



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, September 17, 2020

6:15 PM

On-Line Meeting

Meeting procedures are found at the end of this agenda.

Electronic Meeting

Planning Commission Chairman Statement

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jamie Tsandes, Chair
Sandy City Planning Commission

The September 17, 2020 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at bmccuiston@sandy.utah.gov by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:

<https://us02web.zoom.us/j/87104889702>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 871 0488 9702

Webinar Password: 208665

FIELD TRIP

[20-306](#)

Field trip map for 9-17-2020

Attachments: [9-17-2020.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

1. [ANEX-08-20-5890\(PC\)](#) Escalante/Barcelona Annexation (R-1-10 Zone)
8340-8511 S. Escalante Drive and 2412-2566 E. Barcelona Drive
[Community - #18]

Attachments: [Location Map.pdf](#)
[Staff report, map, legal description and zoning map.pdf](#)
[Signed Resolution 20-33C.pdf](#)
[Barcelona Consent Forms.pdf](#)
[Escalante Consent Forms.pdf](#)

2. [ANEX-08-20-5891\(PC\)](#) 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]

Attachments: [Location Map.pdf](#)
[Staff report, maps, legal description and zoning map.pdf](#)
[Signed Resolution 20-34C.pdf](#)
[Consent forms.pdf](#)
3. [CUP-08-20-5885](#) Bowen Accessory Structure (Conditional Use - Increased square footage,
and to allow a single structure to be over 1500 square feet)
3245 E. Bell Oaks Cir.
[Community #30]

Attachments: [Staff report, documents and map.pdf](#)
4. [CUP-08-20-5903](#) Gleason Accessory Structure (Conditional Use Permit requesting increase
in height)
12209 Hidden Valley Road
[Community #25]

Attachments: [Staff report, documents and map.pdf](#)

Public Hearing Item

5. [CODE-09-20-5907](#) Amend Public Notice Requirements
Amend Title 21, Chapter 36 - Notice Requirements, of the Sandy
Municipal Code

Attachments: [Staff Report.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)
[Exhibit C.pdf](#)
[Exhibit D.pdf](#)

Administrative Business

1. [20-305](#) Planning Commission minutes for 09.03.2020 (Draft)

Attachments: [PC Minutes 09.03.2020 \(DRAFT\).pdf](#)

2. Sandy City Development Report

3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

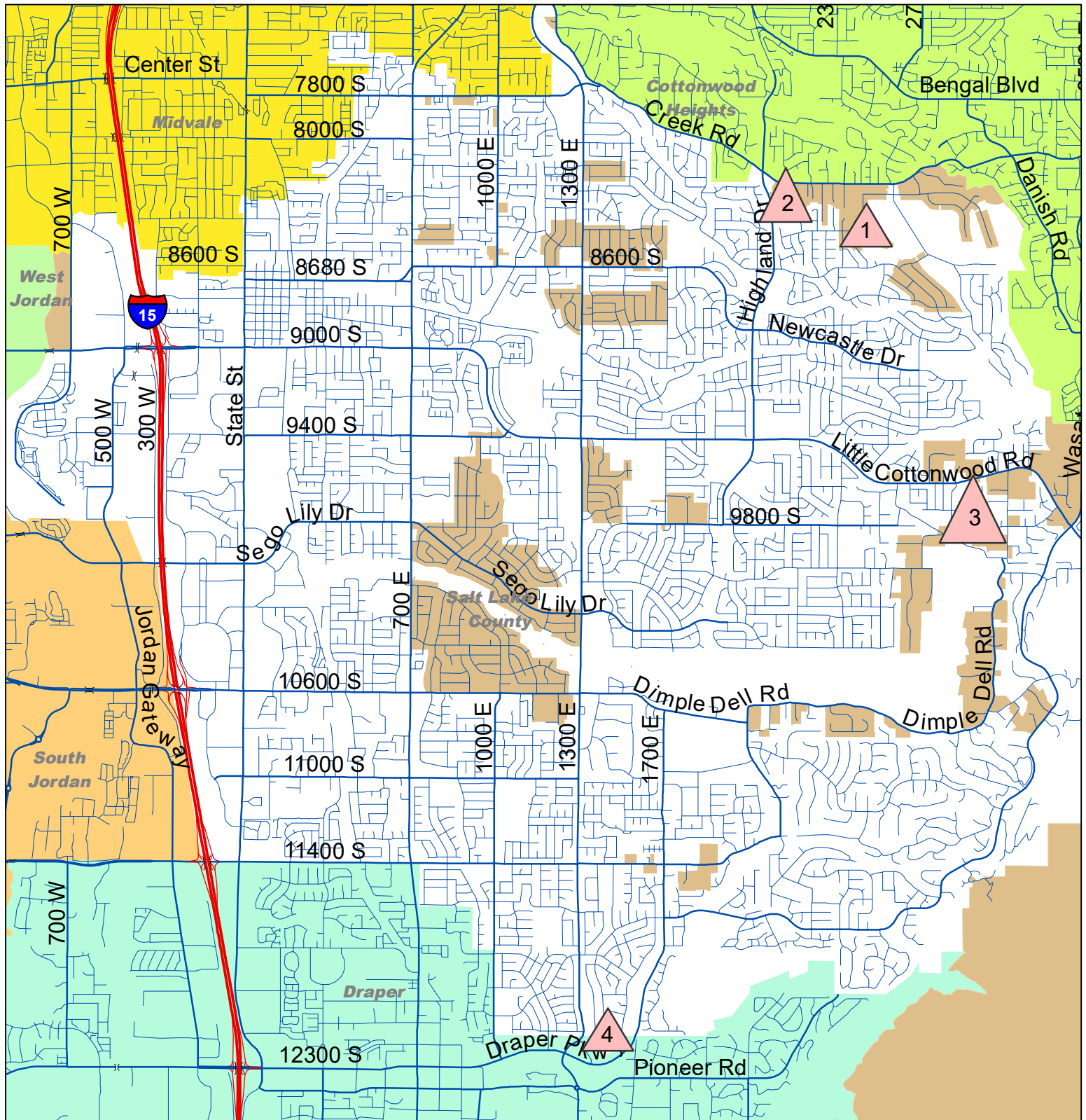
File #: 20-306, **Version:** 1

Date: 9/17/2020


Field trip map for 9-17-2020


Planning Commission Field Trip

September 17, 2020



Legend

 Locations to visit individually, with agenda item number

 Locations to be visited on tour, with agenda item number

See Planning Commission agenda packet for specific addresses and details regarding the application.

0 0.5 1 6 of 140 09/17 2 Miles





Staff Report

File #:
ANEX-08-20-5890(PC),
Version: 1

Date: 9/17/2020

Agenda Item Title:

Escalante/Barcelona Annexation (R-1-10 Zone)
8340-8511 S. Escalante Drive and 2412-2566 E. Barcelona Drive
[Community - #18]

Presenter:

Brian McCuiston

Description/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.

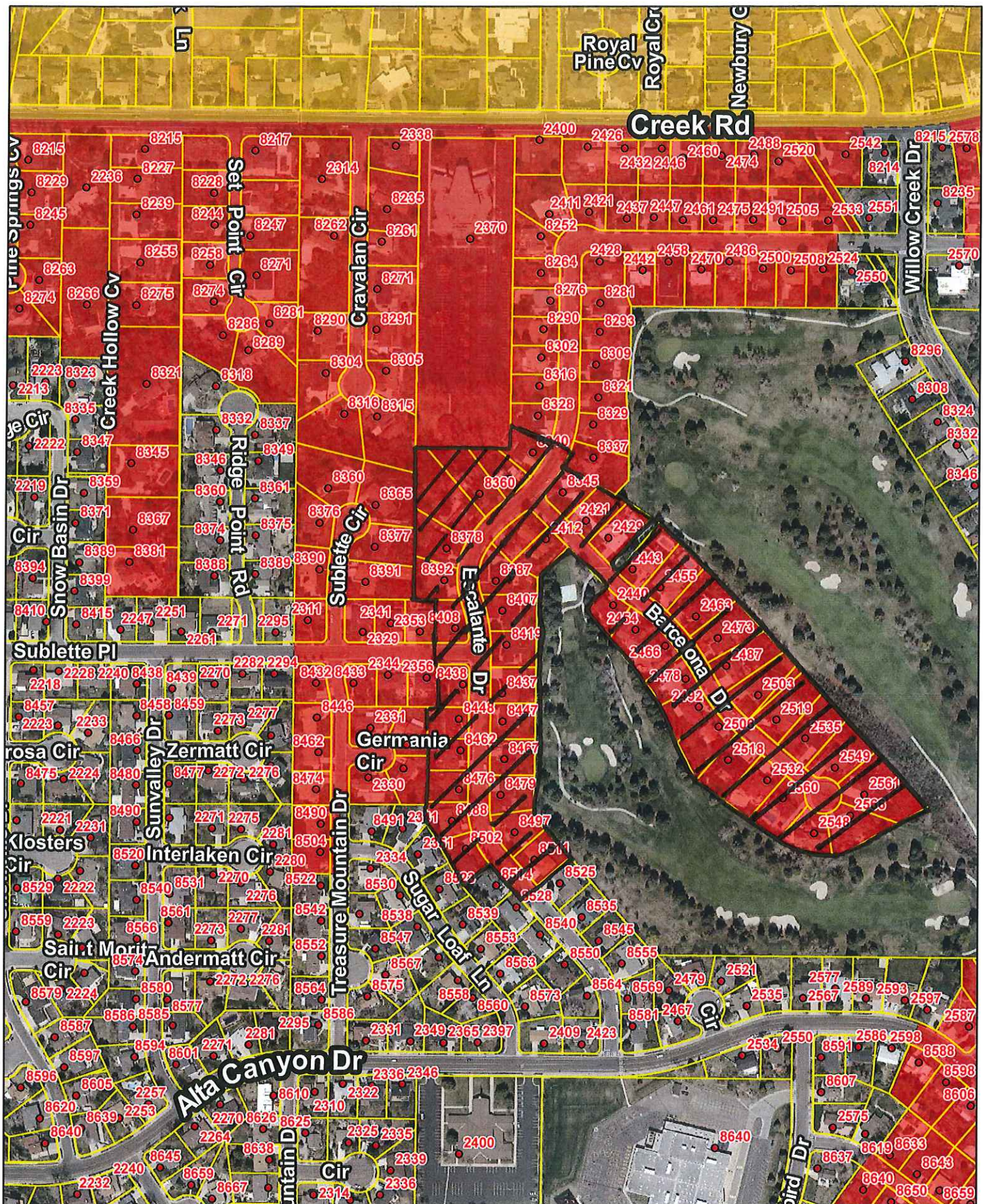
Sandy City borders the subject area to the south and east. Barcelona Drive is surrounded by the City borders since 2018 when the City annexed the Willow Creek Country Club.

Staff is proposing to annex the subject properties into the City with the R-1-10 zone for the single-family dwelling lots.

Recommended Action and/or Suggested Motion:

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.



ANEX-08-20-5890

Escalante/Barcelona Annexation

2463 E. Barcelona

0 100 200 400 600 800 Feet





SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUIH
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:

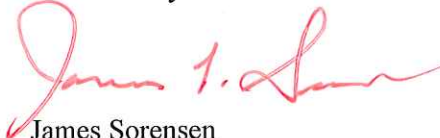
1. The area is **contiguous** to the Sandy City boundary (south and east sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-10** is appropriate 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 Kovacsovics	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	22-34-402-022	\$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

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;

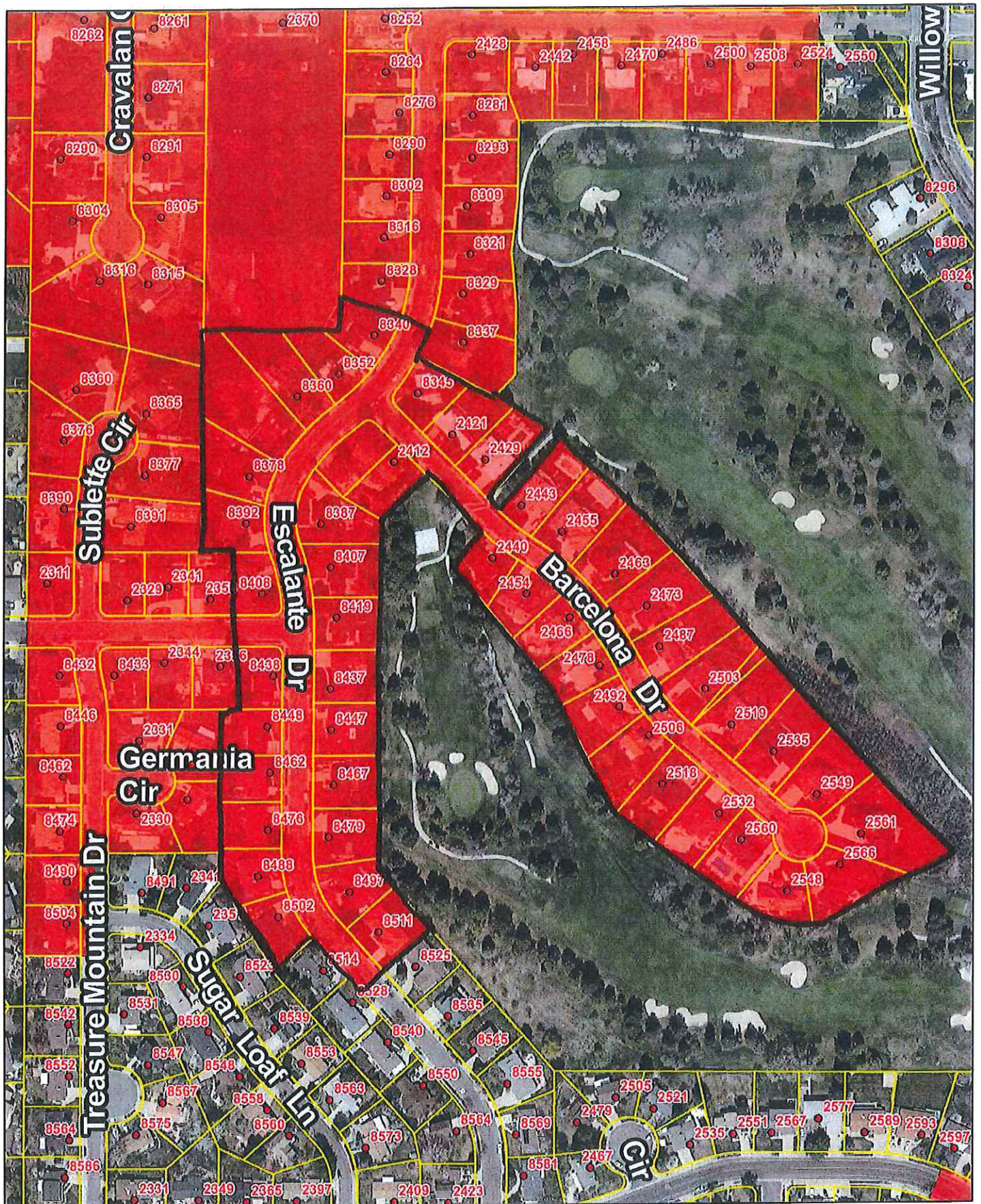
thence North 30°00' West 78.01 feet;

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.W. County

0 65 130 260 390 520
Feet



RESOLUTION #20-33C

ESCALANTE/BARCELONA 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:

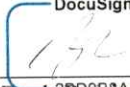
1. Sandy City ("City") desires to annex multiple parcels of contiguous unincorporated area, totaling approximately 18.6 acres, located at approximately 8340-8511 South Escalante Drive and 2412-2566 East Barcelona Drive. The area currently is in Salt Lake County, Utah, and more specifically described in the description attached hereto as **Appendix "A"**.
2. 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, BE 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 September 22, 2020, 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.

