

SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 16, 2019

To: City Council via Planning Commission
From: Community Development Department
Subject: Dean/Couch Annexation (R-1-40A) Zone
1785 East 11400 South
[Community#26]

ANEX-04-19-
5637(PC)
Approximately 1.4
acres

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

PROPERTY CASE HISTORY	
Resolution Number	Summary
Resolution #19-14C	On April 16, 2019, City Council approved resolution indicating intent to annex this property, to set a hearing date to consider the annexation and direct publication of hearing notice.

BACKGROUND

Dennis Dean and Michele Couch are requesting to annex a certain contiguous unincorporated area, totaling approximately 1.4 acres, located at approximately 1785 East 11400 South in Salt Lake County, Utah. The area under consideration for annexation contains one parcel (see attached location map). The applicants own two parcels, but the smaller one (0.1 acres) is already part of Sandy City as it was annexed in 1973 as part of the Hilltop Annexation. The property owners have consented to the proposed annexation.

The subject property is bordered by Sandy City on the north, south, east and west sides.

ANALYSIS

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

1. The area is **contiguous** to the Sandy City boundary (north, south, east and west 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 City is authorized to **annex the area without a petition pursuant to Utah Code Annotated § 10-2-418.**

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 A-2, which requires a minimum of one acre lots. There are a number of different zoning districts near this property. To the north is R-1-10 (including the small parcel the applicants own), to the east and south is zoned R-1-40A, and the west is SD(R-2-A) Fluckiger.

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 the R-1-40A zoning district.

STAFF RECOMMENDATION

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Dean/Couch Annexation be approved and zoned R-1-40A based upon the following findings:

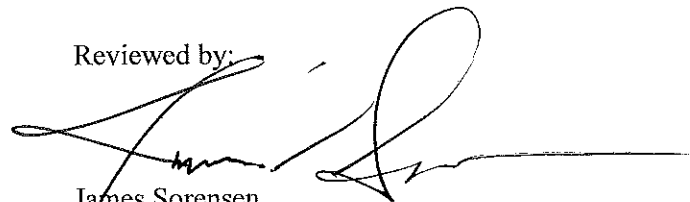
1. The area is **contiguous** to the Sandy City boundary (north, south, east and west sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **water, fire service and emergency medical service** to this area.
4. The City can provide a high level of other **municipal services** to these properties.
5. The **R-1-40A zone** is appropriate for this parcel based upon current land use.
6. The City is authorized to annex the area without a petition pursuant to Utah Code Annotated § 10-2-418.

Planner:



Brian McCuiston
Planning Director

Reviewed by:



James Sorensen
Community Development Director

Legal Review:



Darien Alcorn
City Attorney

Mosher Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2018)</u>	<u>Acres</u>
Dean, Doss A (TR)	28-21-252-034-4001	\$410,990	1.35

RECEIVED
MAR 07 2019
SANDY CITY
COMMUNITY DEVELOPMENT

CONSENT TO ANNEXATION

Sandy City Recorder's Office
Attn: Wendy Downs, City Recorder
10000 Centennial Parkway, Suite 311
Sandy, Utah 84070

Date: 2-27-19

Date Above

My (printed) name is: Dennis Dean *and Michele Couch*

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County, Utah, having an address of:

1785 E 11400 S Sandy, UT 84092

The property is identified as Tax Parcel No.: 28-21-252-034-4001 and 28-21-252-034-4002

To the Office of the Recorder, Sandy City:

I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. My property is part of an island or peninsula and is contiguous to the existing boundary of the Sandy City. Sandy City already provides municipal-type services to my/our property or the area in which my/our property is located. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

My (our) email or telephone number: 909-322-7411 / *801-638-7273*

By: *Dennis Dean*
Signature of Property Owner
SIGN ABOVE

By: *Michele Couch*
Signature of Property Owner

NOTICE: If 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, Salt Lake County, Utah. 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)(d).

