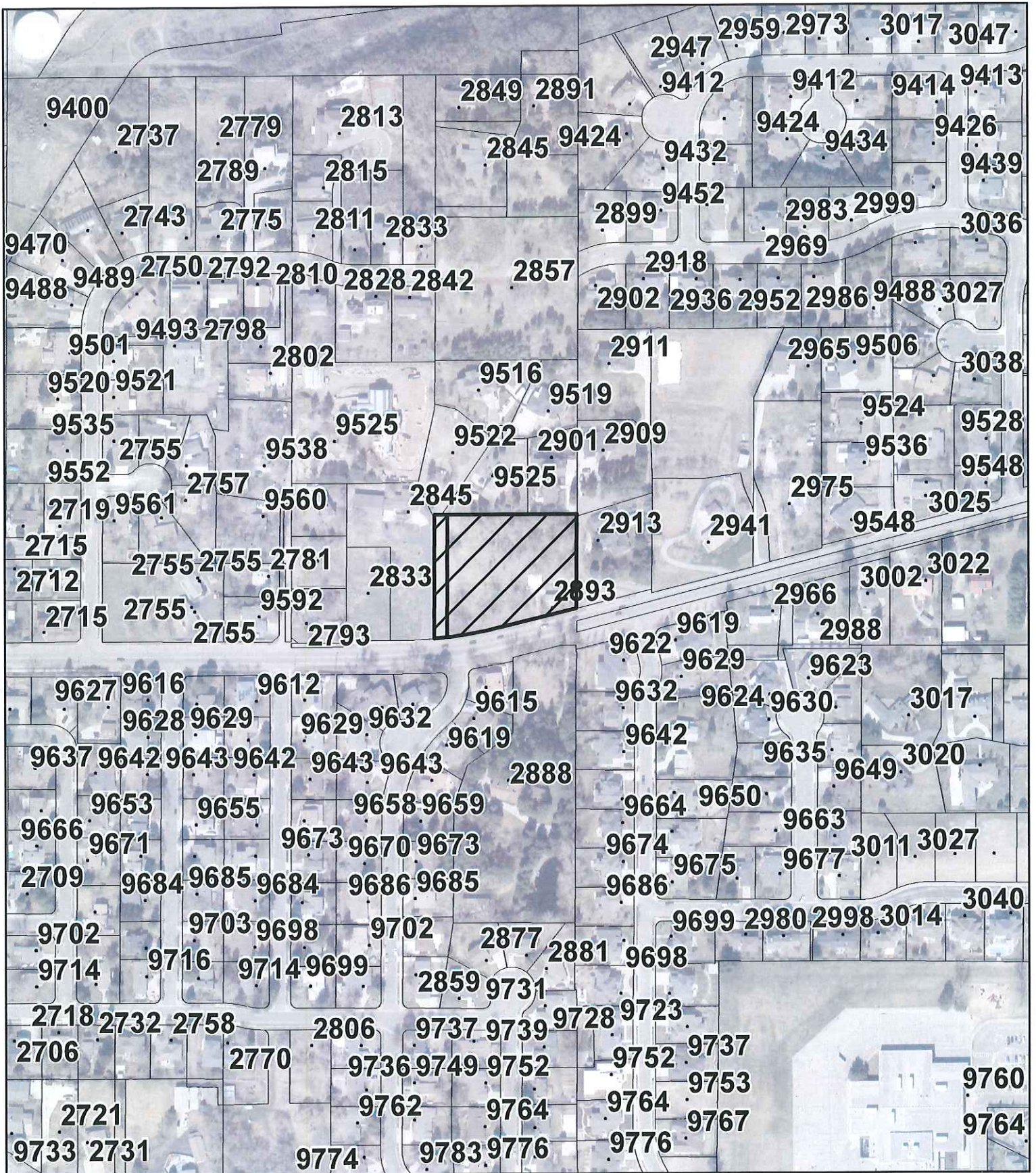
Legal Review:



Darien Alcorn
City Attorney

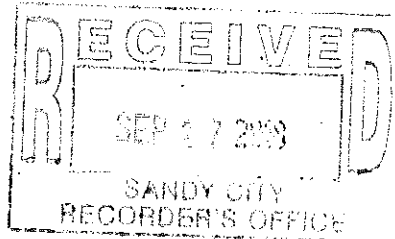
Garza Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2018)</u>	<u>Acres</u>
South Mountain LC	28-11-104-028	\$657,290	1.87
Smith Fam Rev Liv TR ET AL	28-11-104-026	\$500	.19



**Garza Annexation
ANNEX-09-18-5488
2893 Little Cottonwood Rd.**

Date: September 27, 2018



RECEIVED
SEP 27 2018
SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Clayton Perkins-Manager

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

2893 South Little Cottonwood Canyon Road

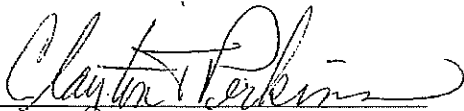
This property is part of an island or peninsula and is contiguous to Sandy City.

