



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 17, 2020

To: City Council via Planning Commission
From: Community Development Department
Subject: Escalante/Barcelona Annexation
(R-1-10) Zone
8340-8511 South Escalante Drive and 2412-2566 East
Barcelona Drive
[Community #18]

ANEX-08-20-5890
Approximately 18.7
acres

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area in addition to being in the paper for three weeks.*

BACKGROUND

Kimberly Olsen is requesting to annex a certain contiguous unincorporated area, totaling approximately 18.7 acres, located at approximately 8340-8511 South Escalante Drive and 2412-2566 East Barcelona Drive in Salt Lake County, Utah. The area under consideration for annexation contains 49 parcels with 45 owners. There are four owners that have multiple parcels. There are 46 single family homes.

At the time of this report, staff has thirty-eight property owners (84%) that have consented to the proposed annexation. The other property owners have not signed a consent form, but have been contacted and are aware of the proposed annexation request.

Sandy City borders the subject area to the south and east. Barcelona Drive is surrounded by the City borders since 2018 when the City annexed the Willow Creek Country Club.

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 (south and east sides).
3. The properties are 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 these properties.

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 these unincorporated parcels is A-1. The A-1 Zone allows single family homes on minimum 10,000 square foot lots.

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-1-10 zone for the single-family dwelling lots.

STAFF RECOMMENDATION

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Escalante/Barcelona Annexation be approved and zoned R-1-10 based upon the following findings:

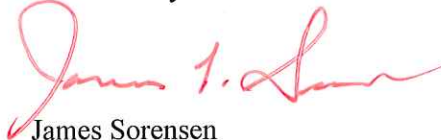
1. The area is **contiguous** to the Sandy City boundary (south and east sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate for these parcels based upon current land use and lot sizes.

Planner:



Brian McCuiston
Planning Director

Reviewed by:



James Sorensen
Community Development Director

Legal Review:

