



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum December 19, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: Oak Haven Annexation (R-1-20)
2068 E. – 2131 E. Oak Haven Place and 2106 E. – 2136 E. Willow Park Lane
[Community #18]

ANX12032024-006896

8.36 Acres

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

Request

Reed Fisher is requesting to annex a certain contiguous unincorporated area, totaling approximately 8.36 acres, located at 2068 E. – 2131 E. Oak Haven Place and 2106 E. – 2136 Willow Park Lane, in Salt Lake County, Utah. The subject property under consideration for annexation contains 15 properties. There are existing single-family dwellings within the proposed annexation area. 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 13 of the 15 property owner's consent. This equates to approximately 86% of the land area and land value.

Sandy City borders this area to the north, south and west. In addition, at the time of preparing this staff report Sandy City is in the process of finalizing the Cummings Annexation, to the east (2152 E. and 2162 E. Creek Road).

Public Notice and Outreach

The City Council approved Resolution 24-58C on December 10, 2024 which set a public hearing for January 21, 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 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, south and west) and (east) per the Cummings Annexation.
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.*

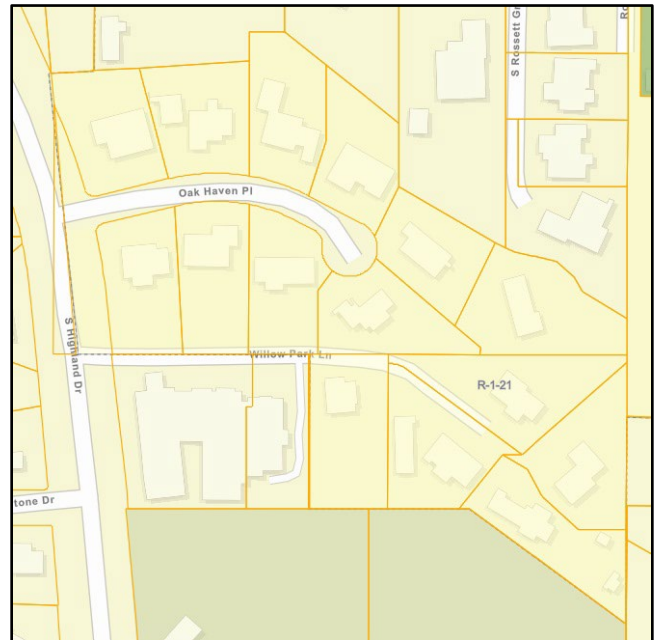
Human and environmental impacts also should be recognized.

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 R-1-21.

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-1-20 zone.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Oak Haven Annexation be approved and be zoned R-1-20 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, south and west) and (east) per the Cummings Annexation.
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-1-20 zone** 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
Michael and Rachelle Franz	22-34-305-016	\$1,144,400	0.50
Reed Fisher	22-34-305-012	\$1,121,700	0.51
Chandra Maddukuri	22-34-305-017	\$902,800	0.51
Steven Day	22-34-305-013	\$1,158,200	0.51
Jeffrey Wallace	22-34-305-014	\$1,291,200	0.51
Rezvan Saisani	22-34-305-018	\$1,119,100	0.47
James Klein	22-34-305-015	\$980,900	0.45
Stephen Church	22-34-305-019	\$1,068,900	0.47
Joe Granato	22-34-305-029	\$1,131,300	0.47
OFLT	22-34-305-050	\$1,319,100	0.57
John McShee	22-34-305-034	\$578,800	0.57
Joel Carson	22-34-305-041	\$1,317,200	0.51
Jon Hansen	22-34-305-039	\$1,151,400	0.59
Joel Carson	22-34-306-019	\$2,106,400	0.50
Kevin Black	22-34-305-038	\$728,100	0.52

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