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

I (we) can be reached at : 801-403-5536 / perkins128@comcast.net
801-558-9966 / mark@tlgcompany.com

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

FINAL LOCAL ENTITY PLAT
GARZA
ANNEXATION TO SANDY CITY

GARZA ANNEXATION DESCRIPTION
These two (2) parcels of land designated by the Salt Lake County Assessor for tax year 2018 as Parcel No. 28-11-104-028, described in that certain Special Warranty Deed recorded September 6, 2018 as Entry No. 12844161 in Book 10770 28-11-104-028 in the office of the Salt Lake County Recorder and Parcel No. 28-11-104-029 in the office of the Salt Lake County Assessor, being situated in the Northwest Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point on the current Sandy City boundary established by the plat of said Pinecone Subdivision, recorded May 10, 2013, as Entry No. 10427284 in Book 2008P of Plats of said County, Salt Lake County, Utah, Recorder, said point also being the most southwesterly corner of PINECONE SUBDIVISION, recorded May 8, 2001 as Entry No. 7809982 in Book 2001P of Plats of said County, Salt Lake County, Utah, Recorder, and extending East 383.23 feet along the section line and South 1005.00 feet from the Northwest corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being further described as follows:

(1) South 075°34' West (reced = South) 298.89 feet, more or less, to a northwesterly corner of the current Sandy City boundary established by the plat of said Pinecone Subdivision, recorded May 10, 2013, as Entry No. 10427284 in Book 2008P of Plats of said County, Salt Lake County, Utah, Recorder;

(2) North 25°56'32" West 13.57 feet to the Point of Beginning.

The above described area contains approximately 2.3 acres.

SURVEYOR'S CERTIFICATION
I, Nolan C. Hathcock, a Professional Land Surveyor, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license no. 166346, do hereby certify that a final local entity plat has been prepared and recorded in accordance with the provisions of that certain Act, and that the above representation of said final local entity plat is a true and correct representation of said final local entity plat.

DATE: _____
NOLAN C. HATHCOCK, PROFESSIONAL LAND SURVEYOR

FINAL LOCAL ENTITY PLAT
GARZA
ANNEXATION TO SANDY CITY
PROPERTY SITUATE IN
THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

PREPARED SEPTEMBER 12, 2018
RECORDED SEPTEMBER 12, 2018

SANDY CITY APPROVAL
Approved this 8th day of _____ A.D. 2018
by the Sandy City Council as Ordinance No. _____
SANDY CITY MAYOR _____ SANDY CITY COUNCIL CHAIR _____
SANDY CITY ATTORNEY _____ SANDY CITY RECORDER _____

ENGINEER'S CERTIFICATE
I hereby certify that this is a true and correct representation of the Corporate Limits of Sandy City, Utah.

SALT LAKE COUNTY SURVEYOR
Approved this _____ day of _____ A.D. 2018
by the Salt Lake County Surveyor _____
SALT LAKE COUNTY SURVEYOR _____ DATE _____

PREPARED BY:
NOLAN C. HATHCOCK
SANDY CITY SURVEYOR
8776 S. 700 W.
SANDY, UT 84070
PHONE: 801-968-8885

UNINCORPORATED
SALT LAKE
COUNTY ISLAND NO. 23

SURVEYOR'S NARRATIVE
This plat and the description contained herein have been prepared for the purpose of annexing into the corporate limits of Sandy City parcels of two parcels of land identified in 2018 by the Salt Lake County Assessor as Parcel No. 28-11-104-028 as herein described and graphically depicted.
As a result of Senate Bill 109 which was signed into law May 10, 2013, unincorporated Salt Lake County "islands" were identified and given a number designation by the Office of the Salt Lake County Clerk and then described by the office of the Salt Lake County Surveyor. The area shown herein to be annexed into the corporate limits of Sandy City is a portion of the area designated as Island No. 23.
This plat and the description found herein have been prepared for the purpose of annexing into the corporate limits of Sandy City. This plat of the area shown herein is a true and correct representation of the intent of this plat and the description found herein to annex into the corporate limits of Sandy City all those parcels of land as well as any public or private streets shown herein within the bounds of the legal description also found herein.

UNINCORPORATED
SALT LAKE
COUNTY ISLAND NO. 23

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PROPERTY SITUATE IN
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SALT LAKE BASE AND MERIDIAN.