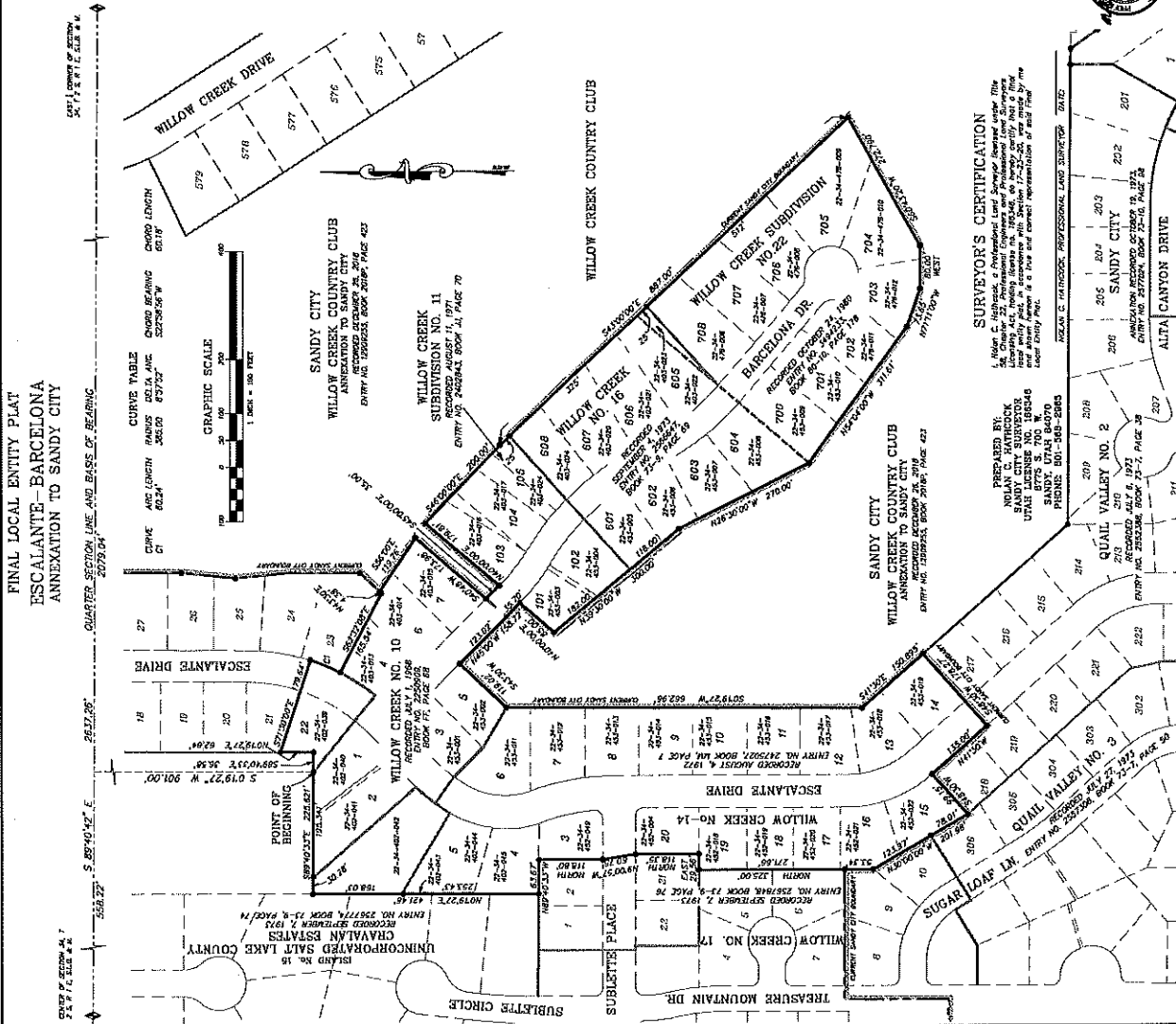
Darien Alcorn
City Attorney

Escalante/Barcelona Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2020)</u>	<u>Acres</u>
Jason and Kimberly Wedlick	22-34-402-039	\$475,500	.23
Diane Parson	22-34-402-040	\$382,800	.32
Robert and Gail Rentzer	22-34-402-041	\$708,000	.34
Robert and Gail Rentzer	22-34-402-042	\$140,900	.60
John and Michelle Flynn	22-34-402-044	\$455,900	.32
Gregory and Teresa Curtis	22-34-402-045	\$426,200	.30
Chad and Krista Summers	22-34-402-049	\$439,300	.22
Ben Brewer	22-34-452-004	\$448,300	.23
Wayne and Deween Durrant	22-34-452-018	\$433,600	.23
Phyllis B Sperry	22-34-452-019	\$511,300	.23
Chad Bowden and Mikala Archibald	22-34-452-020	\$527,600	.23
Kevin McDougall Living Trust	22-34-452-021	\$434,100	.25
Paul and Kristen Beyer	22-34-452-022	\$505,500	.28
Ronald and Connie Diehl	22-34-453-019	\$520,200	.29
Kristil Travis	22-34-453-018	\$555,400	.28
Erik and Tanya Olafsson	22-34-453-017	\$505,900	.29
Jeffrey and Suzanne Montgomery	22-34-453-016	\$519,700	.29
James and Misa Sorenson	22-34-453-015	\$449,900	.29
Sylvia H. Farmer	22-34-453-014	\$547,300	.29
Edwin and Angela Stimatz	22-34-453-013	\$506,000	.29
Gregory and Christine Menges	22-34-453-012	\$515,600	.33
Marc Morse and Lauren Clark	22-34-453-011	\$747,400	.35
REI Investment Group LLC	22-34-403-013	\$404,700	.22
Robert and Barbara Greer	22-34-453-001	\$554,000	.24
Robert and Barbara Greer	22-34-453-002	\$61,600	.26
Dustin and Allisha Lester	22-34-453-003	\$528,000	.20
Marvin and Connie Piske	22-34-453-004	\$540,300	.24
Stephen Miller	22-34-453-005	\$907,400	.25
Barbara Gilson	22-34-453-006	\$602,900	.25
Robert and Kristen Spendlove	22-34-453-007	\$630,700	.29
Ryan and Darcie Boyack	22-34-453-008	\$647,300	.35
Knudsen Family Trust	22-34-453-009	\$720,400	.35
Sara J Hofmann Rev. Trust	22-34-453-010	\$908,800	.33
Brian Johnson and Julie Gronmark	22-34-476-011	\$830,300	.34
Paul and Lore Emfinger	22-35-476-012	\$876,700	.30
Derrel Crouch	22-34-476-010	\$951,600	.38
Dean and Pam Germer Rev. Trust	22-34-476-009	\$960,800	.61
Tibor and Magdalena Kovacovics	22-34-476-008	\$840,900	.40
WPW JR LIV Trust; LMW LIV Trust	22-34-476-007	\$630,600	.42
WPW JR LIV Trust; LMW LIV Trust	22-34-476-006	\$670,900	.41
Kelly Murdock	22-34-403-022	\$623,200	.34
Kelly Murdock	22-34-403-023	\$11,800	.06