ADOPTED by the Sandy City Council this 18th day of August, 2020.

DocuSigned by:


Zach Robinson, Sandy City Council

ATTEST: DocuSigned by:


Wendy D.
City Recorder

RECORDED this 18 day of August, 2020.



APPENDIX “A”

ESCALANTE-BARCELONA ANNEXATION DESCRIPTION

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 along the northerly and westerly boundaries of Lot 22 of said WILLOW CREEK NO. 7 SUBDIVISION the following three (3) courses:

- (1) South 89°40'33" East 36.58 feet;
- (2) North 0°19'27" East 62.84 feet;
- (3) South 71°30'00" East 179.64 feet to intersect the easterly right-of-way line of Escalante Drive and the westerly line of Lot 23 of said WILLOW CREEK NO. 7 subdivision;

thence along said line, 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 to the most southwesterly corner of said Lot 23;

thence along the southerly line of said Lot 23 and the boundary common to said WILLOW CREEK NO. 7 subdivision and WILLOW CREEK NO. 10 subdivision, the following two (2) courses:

- (1) South 62°32'08" East 165.54 feet;
- (2) North 43°30' East 4.38 feet to the current Sandy City boundary as established by the WILLOW CREEK COUNTRY CLUB annexation to Sandy City, recorded December 26, 2018 as Entry No. 12909255 in Book 2018P of plats at Page 423 in the office of said Salt Lake County Recorder;

thence along said current Sandy City boundary and a northerly and easterly boundary of said WILLOW CREEK NO. 10 subdivision the following two (2) courses;

- (1) South 56°00' East 119.76 feet;
- (2) South 40°48'00" West 173.98 feet to the northeasterly right-of-way line of Barcelona Drive and a northwesterly corner of WILLOW CREEK NO. 11 subdivision, recorded August 11, 1971 as Entry No. 2402843 in Book JJ of plats at Page 70 in the office of said Salt Lake County Recorder;

thence along said current Sandy City boundary, the northeasterly right-of-way line of Barcelona Drive and the boundary of said WILLOW CREEK NO. 11 subdivision, South 45° East 35.00 feet;

thence along said current Sandy City boundary and the boundary of said WILLOW CREEK NO. 11 subdivision the following three (3) courses:

- (1) North 40°00'00" East 179.81 feet;
- (2) South 46°00'00" East 200.00 feet;
- (3) South 43°00'00" East 25.00 feet to a northerly corner common to said WILLOW CREEK NO. 11 subdivision and WILLOW CREEK NO. 16 subdivision, recorded September 4, 1973 as Entry No. 2566647 in Book 73-9 of plats at Page 69 in the office of said Salt Lake County Recorder;

thence along said Sandy City boundary and the northerly boundary of said WILLOW CREEK NO. 16 subdivision, South 43°00'00" East 350.00 feet to a northerly corner common to said WILLOW CREEK NO. 16 subdivision and WILLOW CREEK SUBDIVISION NO. 22, recorded October 24, 1980 as Entry No. 3494233 in Book 80-10 of plats at Page 178 in the office of said Salt Lake County Recorder;

thence along said current Sandy City boundary and the exterior boundary of said WILLOW CREEK SUBDIVISION NO. 22 the following five (5) courses:

- (1) South 43°00'00" East 512.00 feet;
- (2) South 60°43'20" West 272.79 feet;
- (3) West 80.00 feet;
- (4) North 71°11'00" West 73.65 feet;
- (5) North 54°04'04" West 311.61 feet to a southerly corner common to said WILLOW CREEK SUBDIVISION NO. 22 and WILLOW CREEK NO. 16 subdivision;

thence along said Sandy City boundary and the southerly boundary of said WILLOW CREEK NO. 16 subdivision the following two (2) courses:

- (1) North 26°30'00" West 270.00 feet;
- (2) North 39°30'00" West 118.00 feet to a southerly corner common to said WILLOW CREEK NO. 16 subdivision and WILLOW CREEK NO. 11 subdivision;

thence along said Sandy City boundary and the southerly boundary of said WILLOW CREEK NO. 16 subdivision the following three (3) courses:

- (1) North 39°30'00" West 182.00 feet;
- (2) North 40°00'00" East 85.00 feet to the southerly right-of-way line of Barcelona Drive;
- (3) North 45°00'00" West 35.70 feet to a southerly corner common to said WILLOW CREEK NO. 11 and WILLOW CREEK NO. 10 subdivisions;

thence along said current Sandy City boundary, the southerly right-of-way line of Barcelona Drive and the southerly boundary of said WILLOW CREEK NO. 10 subdivision, North 45°00'00" West 123.02 feet;

thence along said current Sandy City boundary and a southerly boundary of said WILLOW CREEK NO. 10 subdivision, South 43°30' West 119.02 feet to an easterly corner common to said WILLOW CREEK NO. 10 subdivision and WILLOW CREEK NO-14 subdivision, recorded August 14, 1972 as Entry No. 2475027 in Book MM of plats at Page 7 in the office of said Salt Lake County Recorder;

thence along said current Sandy City boundary and the easterly boundary of said WILLOW CREEK NO-14 subdivision the following two (2) courses:

- (1) South 0°19'27" West 662.96 feet;
- (2) South 41°30' East 150.895 feet to an easterly corner common to said WILLOW CREEK NO-14 subdivision and QUAIL VALLEY NO. 2 subdivision, recorded July 16, 1973 as Entry No. 2552388 in Book 73-7 of plats at Page 38 in the office of said Salt Lake County Recorder;

thence along the current Sandy City boundary as established by a previous annexation to Sandy City, recorded October 19, 1973 as Entry No. 2577024 in Book 73-10 of plats at Page 98 in the office of said Salt Lake County Recorder and the common boundary between said QUAIL VALLEY NO. 2 subdivision and said WILLOW CREEK NO-14 subdivision the following three (3) courses:

- (1) South 48°30' West 178.27 feet to the southwesterly right-of-way line of Escalante Drive;
- (2) North 41°30' West 135.00 feet along said southwesterly right-of-way line;
- (3) South 48°30' West 99.15 feet to a corner common to said WILLOW CREEK NO-14 subdivision, QUAIL VALLEY NO. 2 subdivision and QUAIL VALLEY NO. 3 subdivision, recorded July 27, 1973 as Entry No. 2557308 in Book 73-7 of plats at Page 50 in the office of said Salt Lake County Recorder;

thence along the current Sandy City boundary and the boundary common to said WILLOW CREEK NO-14 subdivision and QUAIL VALLEY NO. 3 subdivision, North 30°00' West 78.01 feet to an easterly corner of WILLOW CREEK NO. 17 subdivision, recorded September 7, 1973 as Entry No. 2567848 in Book 73-9 of plats at Page 76 in the office of said Salt Lake County Recorder;

thence along the current Sandy City boundary and the boundary common to said WILLOW CREEK NO-14 subdivision and WILLOW CREEK NO. 17 subdivision the following two (2) courses:

(1) North 30°00' West 123.97 feet'

(2) North 53.34 feet;

thence departing from said current Sandy City boundary and continuing along the boundary common to said WILLOW CREEK NO-14 subdivision and WILLOW CREEK NO. 17 subdivision, North 271.66 feet;

thence along the lot line common to Lots 19 and 21 of said WILLOW CREEK NO-14 subdivision, East 29.56 feet to the corner common to Lots 19, 20 and 21 of said WILLOW CREEK NO-14 subdivision;

thence along the lot line common to Lots 20 and 21 of said WILLOW CREEK NO-14 subdivision, North 118.35 feet to the southerly right-of-way line of Sublette Place;

thence crossing said Sublette Place, North 9°00'57" West 60.75 feet to a corner common to Lots 2 and 3 of said WILLOW CREEK NO-14 subdivision;

thence along the lot line common to said Lots 2 and 3, North 118.80 feet to a corner common to Lots 2, 3 and 4 of said WILLOW CREEK NO-14 subdivision;

thence along the lot line common to said Lots 2 and 4 of said WILLOW CREEK NO-14 subdivision, North 89°40'33" West 63.67 feet to the southeast corner of CRAVALAN ESTATES, recorded September 7, 1973 as Entry No. 2567774 in Book 73-9 of plats at Page 74 in the office of said Salt Lake County Recorder;

thence along the boundary common to said WILLOW CREEK NO-14 subdivision and said CRAVALAN ESTATES, North 0°19'27" East 253.43 feet to a northwesterly corner of said WILLOW CREEK NO-14 subdivision;

thence along the boundary common to said CRAVALAN ESTATES and that parcel of land currently (August 2020) identified by the Salt Lake County Assessor as Parcel No. 22-34-402-042 and described in that certain Warranty Deed recorded June 24, 2020 as Entry No. 13308259 in Book 10967 at Pages 2938-2940 in the office of said Salt Lake County Recorder, North 0°19'27" East 168.03 feet;

thence along the northerly boundary of said Parcel No. 22-34-402-042, South 89°40'33" East 30.28 feet to a northwesterly corner of said WILLOW CREEK NO. 10 subdivision;

thence along the northerly boundary of said WILLOW CREEK NO. 10 subdivision, South 89°40'33" East 195.341 feet to the Point Of Beginning.

The above-described area contains approximately 18.7 acres.

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 7/28/20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Dustin Lester

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2440 E Barcelona Dr

To the Office of the Recorder, Sandy City:

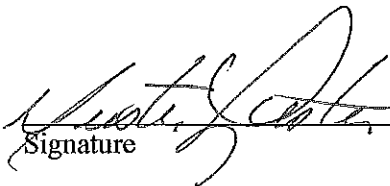
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-870-1052

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

Signature

Date: 8-10-20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is Morvin Piske

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:
2454 Barcelona Drive, Sandy, UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-944-5493

Note: Since 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. 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)(a)(iv).

Thank you very much.

Morvin Piske
Signature

Signature

Date: 7/27/20

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Stephen Miller

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2466 E. Barcelona Dr. Sandy 84093

To the Office of the Recorder, Sandy City:

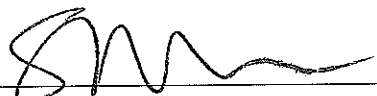
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

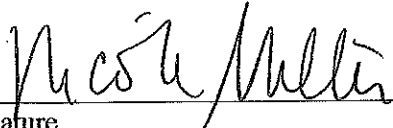
I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-879-5704

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature


Signature

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: July 27, 2020 _____

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Larry Gilson BARBARA GILSON

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2478 Barcelona, Sandy Utah 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 8016947555 _____

Note: Since 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. 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)(a)(iv).

Thank you very much.

[Signature]
Signature

Barbara C Gilson
Signature

Date: July 13, 2020

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Robert and Kristin Spendlove

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:
2492 E Barcelona Dr

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

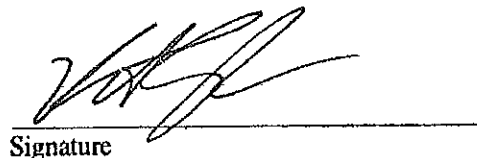
I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: phone: 801-560-5394 email: r3pendlove@gmail.com

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature


Signature

Date: July 28, 2020

Attn: Brian McCuistion
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Our names are Ryan and Darcie Boyack

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2506 Barcelona Drive, 84093

To the Office of the Recorder, Sandy City:

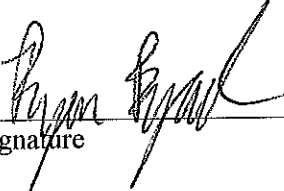
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

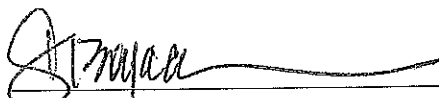
I (we) can be reached at: (801) 944-0205 or (801) 232-9350

Note: Since 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. 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)(a)(iv).

Thank you very much.



Signature



Signature

Date: 7/16/2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Joseph D. and Peggy R. Knudsen

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:
2518 BARCELONA DRIVE

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-898-1350

Note: Since 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. 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)(a)(iv).

Thank you very much.

Joseph D. Knudsen as Peggy R. Knudsen as
Signature Signature
Trustee for Knudsen Family Trust Trustee for the Knudsen Family Trust

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 8-4-2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is BRIAN JOHNSON

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2548 BARCELONA DRIVE

To the Office of the Recorder, Sandy City:

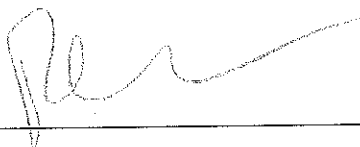
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 918-671-6226

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

Signature

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: Aug. 5, 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Paul & Lori Embinger

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2560 E. Barcelona Dr. Sandy UT 84093

To the Office of the Recorder, Sandy City:

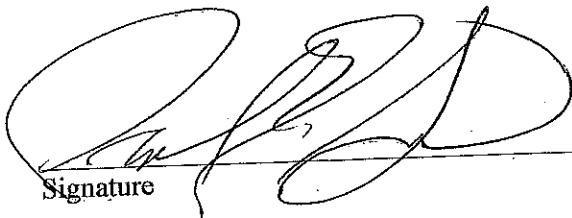
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

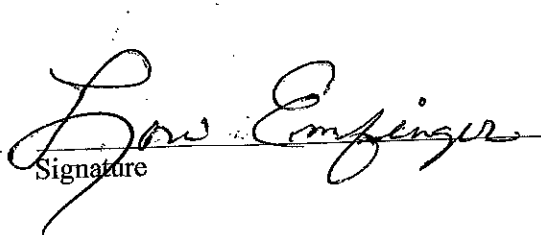
I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-580-8471 (801) 971-7823
Lori
PAUL - DON'T CALL ME
TFLY

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature


Signature

Date: Aug. 10, 2020

RECEIVED
AUG 28 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Kerrel R. Crauch

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2566 Barcelona Drive - Sandy, UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: (801) 942-8058

Note: Since 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. 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)(a)(iv).