RESOLUTION #19-14C

DEAN/COUCH ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX
AN UNINCORPORATED AREA, SETTING A HEARING
TO CONSIDER SUCH AN ANNEXATION, AND
DIRECTING PUBLICATION OF HEARING NOTICE.

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex a certain contiguous unincorporated area, totaling approximately 1.4 acres, located at approximately 1785 East 11400 South. The parcel is in Salt Lake County, Utah, and more specifically described in the description attached hereto as **Appendix “A”**.
2. The City is authorized to annex the area without a petition pursuant to Utah Code Annotated §10-2-418.
3. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW, THEREFORE, BET IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council’s intent to annex the area described in **Appendix “A”**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in **Appendix “A”** from the municipal services district.
4. Set a public hearing for May 21, 2019, at 6:00 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code Annotated §10-2-418.

ADOPTED by the Sandy City Council this ____ day of _____, 2019.

Kristin Coleman-Nicholl
Sandy City Council

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2019.

APPENDIX “A”

DEAN/COUCH ANNEXATION DESCRIPTION

MARCH 26, 2019

A portion of unincorporated Salt Lake County located in the Northeast Quarter of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the southeast corner of the ROBERTSON ANNEXATION to Sandy City, recorded October 13, 1989 as Entry No. 4835126 in Book 89-10 of plats at Page 101 in the office of the Salt Lake County Recorder, said point lies South 89°43'07" East 804.09 feet along the quarter section line and the centerline of 11400 South Street from the Center Quarter Corner of said Section 21; thence along the current Sandy City boundary established by said ROBERTSON ANNEXATION and the easterly boundary of PARK LANE SUBDIVISION, recorded May 29, 1990 as Entry No. 4921718 in Book 90-5 of plats at Page 55 in the office of said Recorder, North 0°15'49" East 663.96 feet, more or less, to intersect the current Sandy City boundary established by a previous annexation to Sandy City, recorded February 15, 1973 as Entry No. 2518889 in Book NN of plats at Page 20 in the office of said Recorder; thence along said Sandy City boundary, East 95.82 feet, more or less, to the northwest corner of the SHAW ANNEXATION to Sandy City, recorded June 29, 2010 as Entry No. 10980283 in Book 2010P of plats at Page 113 in the office of said Recorder; thence along the current Sandy City boundary as established by said SHAW ANNEXATION, South 0°32'43" West 664.43 feet, more or less, to the quarter section line, centerline of 11400 South Street and the current Sandy City boundary as established by the CHYTRAUS ANNEXATION to Sandy City, recorded December 12, 2016 as Entry No. 12431678 in Book 2016P of plats at Page 326 in the office of said Recorder; thence along said line, North 89°43'07" West 92.55 feet to the Point of Beginning.

The above-described area contains approximately 1.4 acres.

DEAN/COUCH ANNEXATION ABBREVIATED DESCRIPTION

A portion of unincorporated Salt Lake County located in the Northeast Quarter of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the southeast corner of the ROBERTSON ANNEXATION to Sandy City, said point lies South 89°43'07" East 804.09 feet along the quarter section line and the centerline of 11400 South Street from the Center Quarter Corner of Section 21, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

