



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: Rossett Green Lane Annexation
(R-1-40 and R-1-15 Zones)
2072, 2100 and 2140 East Creek Road and 8215-8265 South
Rossett Green Lane
[Community #18]

ANEX-08-20-5891
Approximately 5.9
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

David Updike is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.9 acres, located at approximately 2072, 2100 and 2140 East Creek Road and 8215-8265 South Rossett Green Lane in Salt Lake County, Utah. The area under consideration for annexation contains eight parcels, each with a single-family dwelling.

There are seven property owners that have consented (87.5%) and one that has not consented (2140 E. Creek Road) to the proposed annexation.

Sandy City borders the subject area to the west.

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 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 includes the A-2, R-1-21 and R-1-15 Zoning Districts. The table below identifies the current County zoning and proposed Sandy zoning districts. The A-2 Zone allows single family homes on a minimum of one acre lots.

Address	County Zoning District	Proposed Sandy Zoning District
2072 E. Creek Road	A-2 and R-1-21	R-1-40
2100 E. Creek Road	A-2	R-1-40
2140 E. Creek Road	A-2 and R-1-15	R-1-40
8215-8265 S. Rossett Green Lane	R-1-15	R-1-15

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-1-40 and R-1-15 zones for the subject area.

STAFF RECOMMENDATION

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Rossett Green Lane Annexation be approved and zoned R-1-40 and R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west side).
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-1-40 and R-1-15 zones** are appropriate for these parcels based upon current land use and lot sizes (as shown on proposed zoning map).

Planner:

Brian McCuiston
Planning Director

Reviewed by:

James Sorensen
Community Development Director

Legal Review:

Darien Alcorn
City Attorney

Rossett Green Lane Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2020)</u>	<u>Acres</u>
Kenneth Eliassen	22-34-305-059	\$4,139,400	1.44
Michael and Teri Italdasano	22-34-305-003	\$476,400	.88
Goott Real Estate Holdings LLC	22-34-305-035	\$988,200	1.50
Kathleen Maxfield and Ruth Ann Kleckner	22-34-305-051	\$805,800	.38
RICSHA Trust	22-34-305-052	\$790,800	.38
William and Marci Pipes Family Trust	22-34-305-053	\$918,300	.38
David and Susan Updike	22-34-305-054	\$855,300	.35
Chamberlain Family Trust	22-34-305-055	\$931,600	.57

ROSSETT GREEN LANE ANNEXATION TO SANDY CITY

Beginning at the Northeast Corner of Lot 1, ROSSETT GREEN P.U.D., according to the official plat thereof, recorded March 22, 2002 as Entry No. 8182623 in Book 2002P of plats at Page 75 in the office of the Salt Lake County Recorder, said point also lies on the southerly right-of-way line of Little Cottonwood Creek Road as established by said ROSSETT GREEN P.U.D., said point also lies North 89°41'22" West 1322.08 feet along the quarter section line and South 40.00 feet from the Center Quarter Corner of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

thence along the easterly and southerly boundaries said ROSSETT GREEN P.U.D. the following six (6) courses:

- (1) South 570.00 feet;
- (2) North 59°14'30" West 77.32 feet;
- (3) North 29°00'23" West 23.60 feet;
- (4) North 48°01'57" West 34.39 feet;
- (5) North 78°08'33" West 60.90 feet;
- (6) North 62°47'33" West 30.97 feet to the northerly boundary of THE OAKS SUBDIVISION, recorded February 15, 1985 as Entry No. 4051009 in Book 85-2 of plats at Page 25 in the office of said Salt Lake County Recorder;

thence along the northerly boundary of said THE OAKS SUBDIVISION, the following six (6) courses:

- (1) North 60°02'33" West 160.88 feet;
- (2) North 90.00 feet;
- (3) North 51°38'02" West 209.17 feet;
- (4) West 50.49 feet (MELLOR MINOR SUB.-50.00 feet);
- (5) South 41.00 feet (MELLOR MINOR SUB-52.25 feet);
- (6) South 86°21'43" West 224.49 feet to the southwesterly corner of MELLOR MINOR SUBDIVISION, recorded July 28, 2008 as Entry No. 10485873 in Book 2008P of plats at Page 190 in the office of said Salt Lake County Recorder and a southeasterly angle point in the current Sandy City boundary as established by the GATRELL ANNEXATION to Sandy City, recorded December 23, 1996 as Entry No. 6534077 in Book 96-12P of plats at Page 429 in the office of said Salt Lake County Recorder;