Thank you very much.

Kerrel R. Crauch
Signature

Aug 10, 2020
Signature

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 8/4/2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Tibor Kovacovics

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2549 E Barcelona Drive, 84093 SANDY

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: kovacovics@uac.com
or 503-329-4915

Note: Since 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. 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)(a)(iv).

Thank you very much.

TB
Signature

Signature

RECEIVED

JUL 31 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 7.28.20

Attn: Brian McCuistion
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is WAYNE P. WEBSTER JR. & CECILEY M. WEBSTER

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2179 E. BARCELONA DRIVE & 2135 E. BARCELONA DRIVE SANDY, UTAH 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 1.801.580.9803

Note: Since 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. 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)(a)(iv).

Thank you very much.

Signature Wayne P. Webster Jr.

Signature Ceciley M. Webster

Date: August 27, 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 28 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is Kelly Allen Murdock

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

Parcel # 2234403023 & #22-34-403-022 (2 parcels)

To the Office of the Recorder, Sandy City:

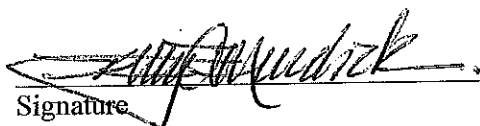
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-440-0094

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

Signature

Date: July 29th, 2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Ernest Leigh Wilkinson

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2487 E. Barcelona Dr.

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-518-1953

Note: Since 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. 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)(a)(iv).

Thank you very much.

E Leigh Wilkinson
Signature

Signature

Date: July 27 20

RECEIVED

AUG 10 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

SANDY CITY
COMMUNITY DEVELOPMENT

My name is BART GLEAVE

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2473 BARCELONA DR Sandy Utah 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-541-1220

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

Signature

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 7-30-2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Mitchell J and Kimberly C. Olsen

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2463 Barcelona Drive

To the Office of the Recorder, Sandy City:

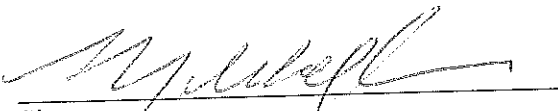
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

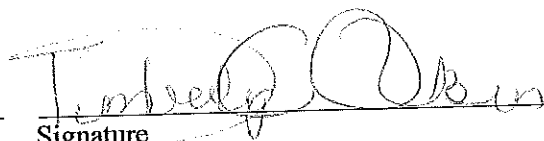
I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-550-2253 / 801-558-7061

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature


Signature

Date: 7/30/2020

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Julie Scott Anderson

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2435 BARCELONA DR

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).


I (we) also request that my/our property is withdrawn from the municipal services district.

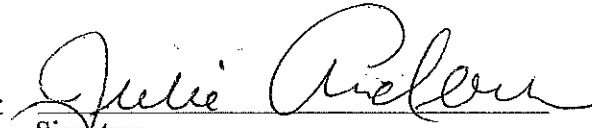
I (we) can be reached at: 801-641-6384

801 641-6385

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature


Signature

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date:

7-19-20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is

Carrie Chandler, Gary Horner

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2443 E. Barcelona Dr. Sandy, UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at:

(801) 598-7306

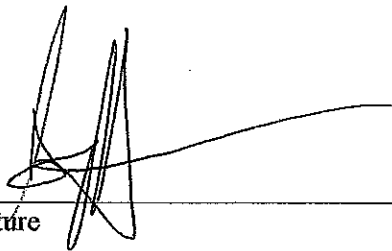
Note: Since this written consent is used to proceed with an annexation of your property in accordance with Utah Code Section 10-2-418, no public election is required by law to approve the annexation. If you sign this consent and later decide you do not want to support the annexation of your property, you may withdraw your signature by submitting a signed, ~~written withdrawal with the Recorder or Clerk of Sandy City.~~ 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)(a)(iv).

Thank you very much.

Signature



Signature



Date: 8/10/2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Kimberly Wedlick

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8340 S. Escalante Dr.

To the Office of the Recorder, Sandy City:

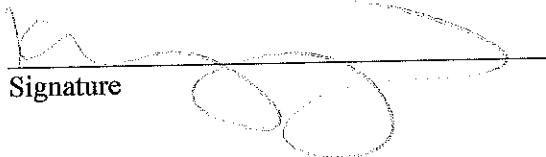
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 720-839-7191

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

Signature

1/5/2020

RECEIVED
JUL 22 2020
SANDY CITY
COMMUNITY DEVELOPMENT

McCuiation
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is

DIANE PARSON

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8352 South Escalante Drive, Sandy, UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at:

801-674-5708

Note: Since 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. 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)(a)(iv).

Thank you very much.

Diane Parson

Signature

Signature

ROBERT AND GAIL RENTZER

Attorneys At Law
8360 S. Escalante Drive
Sandy, Utah, 84093
Telephone (818) 521-5000
August 7, 2020

RECEIVED
AUG 07 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Sandy City Community Development
Attn: Mr. Brian McCuiston
10000 Centennial Parkway
Sandy, Utah 84070

Dear Mr. McCuiston:

Our names are Robert Dennis Rentzer and Gail Elaine Rentzer.

We are husband and wife and joint owners of the two adjacent and contiguous parcels of property in the unincorporated area of Salt Lake County located at 8360 South Escalante Drive Sandy Utah 84093.

To the Office of the Recorder, Sandy City:

We consent to the annexation of our property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

We also request that our property is withdrawn from the municipal services district.

We can be reached at:(818) 521-500 (Robert's cell phone) and/or (818) 516-0800 (Gail's Cell phone)

We are aware of and hereby acknowledge the following notification:

Since this written consent is used to proceed with an annexation of our property in accordance with Utah Code Section 10-2-418, no public election is required by law to approve the annexation. Upon our signing this consent and later deciding we do not want to support the annexation of our property, we may withdraw our signatures by submitting a signed, written withdrawal with the Recorder or Clerk of Sandy City. If we choose to withdraw our signatures, we 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)(a)(iv).

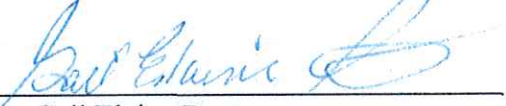
Please provide us with notice of the public hearing on the annexation by mail to our above listed address.

Thank you very much.

Dated: 08/07/2020


Robert Dennis Rentzer

Dated: 08/07/2020


Gail Elaine Rentzer

Date: July 30, 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Our names are Greg J Curtis and Teresa Kaye Curtis:

We are the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8392 Escalante Drive, Salt Lake City, UT 84093 (Parcel # 22344020450000)

To the Office of the Recorder, Sandy City:

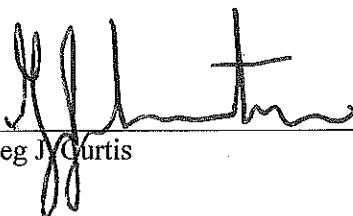
We consent to the annexation of our property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

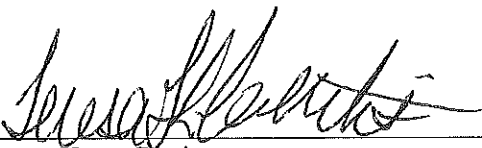
We also request that my/our property is withdrawn from the municipal services district.

Greg J Curtis can be reached at: 801-557-3027

Note: Since 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. 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)(a)(iv).

Thank you very much.



Greg J Curtis

Teresa Kaye Curtis

RECEIVED

SEP 03 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date:

24 Aug 20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is

Mrs. Krista Summers

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8408 Escalante Drive 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at:

801 201-0583

Note: Since 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. 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)(a)(iv).

Thank you very much.

Krista G. Summers _____
Signature Signature

Date: 7-17-20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is Ben Brewer

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:
8438 Escalante Dr.

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-942-6876

Note: Since 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. 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)(a)(iv).

Thank you very much.

Ben Brewer
Signature

Signature

Date: 7-17-2020

RECEIVED

AUG 19 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Deween Durrant & Wayne Durrant

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:
8448 Escalante dr.

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-943-8013

Note: Since 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. 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)(a)(iv).

Thank you very much.

Deween Durrant
Signature

Wayne Durrant
Signature

Date: 17 July 2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Phyllis B. Sperry, Trustee of the Phyllis B. Sperry Family Trust

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8462 Escalante Drive

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: Telephone #801-942-5498

Note: Since 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. 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)(a)(iv).

Thank you very much.

Phyllis B. Sperry, Trustee
Signature

Date: 30 July 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is MIKALA ARCHIBALD

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8476 S. ESCALANTE DRIVE, SANDY UTAH 84093

To the Office of the Recorder, Sandy City:

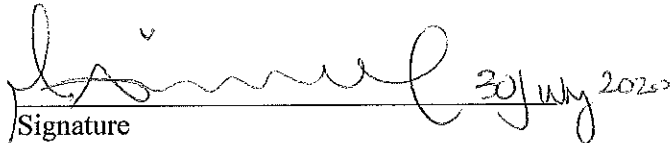
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-520-6062 OR mikala2archibald@yahoo.com

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

RECEIVED
AUG 28 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Date: 8/19/20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is KEVIN McDougall

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8488 ESCALANTE DR. SANDY, UT. 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 907-209-4959

Note: Since 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. 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)(a)(iv).

Thank you very much.

Kevin McDougall
Signature

Signature

Date: AUGUST 17, 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 18 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is KRISTIN & PAUL BEYER

~~I am~~ (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8502 S. ESCALANTE DRIVE

To the Office of the Recorder, Sandy City:
~~We~~ consent to the annexation of my property (presently located in unincorporated Salt Lake County) into
Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann.
§10-2-418(4).

~~I~~ (we) also request that my/our property is withdrawn from the municipal services district.

~~I~~ (we) can be reached at: 801-453-0070

Note: Since 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. 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)(a)(iv).

Thank you very much.

Paul Beyer
Signature

Kristin Beyer
Signature

Date: July 10, 2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is RONALD C. DIEHL
CONNIE J. DIEHL

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8511 ESCALANTE DRIVE SANDY, UTAH 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-943-5301
Big Ron Diehl@gmail.com

385-222-0644

Note: Since 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. 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)(a)(iv).

Thank you very much.

R Diehl
Signature
RONALD DIEHL

Connie J. Diehl
Signature
CONNIE J. DIEHL

Date: 8-6-2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is KRISTIL S. TRAVIS

I am (~~we~~are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8497 S. ESCALANTE DR., SANDY UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (~~we~~) also request that my/our property is withdrawn from the municipal services district.

I (~~we~~) can be reached at: 801-947-9959

Note: Since 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. 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)(a)(iv).

Thank you very much.

Kristil S. Travis
Signature

Signature

Date: 8/10/2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Erik Olafsson

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8479 E. Escalante Drive

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801.230.7631

Note: Since 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. 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)(a)(iv).

Thank you very much.

Erik Olafsson
Signature

Signature

Date: July 28, 2020

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Jeffrey S. Montgomery

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8467 S. Escalante Drive

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-259-9940

Note: Since 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. 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)(a)(iv).

Thank you very much.

Jeffrey S. Montgomery
Signature

Suzanne Montgomery
Signature

Date: 7/17/20

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is James & Misa Sorensen

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8447 Escalante Drive,

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801.707.9749

Note: Since 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. 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)(a)(iv).

Thank you very much.

[Signature]
Signature

[Signature]
Signature

Date: 15-JULY-2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
JUL 21 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is SYLVIA H. FARMER

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8437 S. ESCALANTE DR.

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-942-4829

Note: Since 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. 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)(a)(iv).

Thank you very much.

Sylvia H. Farmer
Signature

Signature

RECEIVED

JUL 16 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 13 JULY 2020

Attn: Brian McCuistion
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is EDWIN + ANGELA STIMATZ

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8419 SOUTH ESCALANTE DRIVE, SANDY UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-641-5718

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature


Signature

Date: 8/21/20

RECEIVED

AUG 28 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Gregory Manges + Christine Manges

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8407 Escalante Dr Sandy UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-647-2428

Note: Since 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. 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)(a)(iv).

Thank you very much.

Greg Manges
Signature

Christine Manges
Signature

Date: 8/17/2020

RECEIVED

AUG 25 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is MARC MARSE & LAUREN CLARK

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8387 ESCALANTE DRIVE SANDY UT 84093

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-503-4754

Note: Since 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. 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)(a)(iv).

Thank you very much.

Marc Marse

Signature

Lauren Clark

Signature



Staff Report

File #:
ANEX-08-20-5891(PC),
Version: 1

Date: 9/17/2020

Agenda Item Title:

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]

Presenter:

Brian MCCuiston

Description/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.

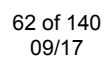
There are seven property owners that have consented (87.5%) and one that has not consented (2140 E. Creek Road) to the proposed annexation.

Sandy City borders the subject area to the west. 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.

Recommended Action and/or Suggested Motion:

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).