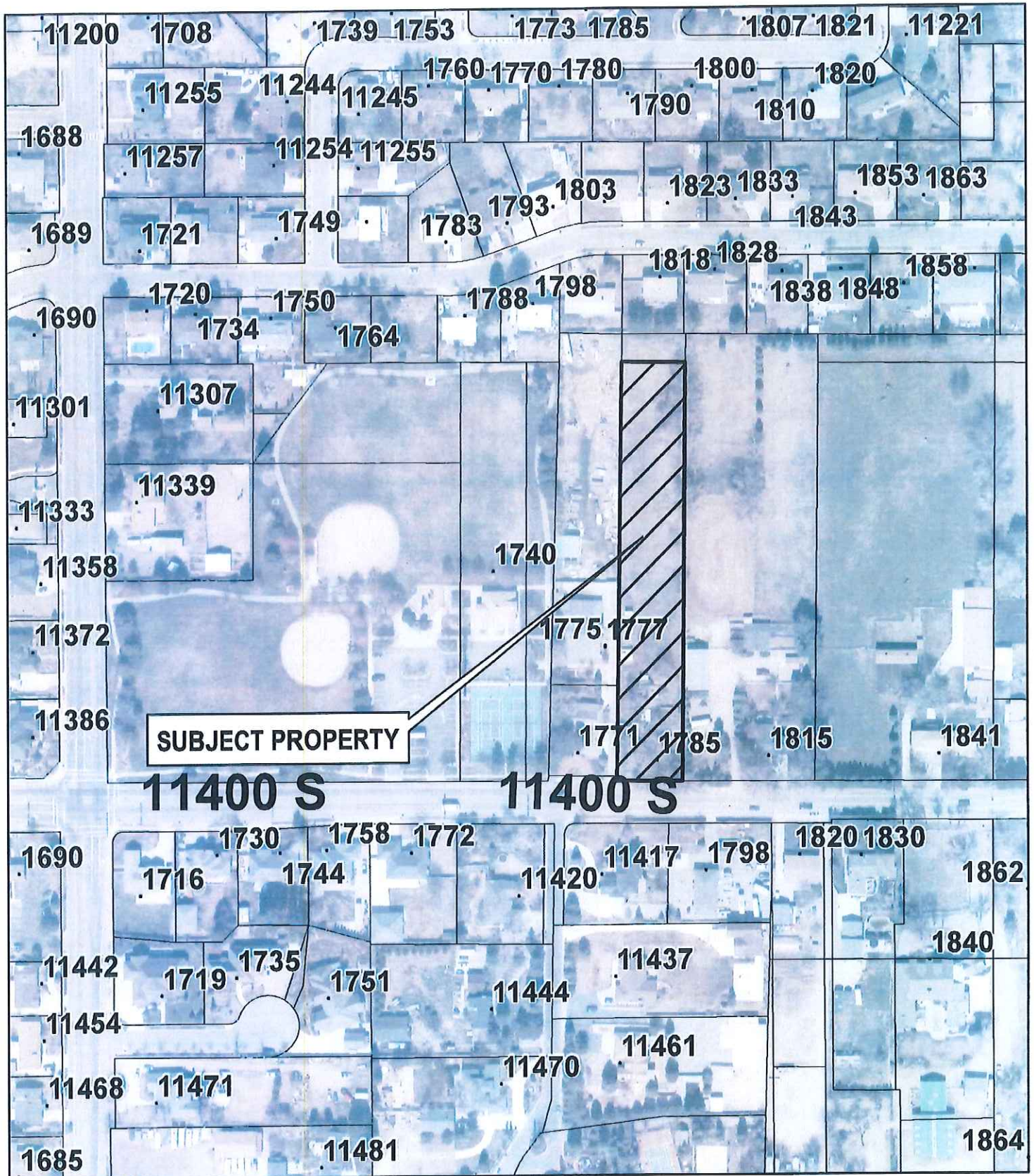
thence North 0°15'49" East 663.96 feet,

thence East 95.82 feet,

thence South 0°32'43" West 664.43 feet;

thence North 89°43'07" West 92.55 feet to the Point of Beginning.

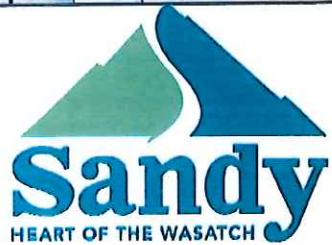
The above-described area contains approximately 1.4 acres.



SUBJECT PROPERTY

11400 S

11400 S



**Dean/Couch Annexation
Intent to Annex
1785 E. 11400 S.**

*PRODUCED BY
THE COMMUNITY DEVELOPMENT DEPARTMENT
WADE SANNER, PLANNER*