E. Leigh and Nancy Wilkinson	22-34-403-021	\$686,000	.38
Barton Gleave	22-34-403-020	\$574,100	.39
Mitchell and Kimberly Olsen	22-34-403-024	\$776,700	.44
Scott and Julie Anderson	22-34-403-017	\$1,049,300	.36
Gary Horner and Carrie Chandler	22-34-403-016	\$793,700	.32
O&SFTR	22-34-403-015	\$614,100	.35
Janis Morgan	22-34-403-014	\$498,400	.31

**FINAL LOCAL ENTITY PLAN
ESCALANTE - BARCELONA
ANNEXATION TO SANDY CITY**



ANNEXATION DESCRIPTION

Reference is made to the survey of Willow Creek No. 7, recorded in the office of the County Recorder, which shows the present boundary of said Willow Creek No. 7, and the boundary between Willow Creek No. 7 and Willow Creek No. 8, and the boundary between Willow Creek No. 8 and Willow Creek No. 9, and the boundary between Willow Creek No. 9 and Willow Creek No. 10, and the boundary between Willow Creek No. 10 and Willow Creek No. 11, and the boundary between Willow Creek No. 11 and Willow Creek No. 12, and the boundary between Willow Creek No. 12 and Willow Creek No. 13, and the boundary between Willow Creek No. 13 and Willow Creek No. 14, and the boundary between Willow Creek No. 14 and Willow Creek No. 15, and the boundary between Willow Creek No. 15 and Willow Creek No. 16, and the boundary between Willow Creek No. 16 and Willow Creek No. 17, and the boundary between Willow Creek No. 17 and Willow Creek No. 18, and the boundary between Willow Creek No. 18 and Willow Creek No. 19, and the boundary between Willow Creek No. 19 and Willow Creek No. 20, and the boundary between Willow Creek No. 20 and Willow Creek No. 21, and the boundary between Willow Creek No. 21 and Willow Creek No. 22, and the boundary between Willow Creek No. 22 and Willow Creek No. 23, and the boundary between Willow Creek No. 23 and Willow Creek No. 24, and the boundary between Willow Creek No. 24 and Willow Creek No. 25, and the boundary between Willow Creek No. 25 and Willow Creek No. 26, and the boundary between Willow Creek No. 26 and Willow Creek No. 27, and the boundary between Willow Creek No. 27 and Willow Creek No. 28, and the boundary between Willow Creek No. 28 and Willow Creek No. 29, and the boundary between Willow Creek No. 29 and Willow Creek No. 30, and the boundary between Willow Creek No. 30 and Willow Creek No. 31, and the boundary between Willow Creek No. 31 and Willow Creek No. 32, and the boundary between Willow Creek No. 32 and Willow Creek No. 33, and the boundary between Willow Creek No. 33 and Willow Creek No. 34.