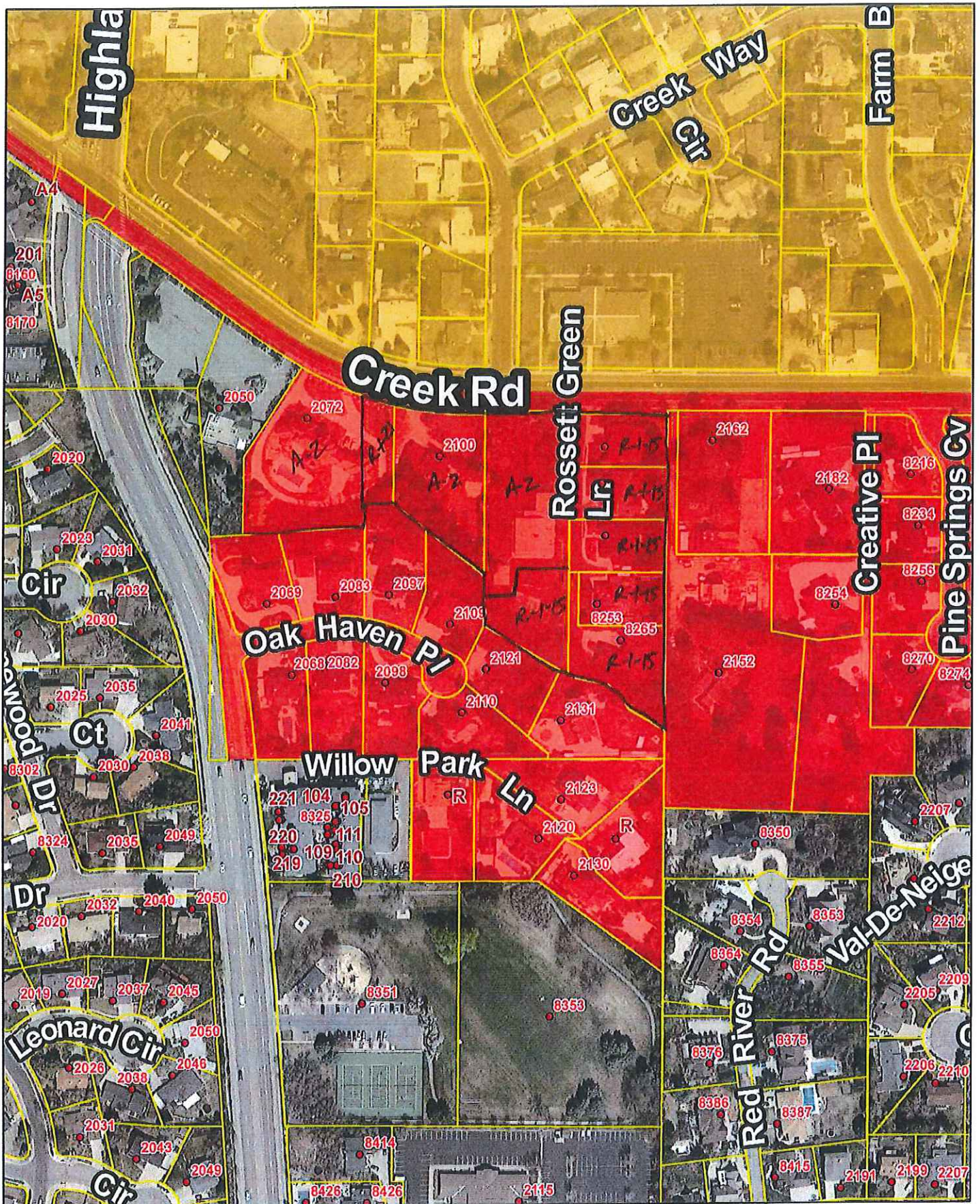
thence along the westerly boundary of said MELLOR MINOR SUBDIVISION and the current easterly boundary of Sandy City, the following two (2) courses:

- (1) North 0°27'59" East 140.49 feet (GATRELL ANNEXATION - South 0°33'30" West 139.65 feet);
- (2) North 32°57'12" East 189.15 feet, more or less, (GATRELL ANNEXATION - South 33°01'17" West) to the southerly right-of-way line of Little Cottonwood Creek Road as established by said MELLOR MINOR SUBDIVISION;

thence departing from said current Sandy City boundary and following the southerly right-of-way line of Little Cottonwood Creek Road the following eight (8) courses:

- (1) Southeasterly 182.47 feet along the arc of a non-tangent, 650.00 foot-radius curve to the left having a central angle of $16^{\circ}05'04''$ and a chord bearing and length of South $69^{\circ}11'12''$ East 181.87 feet;
- (2) South 0.71 feet, more or less, to the northerly line of that parcel of land described in that certain Quit Claim Deed recorded August 10, 1993 as Entry No. 5575945 in Book 6728 at Pages 1562-1563 in the office of said Salt Lake County Recorder;
- (3) Southeasterly 143.53 feet (record = 143.38 feet) along the arc of a non-tangent, 652.5 foot-radius curve to the left having a central angle of $12^{\circ}36'12''$ and a chord bearing and length of South $83^{\circ}23'17''$ East 143.24 feet to a point of tangency;
- (4) South $89^{\circ}41'22''$ East 22.21 feet;
- (5) North 4.77 feet to the northerly line of that parcel of land described in that certain Special Warranty Deed recorded December 1, 2014 as Entry No. 11954467 in Book 10278 at Pages 6670-6671 in the office of said Salt Lake County Recorder;
- (6) South $89^{\circ}41'22''$ East 153.51 feet along the northerly line of said parcel;
- (7) South 5.00 feet to the northwest corner of said Lot 1, ROSSETT GREEN P.U.D.;
- (8) South $89^{\circ}41'22''$ East 176.50 feet along the northerly line of said Lot 1 to the Point of Beginning.

The above-described area contains approximately 5.9 acres.



PROPOSED SANDY ZONING
 2072 E. CREEK RD - R-1-40
 2160 E CREEK RD - R-1-40
 2140 E CREEK RD - R-1-40
 8215-8265 ROSSETT GREEN LANE - R-1-15

