



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum January 16, 2025

To: City Council via Planning Commission  
From: Community Development Department  
Subject: FBAC Development II Annexation  
8700 S. 700 W.  
[Community #1, Northwest Exposure]

ANX12112024-006899  
(ID Zone)  
5.03 Acres

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

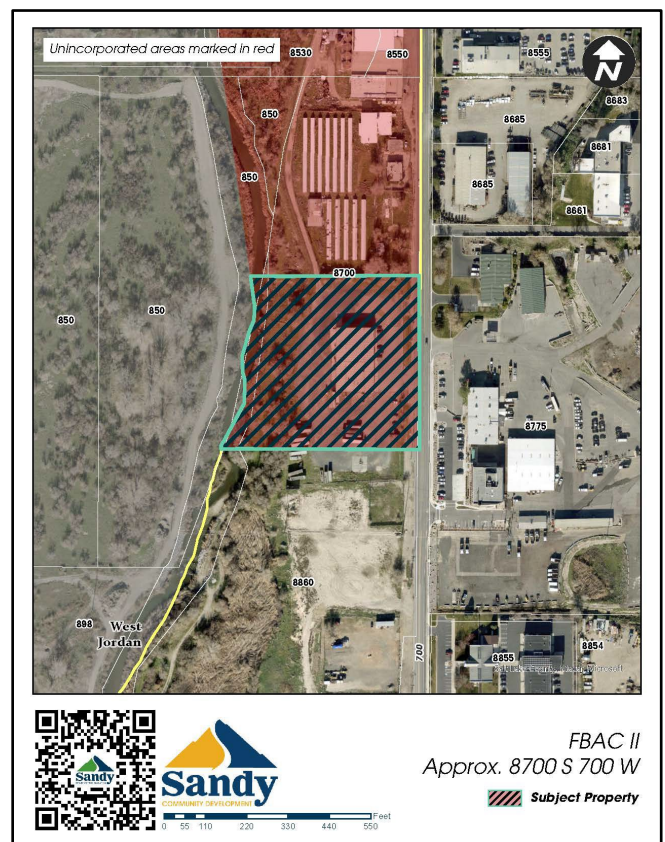
### Request

Mike Cordova, representing the Fur Breeders Agricultural Cooperative (FBAC), is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.03 acres, located at approximately 8700 S. 700 W. in Salt Lake County, Utah. The subject property under consideration for annexation contains a portion of property that was one parcel. The applicants recorded a warranty deed that constituted a bona fide division of land by deed in accordance with Utah Code Section 10-9a-103(65)(c)(v) and was done in anticipation of future land use approvals on the property (attached as a separate document). The property owner does not want to annex the entire parcel (northern portion) at this time. The subject property currently has one building on site which is used for administrative offices and a place where semi-trucks deliver products and are stored inside the bays. Once this area is annexed, the owners will do a parcel boundary adjustment with the existing parcel in Sandy City in order to further develop the southern parcel. This southern parcel was annexed into Sandy City in May 2024 (FBAC Development Annexation).

### Background

Staff does have the property owner consent from the current property owner.

Sandy City borders the subject area to the east and south. The current uses in this area include the existing Fur Breeders operation to the north. The adjacent uses to the east include the



Sandy City Public Works facility, a new Household Hazardous Waste facility and a new transfer station that are currently being built, and the Sandy Suburban Improvement District office building. All of these properties and uses are currently zoned Industrial (ID).

Sandy City does provide water service to an existing hydrant on this property.

### **Public Notice and Outreach**

The City Council approved Resolution 24-67C on December 17, 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 (east and south 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 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.*

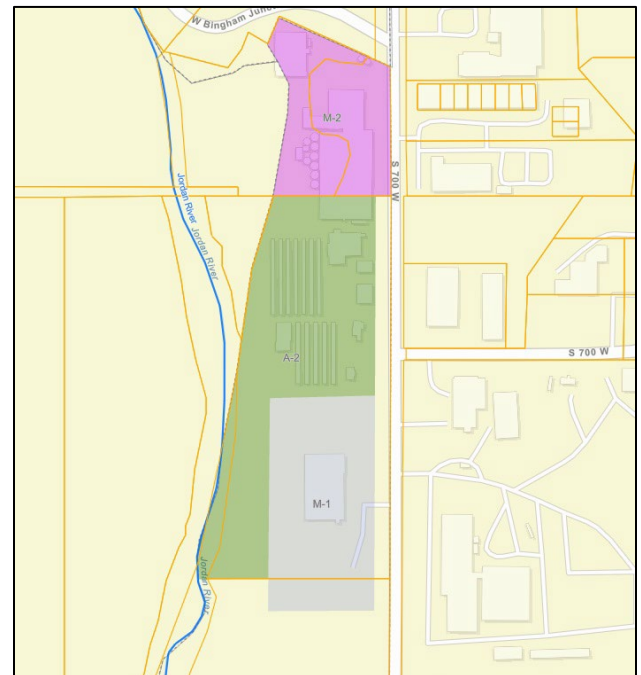
p.44 *Require proposed zoning changes to be in harmony with established neighborhoods.*

### **Zoning**

The existing Salt Lake County zoning district for this unincorporated property has two zones: A-2 and M-1. The A-2 zone, similar to our R-1-40 zone, has a minimum lot size of one acre. The M-1 zone, similar to our Industrial (ID) zone, is a Manufacturing Zone for light industrial uses.

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 Industrial zone based on this being one of the existing zones and upon current land uses and zoning within the area.



### **Recommendation**

It is recommended that the Planning Commission send a positive recommendation to the City Council that the FBAC Development II Annexation be approved and zoned ID based upon the following findings:

1. The area is contiguous to the Sandy City boundary (east and south 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 ID is appropriate for this property based upon current land uses within the area.

Planner:

A handwritten signature in blue ink, appearing to read "E. McLaughlin", is written on a light blue background.

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