



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum September 19, 2024

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Glacier Park Place Annexation (R-1-20 Zone)  
9603-9643 S. Glacier Park Lane  
[Community #30, Granite]

ANX07122024-006798

3.96 Acres

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

### Request

Mike Deputy is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.96 acres, located at approximately 9603-9643 S. Glacier Park Lane in Salt Lake County, Utah. The subject property under consideration for annexation contains seven parcels and a portion of Little Cottonwood Road. Six of the parcels currently have an existing single-family dwelling and one is a vacant parcel that is owned by the Glacier Park Place Homeowners Association. After learning about HB 330 (2024 Legislative Session), a few of the property owners attended the annexation town hall meeting held in June 2024 and expressed interest in being annexed right now.

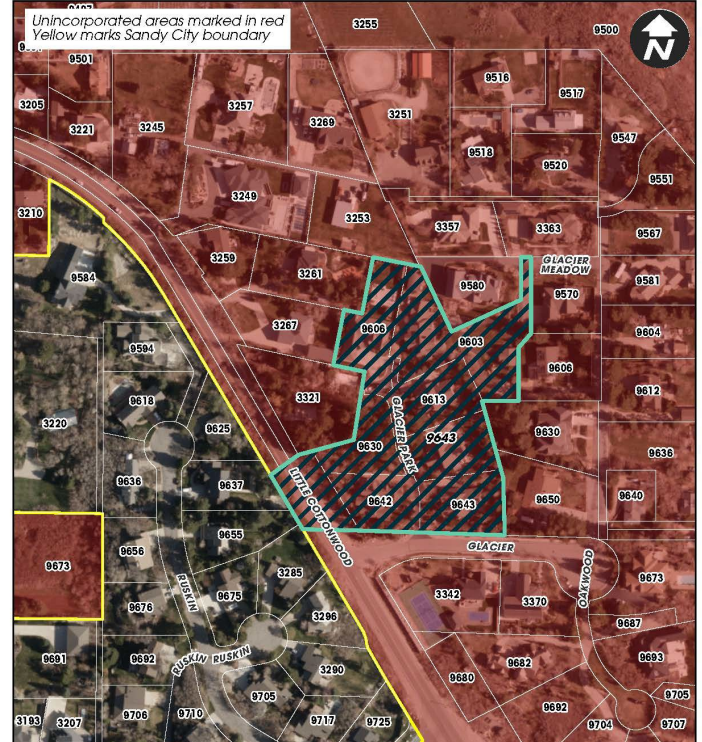
### Background

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

Sandy City borders the subject area to the west.

### Public Notice and Outreach

The City Council approved Resolution 24-37C on August 20, 2024 which set a public hearing for September 24, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



0 50 100 200 300 400 500 Feet

Glacier Park Place  
Proposed Annexation

 Subject Property

**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 (west 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:

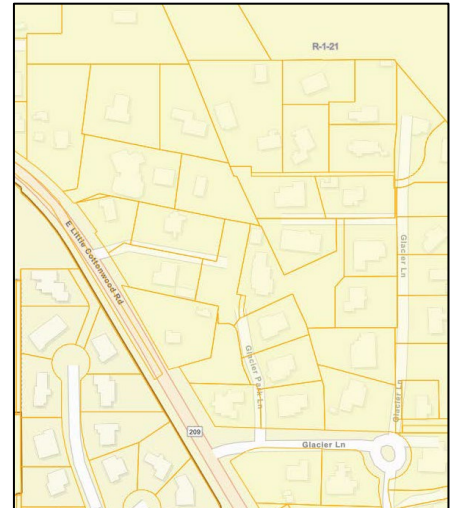
- p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*
- p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

**Zoning**

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet 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 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-1-20 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 Glacier Park Place Annexation be approved and zoned R-1-20 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west 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-1-20** 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 (2022) | Acres |
|------------------------------|----------------|---------------------|-------|
| TMD TR                       | 28-11-227-062  | \$2,205,200         | 0.98  |
| Edward and Lori Tuerpe Trust | 28-11-227-057  | \$1,874,800         | 0.52  |
| W F Trust                    | 28-11-227-059  | \$1,637,600         | 0.44  |
| SD Trust                     | 28-11-227-039  | \$1,651,500         | 0.45  |
| Glacier Park Place HOA       | 28-11-227-035  | \$156,200           | 0.37  |
| Gerardo and Joan Maymi       | 28-11-227-036  | \$1,989,600         | 0.39  |
| C 2004 TR                    | 28-11-227-040  | \$2,070,590         | 0.45  |

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