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 Italasano	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;

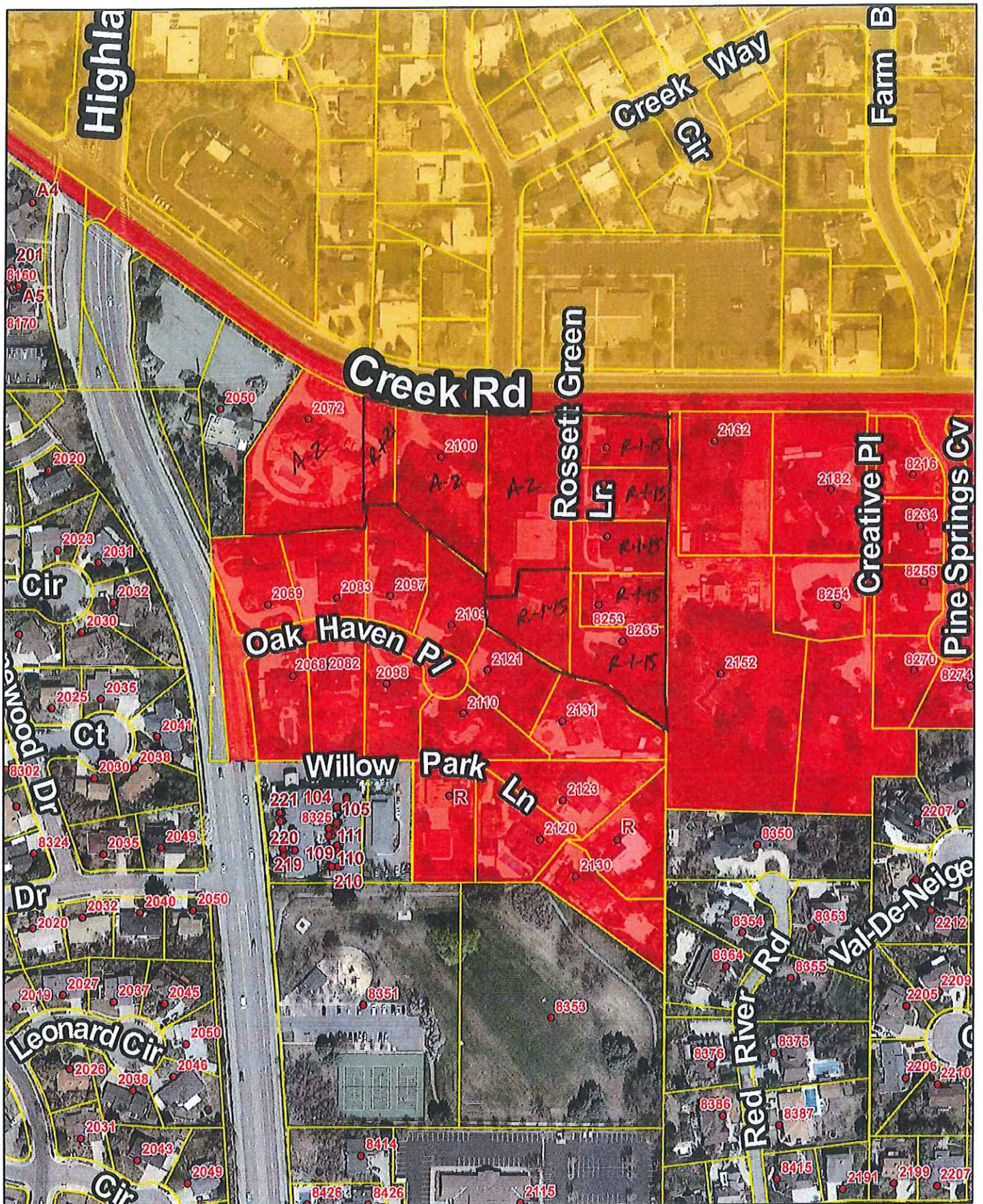
thence along the westerly boundary of said MELLOR MINOR SUBDIVISION and the current easterly boundary of Sandy City, the following two (2) courses:

- (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°05'04" and a chord bearing and length of South 69°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°36'12" and a chord bearing and length of South 83°23'17" East 143.24 feet to a point of tangency;
- (4) South 89°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°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°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

0 65 130 260 390 520 Feet



RESOLUTION #20-34C

ROSSETT GREEN LANE 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 multiple parcels of contiguous unincorporated area, totaling approximately 5.8 acres, located at approximately 2072, 2100 and 2140 East Creek Road and 8215-8265 South Rossett Green Lane. The area currently is in Salt Lake County, Utah, and more specifically described in the description attached hereto as **Appendix "A"**.

2. 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, BE 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 September 22, 2020, 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.

ADOPTED by the Sandy City Council this 18 day of August, 2020.

DocuSigned by:


2BD9B8A417C845C
Zach Robinson, Sandy City Council

DocuSigned by:


688E7E8272014B1...
City Recorder

RECORDED this 18 day of August, 2020.



APPENDIX “A”

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;

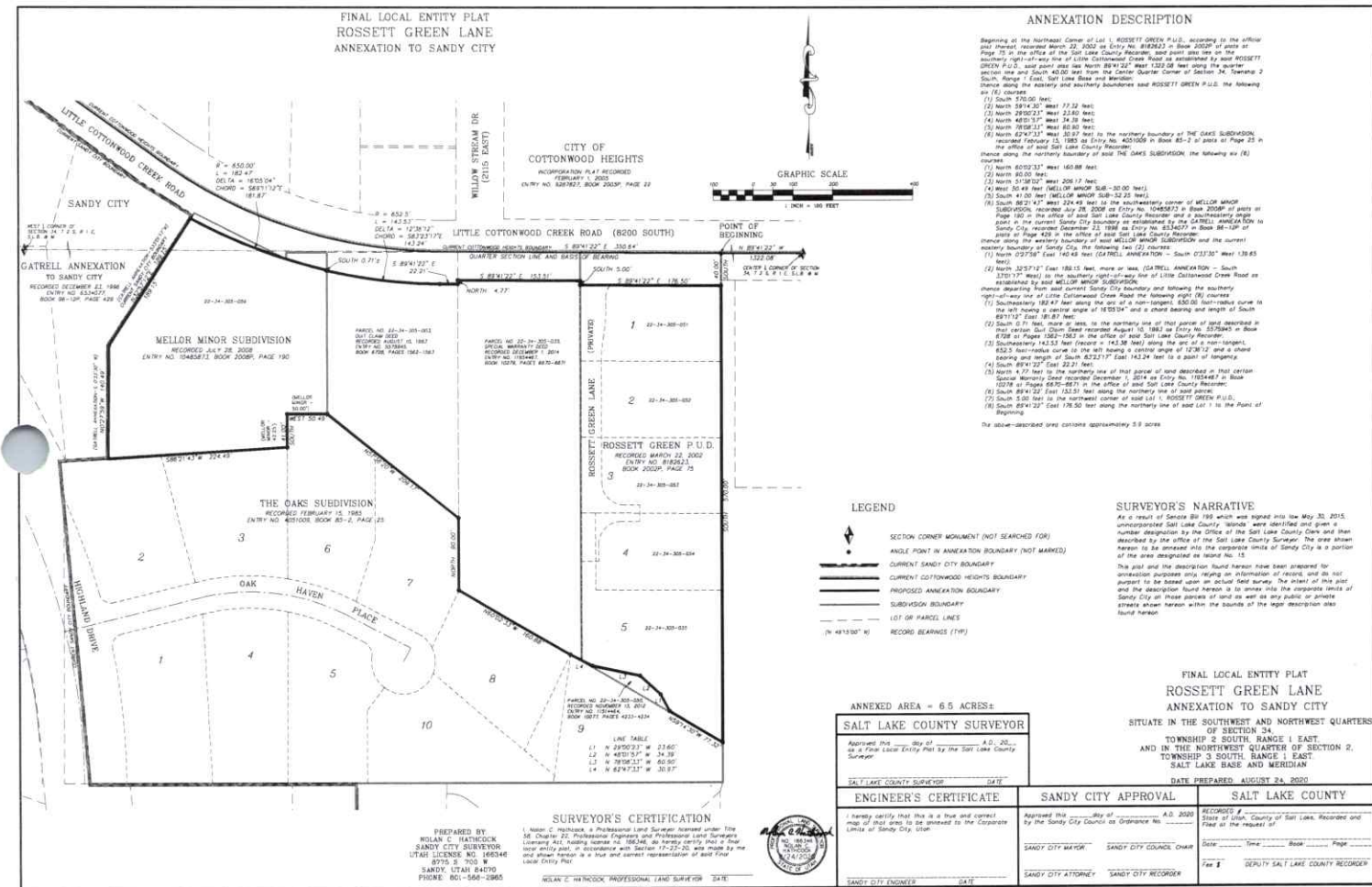
thence along the westerly boundary of said MELLOR MINOR SUBDIVISION and the current easterly boundary of Sandy City, the following two (2) courses:

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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.



Date: 8/3/2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is WILLIAM PIPES

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8241 S. Rossett Glen Lane, Sandy

To the Office of the Recorder, Sandy City:

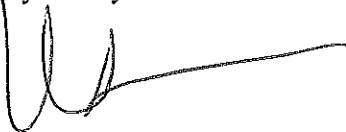
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 714. 981. 8622

Note: Since 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. 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)(a)(iv).

Thank you very much.



Signature

Signature

Date:

8/6/2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Richard D + Shaun A. Lloyd

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8229 S. Rossett Green Lane

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801 201-6383 rick.regalhomesregmail.com

Note: Since 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. 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)(a)(iv).

Thank you very much.

Signature

Signature

Date: 7-31-2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is David C. Updike

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8253 S. Rossett Green Lane, Sandy, Utah 84093

To the Office of the Recorder, Sandy City:

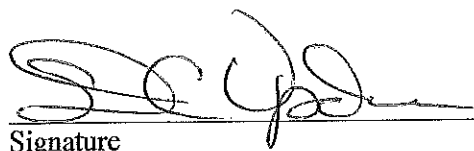
I consent to the annexation of my property (presently located in unincorporated Salt Lake County) into Sandy City, Utah. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: dcupdike@gmail.com 801-631-9650

Note: Since 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. 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)(a)(iv).

Thank you very much.


Signature

Signature

Date: Aug 3 2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is Kathleen B Maffei

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8215 Rosita Green Row

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-733-5174

Note: Since 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. 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)(a)(iv).

Thank you very much.

Kathleen B Maffei
Signature

Signature

Date: 8-3-2020

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is Sarah Chamberlain

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

8265 Rossett Green Lane

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801-207-8487

Note: Since 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. 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)(a)(iv).

Thank you very much.

Sarah Chamberlain
Signature

Signature

RECEIVED

AUG 10 2020

SANDY CITY
COMMUNITY DEVELOPMENT

Date: 08/04/2020

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

My name is KENNETH ELIASSEN

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2072 E CREEK RD

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 508-728-0865

Note: Since 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. 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)(a)(iv).

Thank you very much.

[Signature]
Signature

Signature

Date: 8-3-20

Attn: Brian McCuiston
Sandy City Community Development
10000 Centennial Parkway
Sandy, Utah 84070

RECEIVED
AUG 10 2020
SANDY CITY
COMMUNITY DEVELOPMENT

My name is MIKE ITALASANO

I am (we are) the property owner(s) of property in the unincorporated area of Salt Lake County located at:

2100 E CREEK ROAD

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. This Consent to Annexation is provided in accordance with Utah Code Ann. §10-2-418(4).

I (we) also request that my/our property is withdrawn from the municipal services district.

I (we) can be reached at: 801 201-3135

Note: Since 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. 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)(a)(iv).

Thank you very much.

Signature

Signature



Staff Report

File #: CUP-08-20-5885,
Version: 2

Date: 9/17/2020

Agenda Item Title:

Bowen Accessory Structure (Conditional Use - Increased square footage, and to allow a single structure to be over 1500 square feet)
3245 E. Bell Oaks Cir.
[Community #30]

Presenter:

Claire Hague

Description/Background:

The applicant, John Bowen, is requesting a Conditional Use Permit (CUP) in order to allow for an individual structure to exceed 1500 square feet, and to allow for the proposed new structure to be 1800 square feet. (*See Exhibit #1- Application Materials*). The property is located on the north side of Bell Oaks Circle on a private drive just northeast of Bell Oaks Drive.

The proposed accessory structure will be 40 feet wide by 45 feet (1800 square feet), 20 feet in height and located on the northwest corner of the property. (*See Exhibit #2 - Building Renderings*). The proposed structure will be utilized as a garage and workshop. With the garage space being approximately 1,000 square feet and the lofted workshop being approximately 800 square feet. The proposed materials are to match that of the existing home with white wood siding and black asphalt shingles.

The property is zoned R-1-15 and is part of the Bell Oaks subdivision. The property is 0.89 acres (38, 768 square feet). The property is surrounded by residential single-family homes zoned R-1-15. Access to the proposed structure is via a proposed driveway on the south west side of the property off of the existing circular driveway.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for John Bowen for the property located at 3245 E. Bell Oaks Circle to allow for an accessory structure as described in the application materials based on the findings and subject to the following conditions.

Findings

1. The applicant's property is on a private drive that contains nine lots. The chart below shows the lot size and square footage of all properties on the private drive.

Address	Lot Acreage	Square Footage
3219 E. Bell Oaks Cir.	.63	27,442
9881 S. Bell Oaks Dr	.58	25,264

3238 E. Bell Oaks Cir	.70	30,492
3258 E. Bell Oaks Cir.	.59	25,700
3272 E. Bell Oaks Cir.	.71	30,927
3282 E. Bell Oaks Cir.	.92	40,075
3285 E. Bell Oaks Cir.	.60	26,136
3245 E. Bell Oaks Cir.	.89	38,768
Average Lot Size	.62	27,007

The applicant's property at .89 acres of 38,768 square feet is approximately 40% larger than the average lot size in on the private drive. While staff found did not find any structures comparable in size to the proposed structure, the lot is much larger than the average property in the surrounding neighborhood and has the capacity to accommodate the use.

2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant sign a notarized affidavit stating that they will not utilize the structure as a rental unit.
2. That the structure not be used for a home occupation or for the applicant's commercial business.
3. That the existing gazebo and small garage be demolished.
4. That the shed either be attached to the primary structure or demolished.
5. That a retroactive permit be pulled for the carport, which must meet all setback requirements.
6. That the Planning Commission determine if the proposed size of the structure and architectural materials are compatible with the immediate surroundings, nature of the zone, and impact upon adjacent properties.
7. That the applicant complies with all Building & Safety, and Fire & Life Codes.
8. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
9. That the height of the structure exceed no more than 20 feet from average finish grade.
10. That the applicant work with Code Enforcement on all code violations.

11. That this Conditional Use Permit be reviewed upon legitimate complaint.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 17, 2020

To: Planning Commission
From: Community Development Department
Subject: Bowen Accessory Structure (Conditional Use - Increased square footage, and to allow a single structure to be over 1500 square feet)
3245 E. Bell Oaks Cir.
[Community #30]

CUP-08-20-5885
Zoned R-1-15

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
	None

DESCRIPTION OF REQUEST

The applicant, John Bowen, is requesting a Conditional Use Permit (CUP) in order to allow for an individual structure to exceed 1500 square feet, and to allow for the proposed new structure to be 1800 square feet. (See Exhibit #1- Application Materials). The property is located on the north side of Bell Oaks Circle on a private drive just northeast of Bell Oaks Drive.

The proposed accessory structure will be 40 feet wide by 45 feet (1800 square feet), 20 feet in height and located on the northwest corner of the property. (See Exhibit #2 – Building Renderings). The proposed structure will be utilized as a garage and workshop. With the garage space being approximately 1,000 square feet and the lofted workshop being approximately 800 square feet. The proposed materials are to match that of the existing home with white siding and black asphalt shingles.

The property is zoned R-1-15 and is part of the Bell Oaks subdivision. The property is 0.89 acres (38, 768 square feet). The property is surrounded by residential single-family homes zoned R-1-

15. Access to the proposed structure is via a proposed driveway on the south, west side of the property off of the existing circular driveway.

