



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum April 4, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: 886 E. 7800 S. Trust Annexation
886 E. 7800 S.
[Community #6, High Point]

ANX01022024-006689
(R-1-10 Zone)
0.93 Acres

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

Request

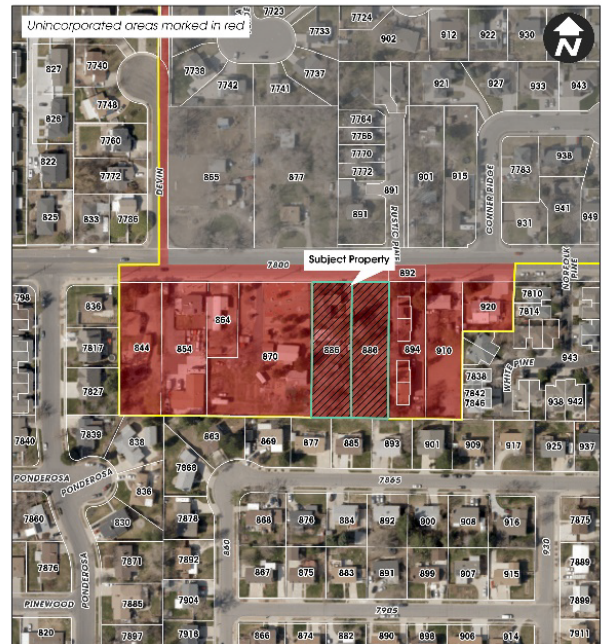
Andrew Gutierrez is requesting to annex a certain contiguous unincorporated property that he owns, totaling approximately 0.93 acres, located at approximately 886 E. 7800 S. in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. One has an existing single-family dwelling, and the other one is vacant. The subject property is intended to be further developed if annexed into Sandy City.

Background

Staff does have the property owner consent from the current property owner. Staff did reach out to all property owners within this unincorporated island and nobody else was interested in being annexed at this time.

Sandy City borders the subject area to the south. The adjacent uses in this area include single family dwellings zoned R-1-8 to the south. To the immediate east are two duplex buildings and to the west are single family dwellings that will remain unincorporated. To the north, across 7800 S., are properties within the Midvale City boundaries. Further to the east, within Sandy City boundaries, is a phase of the White Pines Planned Unit Development (PUD) that is zoned PUD(10).

Sandy City does provide water service to this island. We are not proposing to annex to the center line of 7800 S. at this time. Public Works would like to annex the southern portion of the road when the rest of this area is annexed in the future. Garbage service is provided by Wasatch Front Waste and Recycling, which would continue after annexation.



Subject Property
ANX01022024-006689
Annexation
886 E 7800 S

Public Notice and Outreach

The City Council approved Resolution 24-09C on March 12, 2024 which set a public hearing for April 16, 2024, 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 (south 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

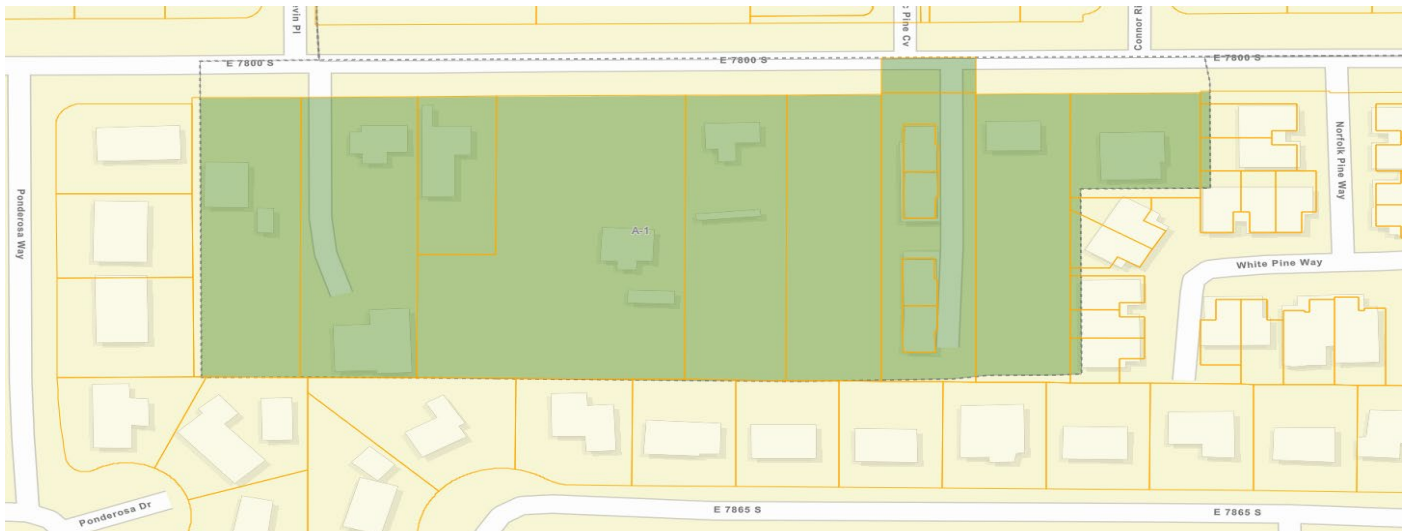
Portions of the Sandy City General Plan which relate to this application are as follows:

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 A-1. The A-1 zone requires a minimum of 10,000 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-1-10 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 886 E. 7800 S. Trust Annexation be approved and zoned R-1-10 based upon the following findings:

Findings:

1. The area is contiguous to the Sandy City boundary (south 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-1-10 is appropriate for this property based upon the existing zoning in the County.

Planner:



Property Owner	Sidwell Number	Market Value (2023)	Acres
886 E. 7800 S. Trust	22-32-126-005	\$412,700	0.47
Andrew Gutierrez	22-32-126-006	\$167,200	0.44

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