SURVEYOR'S NARRATIVE

As a result of a meeting held on the 18th day of May, 2014, held at the office of the County Recorder, the parties to this agreement identified and agreed upon the boundaries of the Willow Creek No. 7 through Willow Creek No. 34, as shown on this plan. The boundaries of the Willow Creek No. 7 through Willow Creek No. 34 are shown on this plan. The boundaries of the Willow Creek No. 7 through Willow Creek No. 34 are shown on this plan. The boundaries of the Willow Creek No. 7 through Willow Creek No. 34 are shown on this plan. The boundaries of the Willow Creek No. 7 through Willow Creek No. 34 are shown on this plan.

ANNEXED AREA = 18.7 ACRES

SALT LAKE COUNTY SURVEYOR

Approved this _____ day of _____, A.D. 2014, at _____, Utah, by _____, County Recorder

SANDY CITY APPROVAL

Approved by the _____ of the City of Sandy, Utah, on this _____ day of _____, A.D. 2014.

ANNEXATION TO SANDY CITY

ESCALANTE - BARCELONA

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34, AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE COUNTY, UTAH.

DATE PREPARED: AUGUST 15, 2014



ESCALANTE-BARCELONA ANNEXATION DESCRIPTION ABBREVIATED

Beginning at a common corner on the boundary between WILLOW CREEK NO. 7 subdivision, according to the official plat thereof, recorded January 10, 1967 as Entry No. 2184623 in Book EE of plats at Page 44 and WILLOW CREEK NO. 10 subdivision, according to the official plat thereof, recorded July 1, 1968 as Entry No. 2250909 in Book FF of plats at Page 68 in the office of the Salt Lake County Recorder, said common corner lies South 89°40'42" East 558.22 feet along the quarter section line and South 0°19'27" West 901.00 feet from the Center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

thence South 89°40'33" East 36.58 feet;

thence North 0°19'27" East 62.84 feet;

thence South 71°30'00" East 179.64;

thence Southwesterly 60.24 feet along the arc of a non-tangent, 385.00 foot-radius curve to the right whose center bears North 71°30'00" West, has a central angle of 8°57'52" and a chord bearing and length of South 22°58'56" West 60.18 feet;

thence South 62°32'08" East 165.54 feet;

thence North 43°30' East 4.38 feet to the current Sandy City boundary;

thence South 56°00' East 119.76 feet;

thence South 40°48'00" West 173.98 feet;

thence South 45° East 35.00 feet;

thence North 40°00'00" East 179.81 feet;

thence South 46°00'00" East 200.00 feet;

thence South 43°00'00" East 25.00 feet;

thence South 43°00'00" East 350.00 feet;

thence South 43°00'00" East 512.00 feet;

thence South 60°43'20" West 272.79 feet;

thence West 80.00 feet;

thence North 71°11'00" West 73.65 feet;

thence North 54°04'04" West 311.61;

thence North 26°30'00" West 270.00 feet;

thence North 39°30'00" West 118.00 feet;

thence North 39°30'00" West 182.00 feet;

thence North 40°00'00" East 85.00 feet;

thence North 45°00'00" West 35.70 feet;

thence North 45°00'00" West 123.02 feet;

thence South 43°30' West 119.02 feet;

thence South 0°19'27" West 662.96 feet;

thence South 41°30' East 150.895 feet;

thence South 48°30' West 178.27 feet;

thence North 41°30' West 135.00 feet;

thence South 48°30' West 99.15 feet;