NOTICE

A neighborhood meeting was held on August 5 at 7:00 PM by the Community Development Department and lasted approximately 1 hour. Approximately 10 neighbors attended the meeting. The number of neighbors is approximated because a number of neighbors utilized the same device to login into Zoom and had technical difficulties during the meeting. They had the following concerns:

1. The proposed structure could be utilized as a short- or long-term rental space.
2. The proposed structure could be utilized as a dwelling space for the applicant's friends or family.
3. The project would generate construction noise and that the construction vehicles could damage the private drive.
4. The structure could be utilized for commercial purposes.
5. That the structure is too large for the neighborhood.
6. That the applicant has several cars on their property and this project would allow more cars to fit on the property.
7. The property has ample parking and any additional garage space is excessive.
8. That due to the slope of the land that the garage would end up being much higher than 20 feet.

Due to the technical difficulties staff sent out a meeting summary to the device that had logged in with multiple neighbors. In addition to the neighborhood meeting staff received a number of emails with questions and concerns regarding the project. Concerns were primarily regarding the size and purpose of the structure. Staff asked all those with questions if they wanted to have anything sent on to the Planning Commission. One respondent requested to have an email forwarded on to the Planning Commission. (Staff will forward this email to Commissioners).

ANALYSIS

Section 21-11-2-(a)(2)(a)(2) of the Sandy City Development Code states that no single accessory structure shall exceed 1,500 square feet, unless the Planning Commission approves a larger size through the Conditional Use Permit process. *The proposed accessory structure is 1,800 square feet requiring Planning Commission approval.*

Section 21-11-2.(a)(2)(a) of the Sandy City Development Code states that the combined square footage of all accessory structures in the rear yard of a lot that's between 20,000 – 39,999 square feet shall not exceed 1,500 square feet (unless otherwise approved by the Planning Commission through a CUP) or 25% whichever is the lesser measurement. *The property is 0.89 acres or approximately 38,768 square feet. The proposed 1,800 square foot garage would comprise approximately 12% of the total square footage of the rear yard.*

Section 21-11-2(a)(2)(d) of the Sandy City Development Code states the total maximum square footage of all accessory structures on the property may be increased up to 25% larger than the permitted size upon receipt of a Conditional Use Permit from the Sandy City Planning Commission. *There are currently a total of three accessory structures on the property. These*

accessory structures include a gazebo, a small garage, and a shed. The gazebo and small garage are going to be demolished and the shed will be attached to the home. With the proposed accessory structure, the total square footage of accessory structures on the property will be 1800 square feet.

Section **21-11-2(g)** of the Sandy City Land Development Code states that detached garages or any detached structure 240 square feet or larger shall be set substantially within the rear of the home. They shall not be permitted in the side yard, except for minor encroachments as determined by the Director, or unless the structure meets or exceeds the minimum setbacks of the primary dwelling. These structures will not be allowed to have an additional access to the public right-of-way closest to the structure, unless the Transportation Engineer reviews and approves the location based upon established standards of this code and after considering safety of pedestrians and vehicular access.

The proposed structure is not set substantially within the rear of the home but there is sufficient space to meet the setbacks of the primary dwelling. The applicant has been informed that the proposed site plan will not meet the rear setback of the primary dwelling and must be a minimum of 30 feet.

Maximum Height. Per Section **21-11-02(a)(3)** of the Sandy City Land Development Code the maximum building height for a permitted dwelling within the R-1-15 zone is 20 feet in the rear yard and 10 feet in the side yard. Unless, the structure meets the minimum setbacks of the primary dwelling then it may be built to the maximum height of the rear yard. *The proposed height of the structure is 20' which is the maximum height that an accessory structure in the R-1-15 zone may be built to. The structure is proposed to be built on a slope with a portion of the proposed structure being underground. If the applicant builds the structure it must still meet engineering requirements and must average no more than 20 feet from average finished grade.*

Additional Setback Requirement. Per Section **21-11-02(a)(3)(b)** of the Sandy City Land Development Code detached structures exceeding 15 ft. in height shall increase the minimum setback one foot for each additional foot of height up to the minimum setback for the primary dwelling. The Planning Commission, through a Conditional Use Permit process may also waive this requirement. *Based upon the current proposed location, the accessory structure must meet all setbacks for the primary dwelling and must be at least 10' on the west side and 30' from the rear.*

Architectural Guidelines Generally, accessory structures and buildings shall be designed and constructed as to be compatible with the architectural components of the main dwelling or building. This structure is designed to be architecturally compatible with the main dwelling.

Code Violations and Remediations

Fencing- Per Section **21-28-3 (f)(1)(2)** of the Sandy City Land Development Code the height of a fence shall be measured from the highest grade and the combined height of a fence and retaining wall shall not exceed 11 feet, unless otherwise allowed herein.

Fencing is taken into consideration on this project due to a complaint of a code violation of the fencing height. The applicant is aware of this issue and is working with the Code Enforcement Department in order to address the issue.

Carport – Per Section 21-24-4(d) of the Sandy City Land Development Code all structures attached to the dwelling for the purpose of protecting or otherwise covering the vehicle shall comply with Building Codes for the structure and with existing zoning regulations for minimum distance between main dwelling structure and side property lines.

The applicant constructed an attached carport without a building permit. The applicant is aware that this is an issue and is working to retroactively pull a building permit with the Building Department.

Accessory Structures- Per Section 21-11-2(c) of the Sandy City Land Development code all accessory structures must be a minimum of six feet from the main dwelling unit. The applicant currently has an approximately 100 square foot accessory structure about two feet directly to the rear of the home.

The applicant is aware of this issue and is working with the Building Department to pull a building permit in order to attach the structure to the home. The applicant is aware that if this structure is detached he does not meet the distance requirement of six feet nor the overall square footage allotment for the lot.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 “1” to “15”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “1” through “15”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

1. Size, configuration and location of the site and proposed site plan layout.
The location of the detached garage must be a minimum of 10 feet from the side property line and 30 feet from the rear in order to meet the setbacks of the primary dwelling.
2. Proposed site ingress and egress to existing and proposed roads and streets.
Future vehicular access to the garage will start on the existing driveway on the south side of the home and extend northwest. The applicant is aware of the hard surface requirement for the parking of vehicles.
6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures and other facilities.
The proposed detached garage will match the architectural features of the home.

15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

STAFF CONCERNS

Staff is concerned about the sloping on the property. While the property is not located in the Sensitive Area Overlay Zone there are some areas of significant sloping. The property was reviewed by the City Engineer who deemed that it was buildable but that the applicant would need to take care to stay within city engineering requirements. (*Exhibit 3 – Engineer Letter*).

In addition, staff is concerned with the loft area that the area would be potentially utilized as a living space. The applicant is currently proposing to utilize the space as a workshop and is proposed to have a hook up for a sink. The applicant is aware that this is a concern and has agreed to leave the space unenclosed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for John Bowen for the property located at 3245 E. Bell Oaks Circle to allow for an accessory structure as described in the application materials based on the findings and subject to the following conditions.

Findings

1. The applicant's property is on a private drive that contains nine lots. The chart below shows the lot size and square footage of all properties on the private drive.

Address	Lot Acreage	Square Footage
3219 E. Bell Oaks Cir.	.63	27,442
9881 S. Bell Oaks Dr	.58	25,264
3238 E. Bell Oaks Cir	.70	30,492
3258 E. Bell Oaks Cir.	.59	25,700
3272 E. Bell Oaks Cir.	.71	30,927
3282 E. Bell Oaks Cir.	.92	40,075
3285 E. Bell Oaks Cir.	.60	26,136
3245 E. Bell Oaks Cir.	.89	38,768
Average Lot Size	.62	27,007

The applicant's property at .89 acres of 38,768 square feet is approximately 40% larger than the average lot size in on the private drive. While staff found did not find any structures comparable in size to the proposed structure, the lot is much

larger than the average property in the surrounding neighborhood and has the capacity to accommodate the use.

2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the applicant sign a notarized affidavit stating that they will not utilize the structure as a rental unit.
2. That the structure not be used for a home occupation or for the applicant's commercial business.
3. That the existing gazebo and small garage be demolished.
4. That the shed either be attached to the primary structure or demolished.
5. That a retroactive permit be pulled for the carport, which must meet all setback requirements.
6. That the Planning Commission determine if the proposed size of the structure and architectural materials are compatible with the immediate surroundings, nature of the zone, and impact upon adjacent properties.
7. That the applicant complies with all Building & Safety, and Fire & Life Codes.
8. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
9. That the height of the structure exceed no more than 20 feet from average finished grade.
10. That the applicant work with Code Enforcement on all code violations
11. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: _____

Claire Hague, Planner

S:\USERS\PLN\STAFFRPT\2020\CUP-08-20-5885 Bowen Accessory Structure

Reviewed by: _____

Exhibit #1 – Application Materials

John & Patty Bowen
3245 East Bell Oaks Circle
Sandy, UT 84092

Claire Hague
Planner
Sandy Community Development
10000 Centennial Parkway
Sandy, UT 84070

Dear Claire,

I am wanting to replace a current outbuilding (small garage) with a new, larger one that will include a workshop. The existing building is 12' above grade and is 10' from our west property line. The new building will average 15' above grade and be moved about 4 feet further into the property to accommodate the desired access from the front (south). It will be positioned on a slight angle to the property line so the closest corner will now be 14' on the west corner of the lot with the average distance being over 20' and close to 30' on the back corner to the west property line and over 25' from the back (north) property line. It is important to note the lot is heavily wooded so although the building will be much bigger, it will actually be less visible than the current building is by being moved further away.

The site has a significant slope so the new garage/workshop will have a garage that is dug down on the south end with stairs up the workshop area. This workshop area will end up on the current grade of a large cement pad that is now a basketball court.

As planned it is an 1800 sq. ft building with the garage area below comprising 1000 sq. ft and the workshop above 800 sq. ft. The workshop has access via a stairway on the interior from the garage and walk-in access from the current basketball court pad.

It will be a simple A frame type roof building using stick frame construction with wood siding that matches the color and style on the current home. It is also the same that is on the current small garage.

Access to the building will flow off of our current circular driveway. There is already a natural path in place with an existing double swing gate that is used already for access to the back of the property. Currently it is all grass and a new cement path driveway will be installed. Other than the grass, none of the front landscape will be changed and since the front is also heavily wooded, you really won't be able to see the new driveway from the street. It won't be until you have entered the property on the circular drive that it will become visible.

I have included some basic sketches of the proposed design and site layout. Great attention has been made to make sure the new building is adhering to the existing character of the property. Please let us know if you have any further questions.

Sincerely,

John & Patty Bowen

Exhibit #2 – Building Renderings

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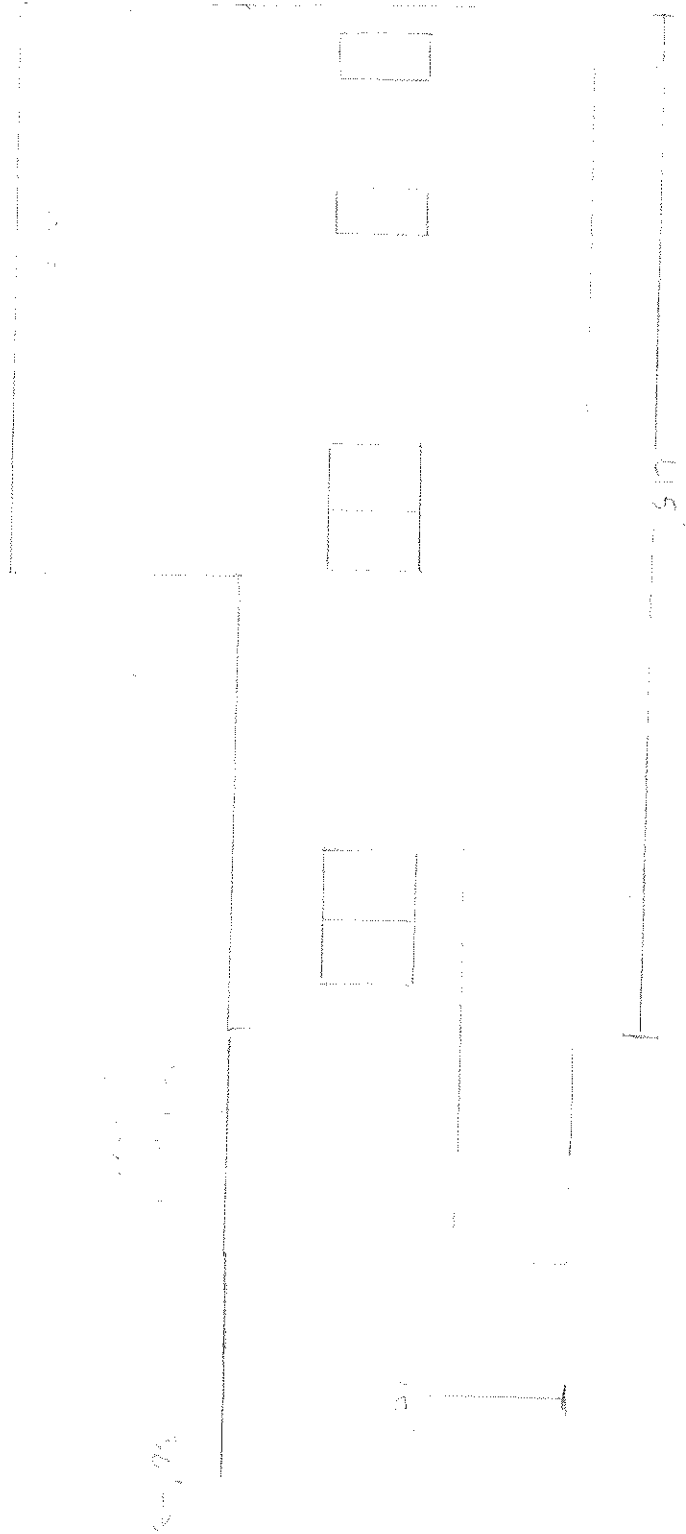
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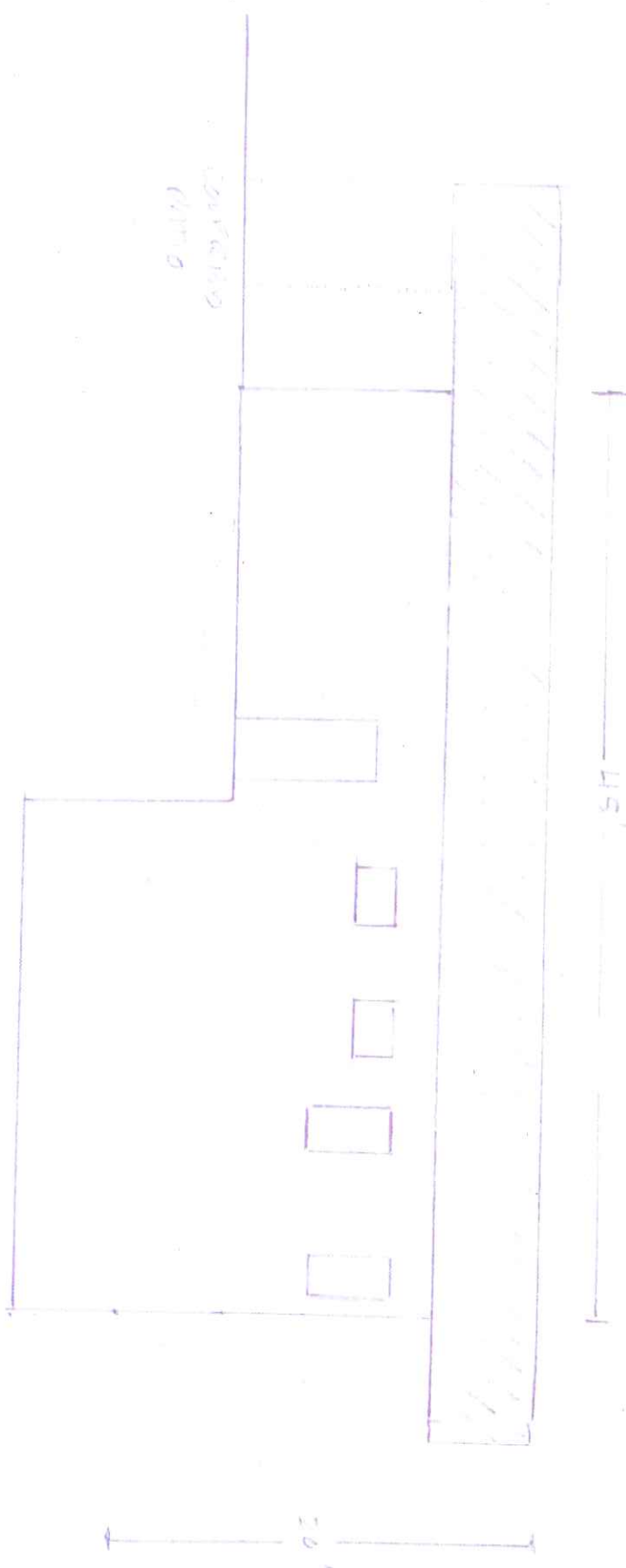
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500 V.V. Road
(1st)