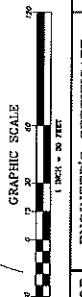
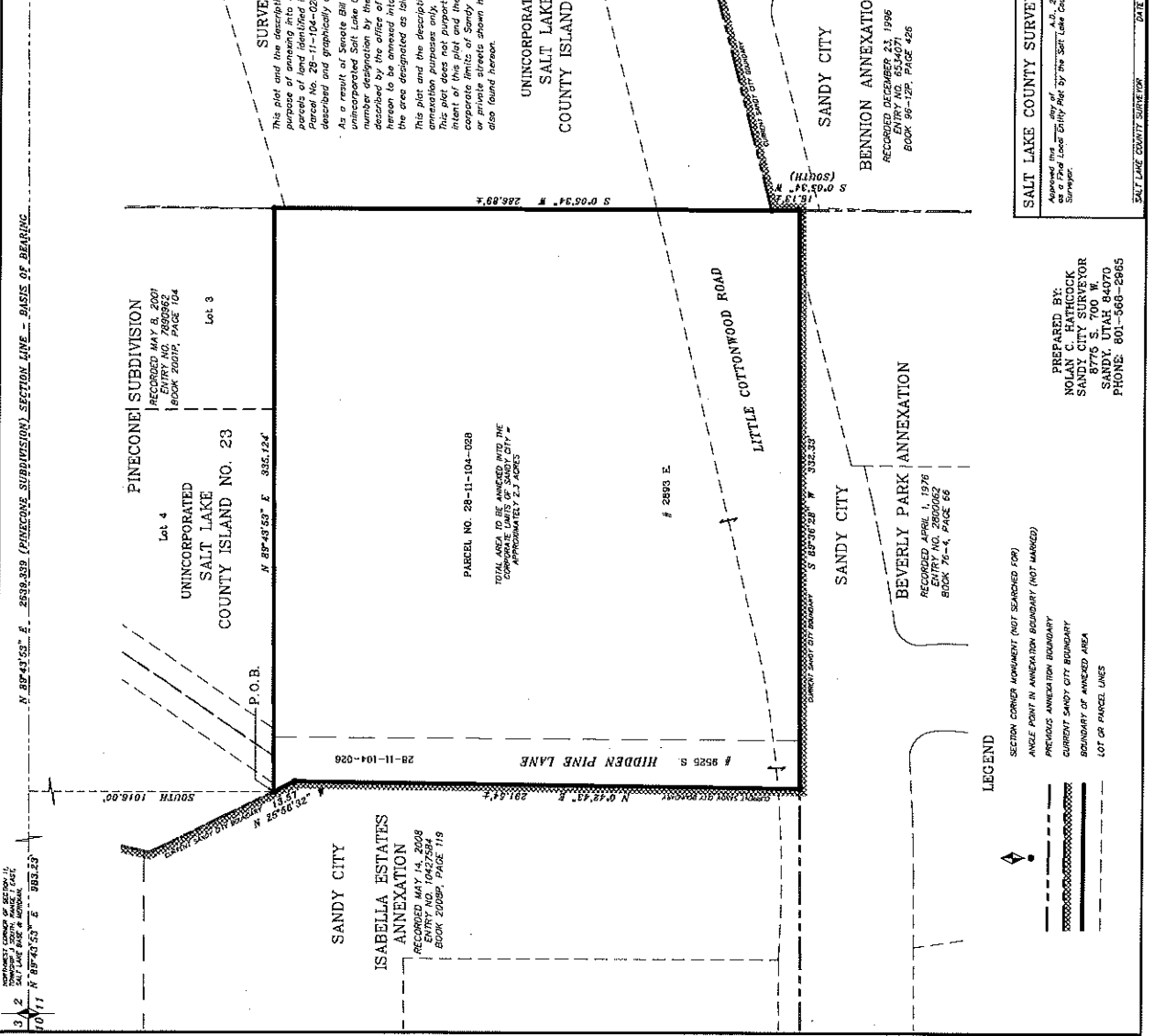
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SANDY CITY ATTORNEY _____ SANDY CITY RECORDER _____

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I hereby certify that this is a true and correct representation of the Corporate Limits of Sandy City, Utah.