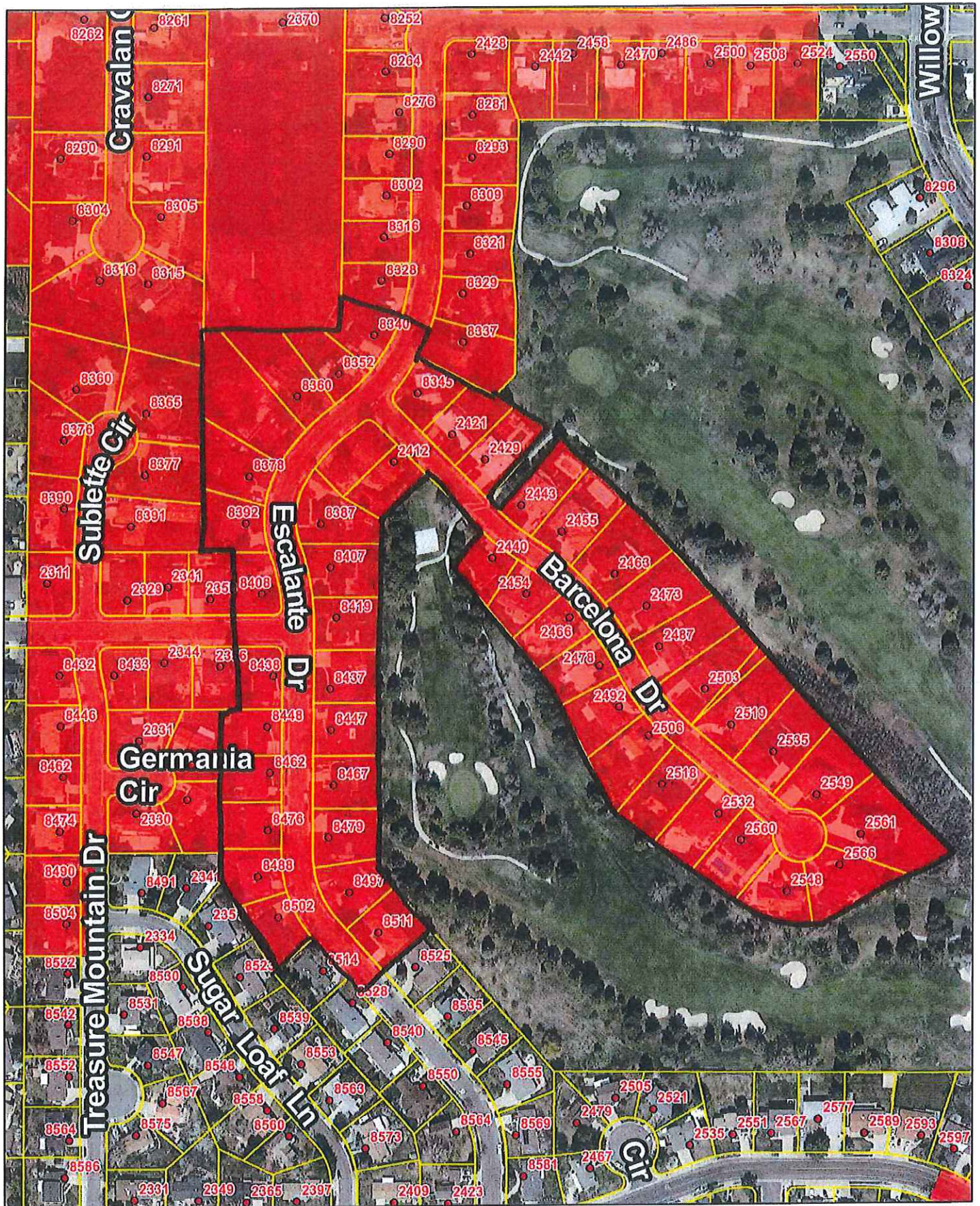
thence North 30°00' West 78.01 feet;

thence North 30°00' West 123.97 feet;

thence North 53.34 feet;

thence North 271.66 feet;
thence East 29.56 feet;
thence North 118.35 feet;
thence North 9°00'57" West 60.75 feet;
thence North 118.80 feet;
thence North 89°40'33" West 63.67 feet;
thence North 0°19'27" East 253.43 feet;
thence North 0°19'27" East 168.03 feet;
thence South 89°40'33" East 30.28 feet;
thence South 89°40'33" East 195.341 feet to the Point Of Beginning.

The above-described area contains approximately 18.7 acres.



PROPOSED SANDY ZONING
 R-1-10

All properties zoned A-1 in S.L. County