Removal of
Waste

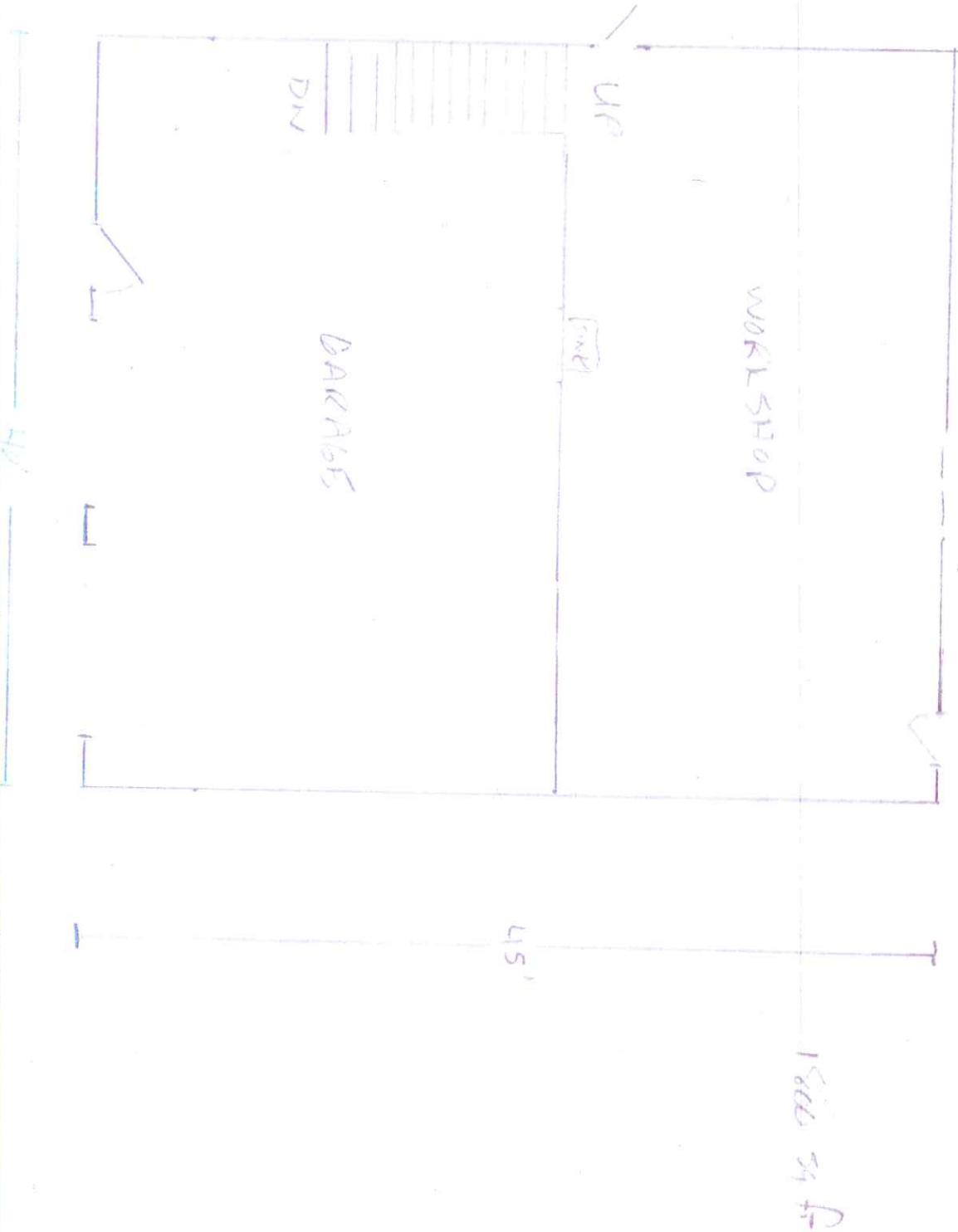


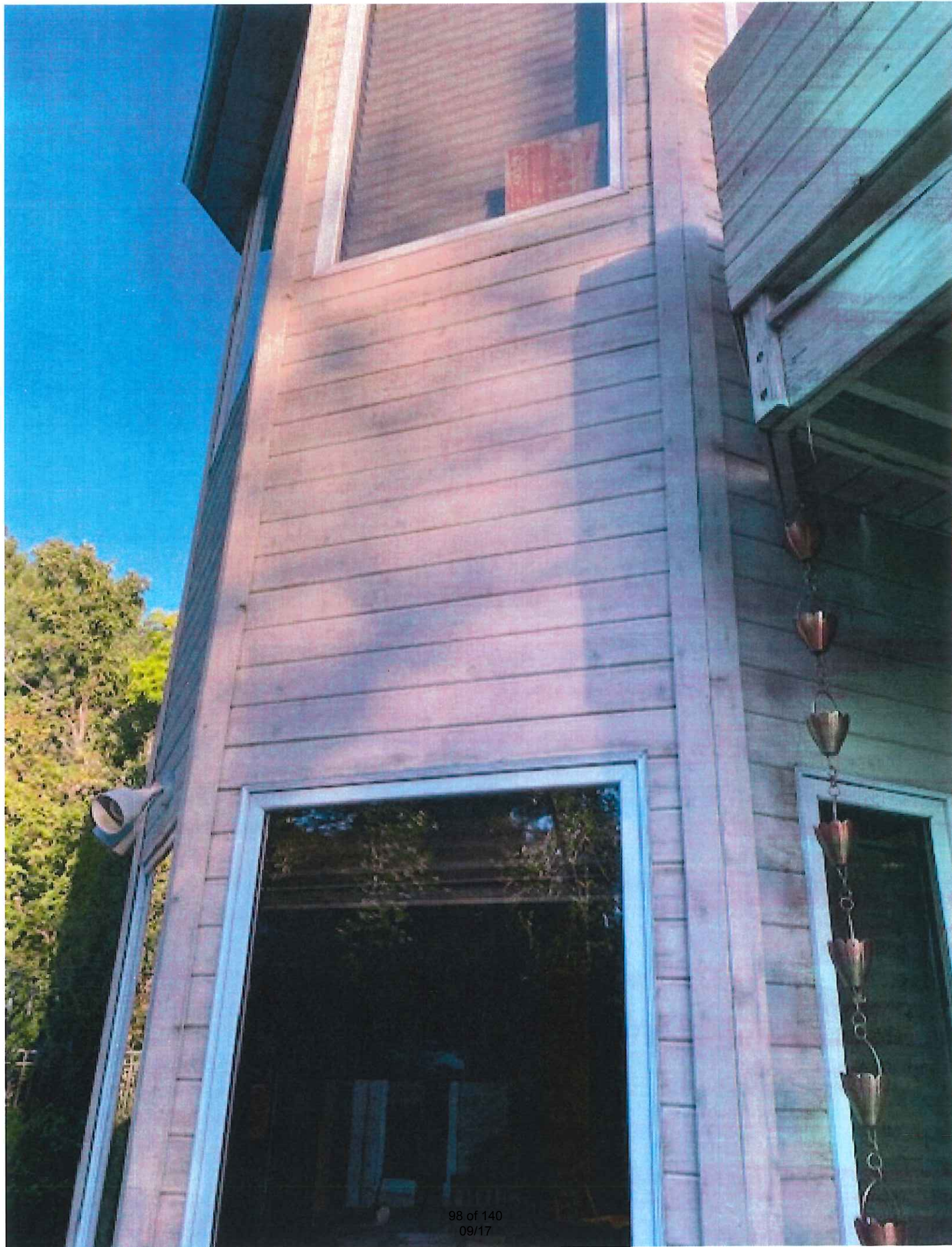
SIOB BLVD/AVENUE
(WEST)



Top View

Base Garage
(workshop)





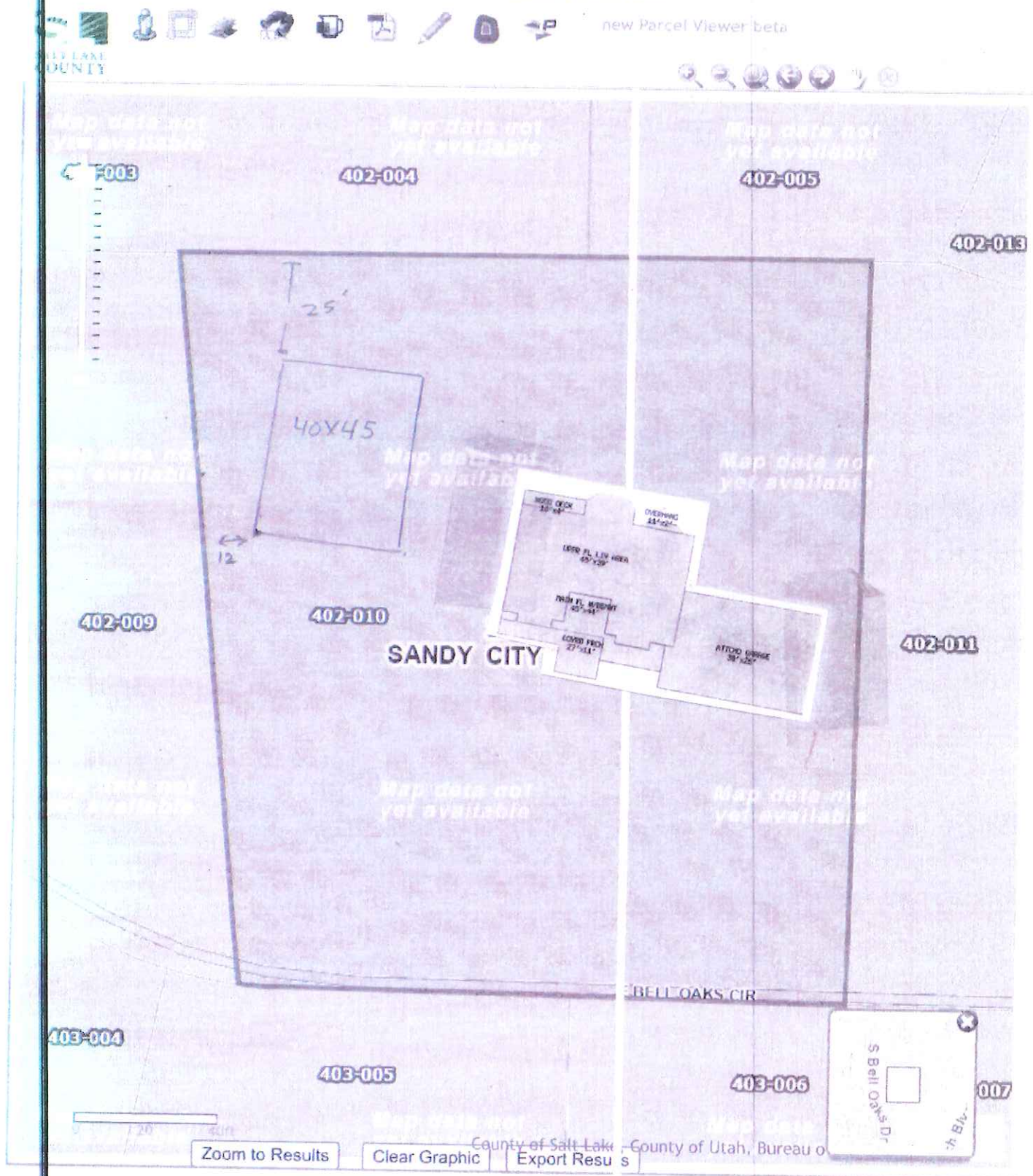
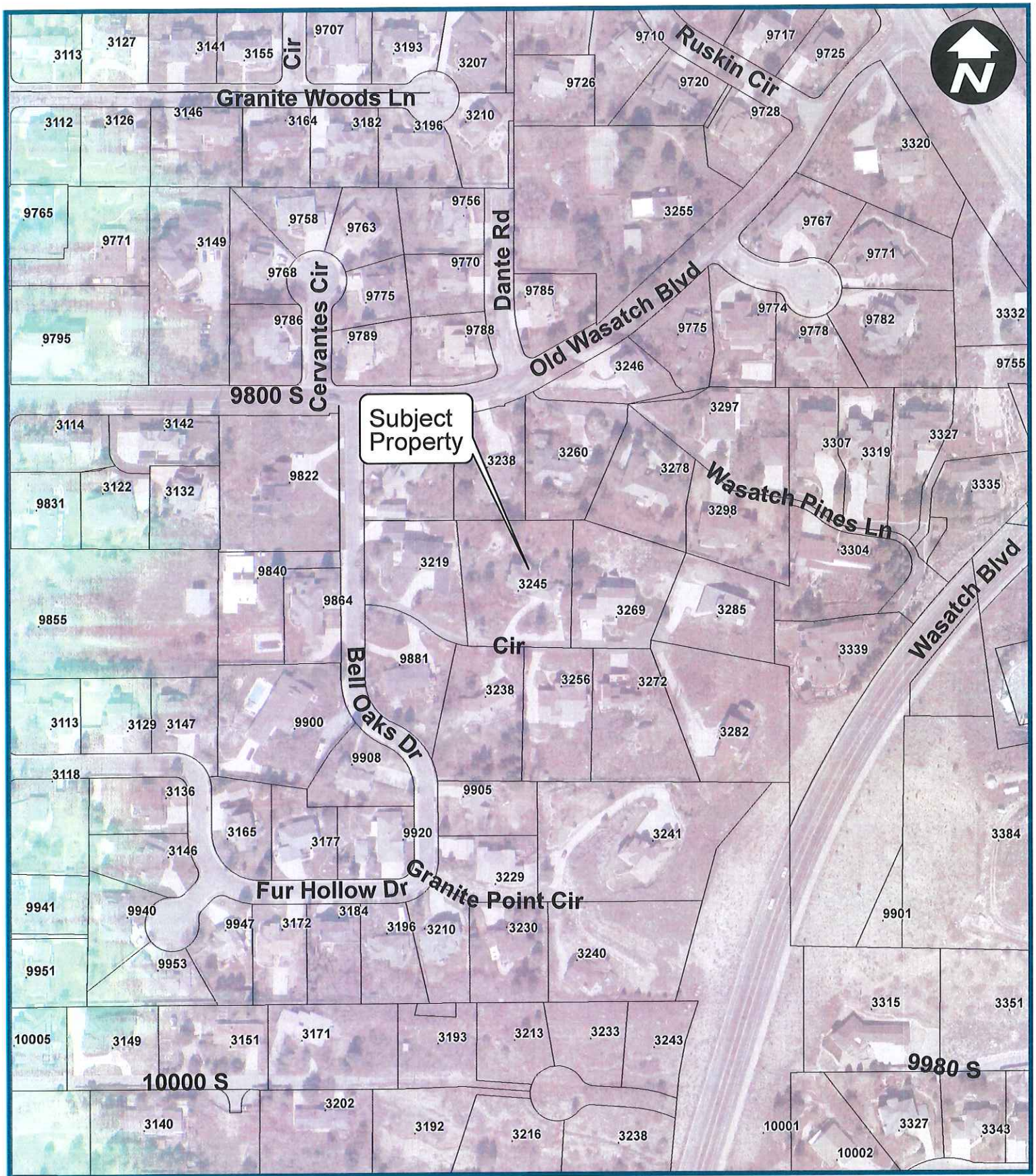