SALT LAKE COUNTY SURVEYOR
Approved this _____ day of _____ A.D. 2018
by the Salt Lake County Surveyor _____
SALT LAKE COUNTY SURVEYOR _____ DATE _____

PREPARED BY:
NOLAN C. HATHCOCK
SANDY CITY SURVEYOR
8776 S. 700 W.
SANDY, UT 84070
PHONE: 801-968-8885



LEGEND
SECTION CORNER ADJUMENT (NOT SEARCHED FOR)
ANGLE POINT IN ANNEXATION BOUNDARY (NOT MARKED)
PREVIOUS ANNEXATION BOUNDARY
CURRENT SANDY CITY BOUNDARY
BOUNDARY OF ANNEXED AREA
LOT OR PARCEL LINES

UNINCORPORATED
SALT LAKE
COUNTY ISLAND NO. 23

SURVEYOR'S NARRATIVE
This plat and the description contained herein have been prepared for the purpose of annexing into the corporate limits of Sandy City parcels of two parcels of land identified in 2018 by the Salt Lake County Assessor as Parcel No. 28-11-104-028 as herein described and graphically depicted.
As a result of Senate Bill 109 which was signed into law May 10, 2013, unincorporated Salt Lake County "islands" were identified and given a number designation by the Office of the Salt Lake County Clerk and then described by the office of the Salt Lake County Surveyor. The area shown herein to be annexed into the corporate limits of Sandy City is a portion of the area designated as Island No. 23.
This plat and the description found herein have been prepared for the purpose of annexing into the corporate limits of Sandy City. This plat of the area shown herein is a true and correct representation of the intent of this plat and the description found herein to annex into the corporate limits of Sandy City all those parcels of land as well as any public or private streets shown herein within the bounds of the legal description also found herein.

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SALT LAKE
COUNTY ISLAND NO. 23

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PREPARED BY:
NOLAN C. HATHCOCK
SANDY CITY SURVEYOR
8776 S. 700 W.
SANDY, UT 84070
PHONE: 801-968-8885

GARZA ANNEXATION DESCRIPTION

Those two (2) parcels of land designated by the Salt Lake County Assessor for tax year 2018 as Parcel No. 28-11-104-026, described in that certain Special Warranty Deed recorded September 6, 2018 as Entry No. 12844161 in Book 10710 at Pages 1977-1978 in the office of the Salt Lake County Recorder and Parcel No. 28-11-104-028 described in that certain Warranty Deed recorded September 5, 2017 as Entry No. 12610552 in Book 10595 at Pages 6244-6246 in the office of said County Recorder, situate in the Northwest Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at a point on the current Sandy City boundary established by the ISABELLA ESTATES ANNEXATION to Sandy City, recorded May 14, 2008 as Entry No. 10427584 in Book 2008P of Plats at Page 119 in the office of said County Recorder, said point also being the most southwesterly corner of PINECONE SUBDIVISION, recorded May 8, 2001 as Entry No. 7890962 in Book 2001P of Plats at Page 104 in the office of said County Recorder, said point lies North 89°43'53" East 983.23 feet along the section line and South 1016.00 feet from the Northwest Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

thence departing from said current Sandy City boundary, along the southerly boundary of said PINECONE SUBDIVISION, North 89°43'53" East 335.124 feet to the southeast corner of said PINECONE SUBDIVISION;

thence along the easterly and southerly boundary of said Parcel No. 28-11-104-028 the following three (3) courses:

(1) South 0°05'34" West (record = South) 286.89 feet, more or less, to a northwesterly corner of the current Sandy City boundary, established by the BENNION ANNEXATION to Sandy City, recorded December 23, 1996 as Entry No. 6534071 in Book 96-12P of Plats at Page 426 in the office of said County Recorder;

(2) South 0°05'34" West (record = South) along the westerly boundary of said BENNION ANNEXATION, 16.13 feet, more or less, to the northeast corner of the BEVERLY PARK ANNEXATION to Sandy City, recorded April 1, 1976 as Entry No. 2800062 in Book 76-4 of Plats at Page 66 in the office of said County Recorder;

(3) South 89°36'28" West (record = West) 332.33 feet, more or less, along said current Sandy City boundary established by said BEVERLY PARK ANNEXATION, to the southeast corner of said ISABELLA ESTATES ANNEXATION;

thence along the boundary of said ISABELLA ESTATES ANNEXATION the following two (2) courses:

(1) North 0°42'43" East 291.54 feet, more or less;

(2) North 25°56'32" West 13.57 feet to the Point of Beginning.

The above-described area contains approximately 2.3 acres.

GARZA ANNEXATION DESCRIPTION

Beginning at a point which lies North 89°43'53" East 983.23 feet along the section line and South 1016.00 feet from the Northwest Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian;
thence North 89°43'53" East 335.124 feet;
thence South 0°05'34" West 286.89 feet;
thence South 0°05'34" West 16.13 feet;
thence South 89°36'28" West 332.33 feet;
thence North 0°42'43" East 291.54 feet;
thence North 25°56'32" West 13.57 feet to the Point of Beginning.

The above-described area contains approximately 2.3 acres.