



SANDY CITY COMMUNITY DEVELOPMENT

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DIRECTOR

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Staff Report Memorandum August 7, 2025

To: City Council via Planning Commission
From: Community Development Department
Subject: Jameson Point Annexation (R-1-15 Zone)
9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels)
[Community #30]

ANX06252025-006986

Approximately 5.26 Acres

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

Request

Robert Spicer, acting as a sponsor of this area, is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.26 acres, located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels), in Salt Lake County, Utah. The subject property under consideration for annexation contains 10 parcels. Eight of these parcels currently have an existing single-family dwelling. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

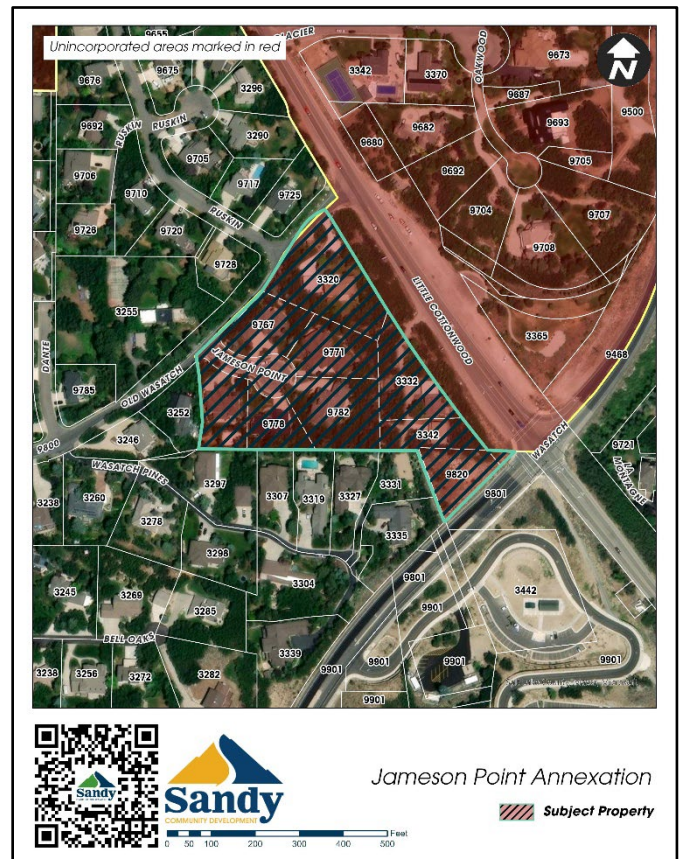
Background

Staff does have the property owner consent for eight of the 10 parcels (80%).

Sandy City borders the subject area to the north, south and west sides.

Public Notice and Outreach

The City Council approved Resolution 25-34C on July 1, 2025, which set a public hearing for August 26, 2025, 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:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, south and west sides).
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 area.

General Plan

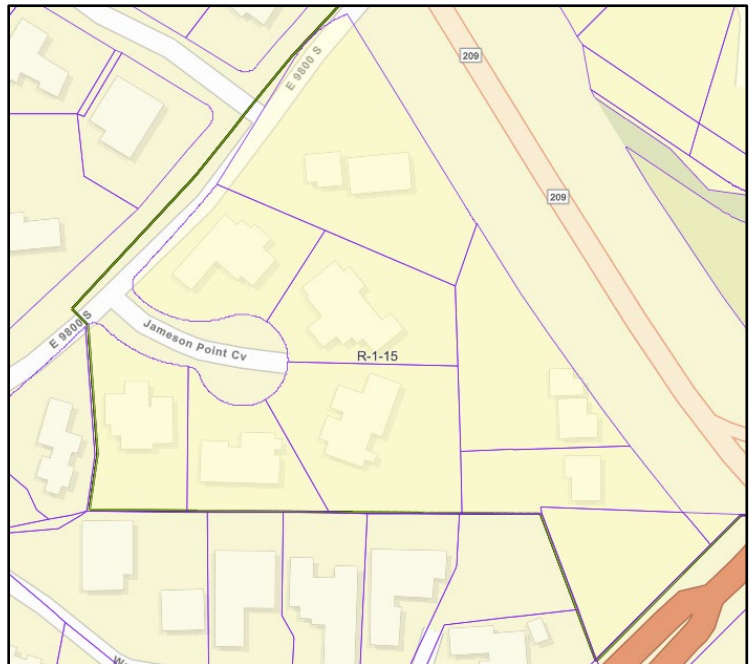
Portions of the Sandy City General Plan which relate to this application are as follows:

- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-15. The R-1-15 zone requires a minimum of 15,000 square feet of lot size for a single-family dwelling. There is one small parcel (one of the two parcels addressed 9820 S. Wasatch Blvd) that has approximately 871 sq. ft. In the future, as this parcel may be developed with the adjacent parcel that is currently vacant, this smaller parcel should either be incorporated into the larger parcel or be dedicated for right-of-way.

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



Staff is proposing to annex the subject property into the City with the R-1-15 zone. The single-family homes adjacent to this area in Sandy are also zoned R-1-15.

Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north, south and west sides).

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-1-15** 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 (2025)	Acres
Warren & Alice Beckcom	28-11-276-010	\$1,292,700	.45
Michael & Michelle Spence	28-11-276-011	\$1,306,600	.50
Michael & Amy Norseth Family Trust	28-11-254-003	\$1,479,900	.44
Ralph & Chrstine Pattee	28-11-276-012	\$1,248,800	.35
Robert & Wanda Spicer Family Trust	28-11-276-013	\$2,073,900	.69
James & Barbara Franecki (JT)	28-11-276-014	\$864,100	.97
Laurel McKenney	28-11-276-015	\$736,200	.57
Lance & Liliana Bunker (JT)	28-11-276-016	\$614,400	.36
DJR11, LLC	28-11-427-087	\$288,400	.39
DJR11, LLC	28-11-427-088	\$9,000	.02

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