Exhibit #3 – Engineer Letter



These contours are 2'. I'm showing about 8' vertical elevation over about 100' horizontal elevation, for about 8% slope. This is buildable, but care needs to be taken that no portion of the driveway exceeds 12%. This means large, flat areas of the drive then short steep drops cannot be built. (This is a common problem.) For the permit, use the building stamp that says "Driveway Slope Min 2% Max 12%", then the burden of grading and complying with this falls on the owner/contractor.

Exhibit #4 – Vicinity Map



CUP-08-20-5885
Bowen Accessory Structure
3245 E Bell Oaks Cir



PRODUCED BY DAVID RODGERS
THE COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: CUP-08-20-5903,
Version: 1

Date: 9/17/2020

Agenda Item Title:

Gleason Accessory Structure (Conditional Use Permit requesting increase in height)
12209 Hidden Valley Road
[Community #25]

Presenter:

David Rodgers

Description/Background:

The applicant, Rob Gleason, is requesting a Conditional Use Permit (CUP) in order to construct a 17-foot-high detached garage. The proposed accessory will be 24 ft. wide and 30 ft long (720 Square feet), 17 ft. in height and be located on the southwest corner of the property. The applicant proposes to use the structure as a garage and storage. The property is zoned SD (R-1-9) and is .27 acres. Access to the garage will be via a future concrete driveway on the east side of the property.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for Rob Gleason 12209 S. Hidden Valley Drive for a 17' accessory structure as described in the application materials and subject to the following findings and conditions.

Findings

1. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the accessory structure be designed and constructed to be compatible with the architectural components of the main dwelling.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.

4. That this Conditional Use Permit be reviewed upon legitimate complaint.

MEMORANDUM

September 17th, 2020

To: Planning Commission
From: Community Development Department
Subject: Gleason Accessory Structure (Conditional Use Permit requesting increase in height)
12209 S. Hidden Valley Drive
[Community #25]

CUP-08-20-5903
Zoned SD (R-1-9)

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
	None

DESCRIPTION OF REQUEST

The applicant, Rob Gleason, is requesting a Conditional Use Permit (CUP) in order to construct a 17-foot-high detached garage (*See Exhibit #1- Application Materials*). The property is located on the southeast end of Hidden Valley Road.

The proposed accessory structure will be 24 feet wide and 30 feet long (720 square feet), 17 feet in height and located on the southeast corner of the property. (*See Exhibit #2 –Site Plan and Building Renderings*). The applicant proposes to use the structure as a garage and storage.

The property is zoned SD (R-1-9) and is part of the Bluff @ Hidden Valley 7A subdivision. The property is 0.27 acres (11,761 square feet). The property is surrounded by residential single-family homes also zoned SD (R-1-9). Access to the garage will be via a future concrete driveway on the east side of the property.

NOTICE

A neighborhood meeting was held on Thursday, Sept 3 at 7:00 PM by the Community Development Department. One neighbor attended the meeting and was in favor of the project. Notices were mailed to the property owners within a 500-foot radius of the subject parcels in advance of the Planning Commission meeting.

ANALYSIS

Section 21-11-02. (a)(3)(a) of the Sandy City Land Development Code, allows for properties that are zoned R-1-12 or smaller a maximum height of 15 feet. The applicant is requesting to go up to 17' which is permitted with the approval of the Planning Commission.

Increased Height. Per Section **21-11-02(a)(3)(c)** of the Sandy City Land Development Code a building may be built taller, up to the maximum building height for a permitted dwelling within the zone in which it is located, upon receipt of a Conditional Use Permit from the Sandy City Planning Commission. In considering the height of the structure, the Planning Commission shall consider the scale of the building in relation to the immediate surroundings, the nature of the zone and land uses in the immediate vicinity, architectural design, landscaping, access, proposed use, impact upon adjacent properties, in addition to other criteria normally considered during the Conditional Use Permit process. The Planning Commission may require additional setback from the side and rear property lines as a condition of approval.

Additional Setback Requirement. Per Section **21-11-02(a)(3)(b)** of the Sandy City Land Development Code detached structures exceeding 15 ft. in height shall increase the minimum setback one foot for each additional foot of height up to the minimum setback for the primary dwelling. The Planning Commission, through a Conditional Use Permit process may also waive this requirement. With the proposed height, the minimum setbacks to the side and rear property lines are four feet on both sides. The applicant is proposing to have a setback of 12 feet on the side and 5 feet in the rear.

COMPLIANCE WITH SECTION 21-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-04 "1" to "15", as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions "1" through "15", except the following conditions, which merit discussion or additional consideration by the Planning Commission:

1. Size, configuration and location of the site and proposed site plan layout.
The location of the detached garage is proposed to be 12 feet from the side (east) and 5 feet from the (South) property line. The proposed structure will be 17 feet in height.
2. Proposed site ingress and egress to existing and proposed roads and streets.

Access to the garage will utilize a proposed concrete driveway on the east side of the property.

6. Mass, size, number, location, design, exterior features, materials, colors of buildings, structures and other facilities.

The proposed detached garage will match the existing home in color and with shingles.

15. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

STAFF CONCERNS

There is a ten-foot public utility easement across the rear property line. Applicant has submitted easement waivers and they are attached to the building permit for the project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Rob Gleason 12209 S. Hidden Valley Drive for a 17' accessory structure as described in the application materials and subject to the following findings and conditions.

Findings

1. The proposed use meets the intent of the accessory structure section of the Sandy City Land Development Code.
2. The applicant understands and is willing to comply with the Sandy City Land Development Code and conditions of approval.

Conditions

1. That the accessory structure be designed and constructed to be compatible with the architectural components of the main dwelling.
2. That the applicant complies with all Building & Safety, and Fire & Life Codes.
3. That the applicant be responsible for meeting all provisions of the Sandy City Land Development Code, and all conditions of approval imposed by the Planning Commission.
4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner: _____

David Rodgers, Zoning Technician

Reviewed by: _____

S:\USERS\PLN\STAFFRPT\2020\CUP-08-20-5903 Gleason Accessory Structure

Exhibit #1 – Application Materials

August 27th, 2020

Rob Gleason
12209 Hidden Valley Road
Sandy, UT 84092
801-209-4864
robgleason1@gmail.com

Sandy City Planning Commission,

My name is Rob Gleason, I am the property owner for the address listed above. I am seeking approval for a conditional use permit to increase the height of a detached garage I am building in my back yard. I have already received a permit to have the garage built with a 4:12 roof pitch which makes the height of the building at 15'. I would like to add a storage loft in the attic, which would require me to change the roof pitch to a 6:12 pitch. This would then increase the height of the building to 17'. Can you please review the attached application and supporting documentation to give me the approval of increasing the height of the building to 17'. Thanks for your time and consideration.

Thanks,



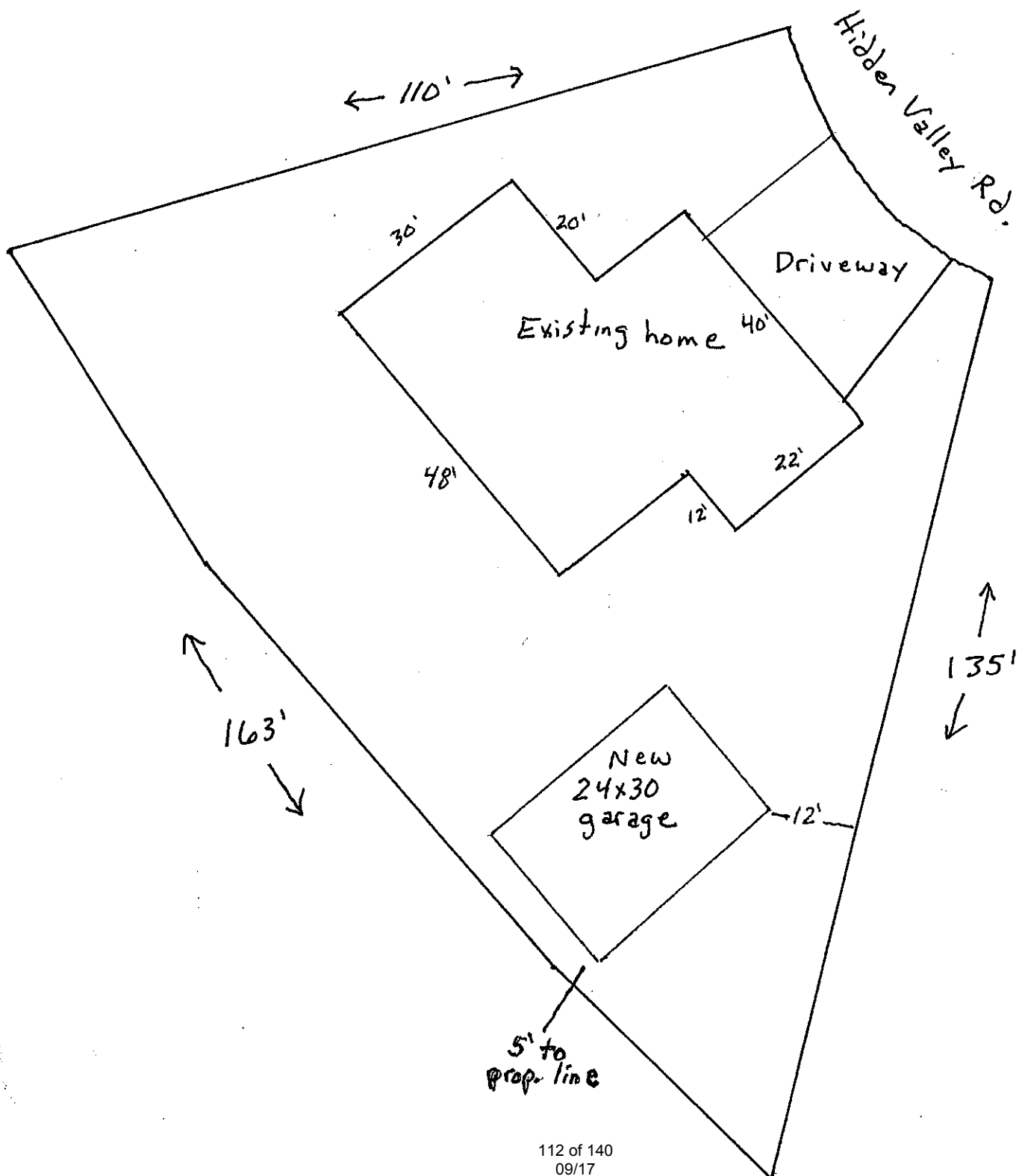
Rob Gleason

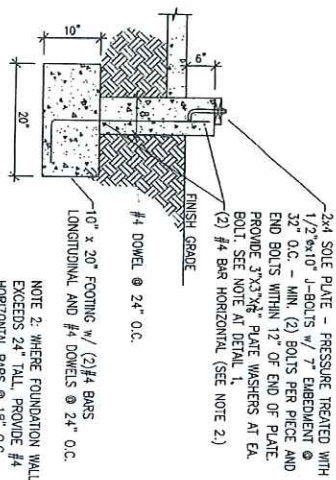
Exhibit #2 – Site Plan and Building Renderings

Owner: Robert Gleason
site: 12209 Hidden Valley Rd
Sandy, UT 84092

Contractor: A-Shed USA
Marc Whiting
801-898-3299

North →





VERIFY FROST DEPTH REQUIREMENTS WITH LOCAL JURISDICTION

HEADERS SCHEDULE - ROOF DEAD LOAD NOT TO EXCEED 15 PSF											
MAX. (R.O.) LENGTH	30 PSF SNOW		35 PSF SNOW		40 PSF SNOW		50 PSF SNOW		120 PSF SNOW		
BEARING(1)	NON-BEARING WALL	BEARING(1) WALL	NON-BEARING WALL	BEARING(1) WALL	NON-BEARING WALL	BEARING(1) WALL	NON-BEARING WALL	BEARING(1) WALL	NON-BEARING WALL	BEARING(1) WALL	
4'-0"	(2) 208	(2) 214	(2) 208	(2) 204	(2) 208	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
5'-0"	(2) 208	(2) 214	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
6'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
8'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
10'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
12'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
14'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
16'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
18'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
20'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
22'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
24'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
26'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
28'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
30'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
32'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
34'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
36'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
38'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
40'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
42'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
44'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
46'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
48'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
50'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
52'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
54'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
56'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
58'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
60'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
62'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
64'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
66'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
68'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
70'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
72'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
74'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
76'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
78'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
80'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
82'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
84'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
86'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
88'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
90'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
92'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
94'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
96'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
98'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
100'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
102'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
104'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
106'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
108'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
110'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
112'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
114'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
116'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
118'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
120'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
122'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
124'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
126'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
128'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
130'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
132'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
134'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
136'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
138'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
140'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
142'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
144'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
146'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
148'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
150'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
152'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
154'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
156'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
158'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
160'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
162'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
164'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
166'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
168'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
170'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
172'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
174'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
176'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
178'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
180'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
182'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
184'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
186'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
188'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
190'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
192'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
194'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
196'-0"	(2) 210	(2) 216	(2) 210	(2) 204	(2) 210	(2) 214	(2) 210	(2) 206	(2) 210	(2) 206	
198'-0"	(2) 210	(2) 216	(2) 210								

STUD WALL		ROOF DEAD LOAD NOT TO EXCEED 15 PSF			
DESIGN SNOW LOAD	LUMBER TYPE	DESIGN WIND LOAD			
		15 MPH	30 MPH	140 MPH	150 MPH
20 PSF	HF NO. 2 HF STUD BR.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 17" O.C.	
40 PSF	HF NO. 2 HF STUD BR.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 17" O.C.	
50 PSF	HF NO. 2 HF STUD BR.	2x4 @ 16" O.C.	2x4 @ 16" O.C.	2x4 @ 17" O.C.	
60 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x4 @ 17" O.C.		
90 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x4 @ 17" O.C.		
120 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.	2x6 @ 16" O.C.	
20 PSF	HF NO. 2 HF STUD BR.	2x4 @ 15" O.C.	2x4 @ 15" O.C.	2x6 @ 16" O.C.	
40 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
50 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
60 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
90 PSF	HF NO. 2 HF STUD BR.	2x6 @ 16" O.C.	2x6 @ 16" O.C.		
120 PSF	HF NO. 2 HF STUD BR.	2x6 @ 16" O.C.	2x6 @ 16" O.C.		
20 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
40 PSF	HF NO. 2 HF STUD BR.	2x4 @ 15" O.C.	2x6 @ 16" O.C.		
50 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
60 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
90 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
120 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.		2x6 @ 16" O.C.	
20 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
40 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
50 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
60 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
90 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
120 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
20 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
40 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
50 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
60 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
90 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		
120 PSF	HF NO. 2 HF STUD BR.	2x4 @ 17" O.C.	2x6 @ 16" O.C.		

VERIFY FROST DEPTH REQUIREMENTS WITH LOCAL JURISDICTION

VERIFY FROST DEPTH REQUIREMENTS WITH LOCAL JURISDICTION

2 ALTERNATE FOOLING DETAIL

ALTERNATE FOOTING DETAIL

ENCLOSURE 27 INCH
HORIZONTAL BARS

NOTE 2: WHERE FC EXCEEDS 24" TALL

10°
LONGITUDINAL AND #4 DOWELS

#4 DOWEL @ 24 O.C.

6"

FINISH GRADE

(2) #4 BAR HORIZONTAL (SEE


PROVIDE 3"x3"x $\frac{1}{8}$ " PLATE WASH
BOLT SEE NOTE AT DETAIL 1

END BOLTS WITHIN 12" OF END

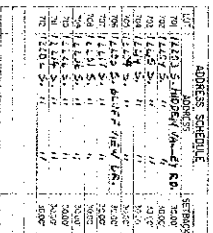
1/2" DIA. J-BOLTS W/ 1" EXT.
32" O.C. - MIN. (2) BOLTS PER

2x4 SOLE PLATE - PRESSURE
1 1/2"x4"10" L-BOITS ... 7" F

[illegible]

PROJECT NO. 2014.010	DATE JANUARY 2018	PROJECT A-SHED U.S.A. - DETACHED GARAGE	 2875 south decker lake drive, suite 275 salt lake city, utah 84119 phone 801.746.0056 - fax 801.575.6456 webpage: aeurbia.com
SHEET OF 2 2	DESIGNED BY SCR	RANCH STYLE GARAGE - END OR SIDE OPENING VARIOUS LOCATIONS	

400 BEARS ISLAND COUNTRY
BARS FOR TWO PLACER AND WHITE
COUNTRY



TRUST ACKNOWLEDGMENT

CITY OF UTAH
COUNTY OF _____
On this _____ day of _____, A.D. 19____, personally appeared before me _____, a duly qualified and authorized Notary Public for said County of _____, State of Utah, _____, who acknowledged to me that the Mayor's Declaration was signed by _____ in behalf of said trust and that the Mayor's Declaration was validly made for the uses and purposes therein mentioned.

[illegible]

A circular seal for a Registered Land Surveyor. The outer ring contains the text "REGISTERED LAND SURVEYOR" at the top and "STATE OF UTAH" at the bottom. In the center, the number "5034" is prominently displayed, with the name "Glen R. Larson" written below it.

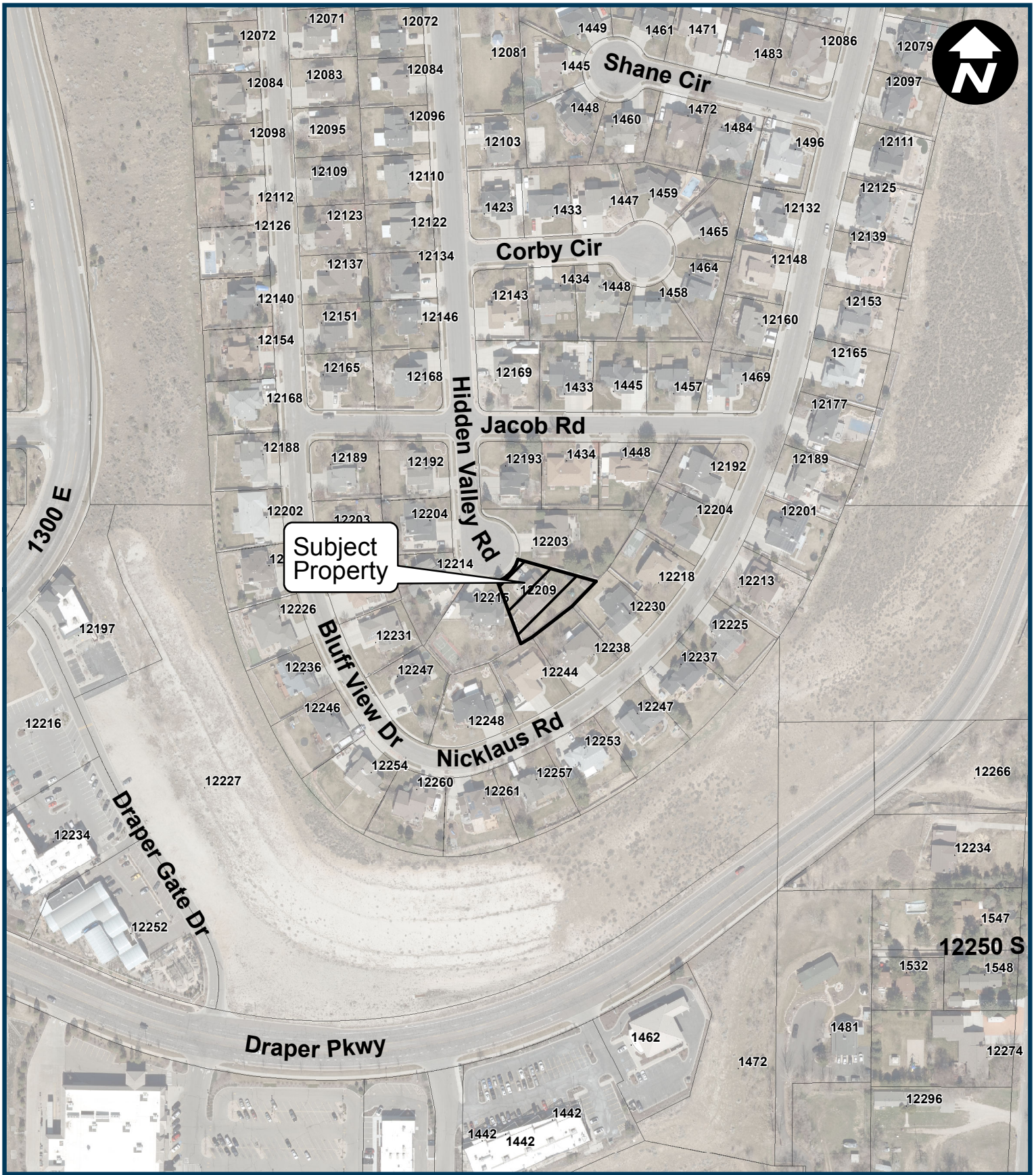
THE BLUFF OF HODEN VALLEY PHASE VII PLAT 4

[illegible]

PHASE VII PLAT A

01 FEB 1964

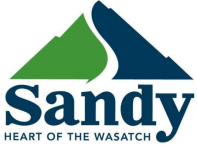
Exhibit #3 – Vicinity Map



CUP-08-20-5903
Gleason Accessory Structure
12209 S Hidden Valley Road



PRODUCED BY DAVID RODGERS
THE COMMUNITY DEVELOPMENT DEPARTMENT



Staff Report

File #: CODE-09-20-5907,
Version: 1

Date: 9/17/2020

Agenda Item Title:

Amend Public Notice Requirements

Amend Title 21, Chapter 36 - Notice Requirements, of the Sandy Municipal Code

Presenter:

Mike Wilcox

Description/Background:

On behalf of the City, the Community Development Department is proposing to amend Title 21, Chapter 36, Notice Requirements, of the Sandy Municipal Code. The purpose of the Code Amendment is to align the development code regulations with recent amendments to State requirements. This proposal will also exceed certain minimum State mandated noticing requirements on certain types of land use applications, by requiring both mailed and physical posting of public notice of public meetings.

A full staff report is attached hereto.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission forward a positive recommendation amend Title 21, Chapter 36, Notice Requirements, of the Sandy Municipal Code, as shown in (Exhibit "A") based on the following findings:

1. Compliance with the Purpose of the Land Development Code by creating consistency and equitable standards in Sandy City.
2. Compliance with the Goals and Policies of the General Plan by encouraging citizen participation in Sandy City that will invite public input and to inform and involve citizens in the planning process.

MEMORANDUM

September 10, 2020

To: City Council via Planning Commission
From: Community Development Department
Subject: Amend Public Notice Requirements CODE-09-20-5907
Amend Title 21, Chapter 36, Notice Requirements, of the
Sandy Municipal Code

HEARING NOTICE: *This item has been noticed on public websites, and in the newspaper at least 10 days prior to the Public Hearing.*

REQUEST

On behalf of the City, the Community Development Department is proposing to amend Title 21, Chapter 36, Notice Requirements, of the Sandy Municipal Code. The purpose of the Code Amendment is to align the development code regulations with recent amendments to State requirements. This proposal will also exceed certain minimum State mandated noticing requirements on certain types of land use applications, by requiring both mailed and physical posting of public notice of public meetings. The full text of the proposed changes are shown in Exhibit "A" (final draft – no redline format) and Exhibit "B" (final draft – redline format).

BACKGROUND

The City Council has discussed making changes to our public notice process at a couple recent meetings. Staff assisted the Council in creating an initial draft of some proposed changes to Title 21-36-2, focused on requiring posting physical notice to the affected properties (see Exhibit C"). On August 25, 2020, the Council approved a motion to move forward with the proposed amendment through the formal code amendment process.

In recent years, the State Code has been amended several times, but our City Code hasn't had any revisions to it since 2008. While staff reviewed the entire chapter, we found that it would be appropriate to incorporate several amendments to this chapter to align it with State Code and City Policies.

ANALYSIS

The initial code amendment draft from the City Council (see exhibit “C”) included three main changes to the existing section 21-36-2. First was to increase the radius of mailing to property owners surrounding the subject property to 500 feet. This change matches current practice by staff. Second change was to further define the standards for posting a public notice sign to a property. The third added a requirement for certain applications to require both mailed notice and physical public notice sign posted to the subject property.

As staff reviewed this chapter in greater depth, it was discovered that larger changes to this entire chapter were needed to address changes to the State Code and make sure the entire chapter aligned with the proposed changes requested by the City Council. As a result, staff has essentially re-written and reorganized the entire chapter.

Staff has eliminated any code sections that are directly repeating state code, such as existing section 21-36-1, and those that no longer are applicable or needed, such as 21-36-5 and 21-36-7 (see Exhibit “D” – existing code). We have moved and added to the existing section 21-36-9, to replace 21-36-1. This revised first section establishes minimum requirements for public notices that are no longer established by State Code. It clarifies and codifies existing practices and administration of public notices for both public meetings and public hearings.

The second section addresses notifications to third-parties, which means neighboring property owners. Staff has incorporated the draft changes that the City Council directed staff to incorporate into the code. Staff is proposing some additional modifications to the initial draft (see Exhibit “C” for reference) that further refine the requirements of this section. Those changes are outlined as follows:

- Included clarifying language to section (a) that these notices are required when concerning a specific parcel of property, and language that these regulations do not exempt State Code regulations.
- In subsection (a)(1), staff is proposing to increase the mailed notices to be postmarked at least five (5) days prior to the city meeting. Staff has also moved clarifying language from the former section (c) that these notices will be mailed to any owner of property within the 500 foot radius, regardless of whether they are within city boundaries.
- Added clarifying language that when posting a property with a physical notice sign, that it is to be done at least ten (10) days prior to the city meeting.
- In section (b), staff has clarified types of land use applications (and provided some clarification to limit certain applications that aren’t near residential properties) that would require both types of public notice (mailed and physical sign posted). Staff eliminated variances from these land use applications that was shown in the original draft. Staff felt that the original intent of requiring posting of a public notice sign to the property was intended for applications that could constitute a large/major change to the area. Variances don’t fit that criteria as they are very rare and usually don’t consider a major change.
- Staff has eliminated the proposed section (c), as that language was incorporated into (a)(1).

In the third section of this chapter, staff has included references to certain cases that require different public notice requirements. Rather than copy those codes verbatim, they are only referenced with a title specifying the land use application that applies to those differing standards. This way, we won’t need to alter our city code should the state law change.

In summary, we have kept and refined language of this chapter that are not included in the state code or go above or beyond the minimum requirements established in state code. All other sections merely reference the requirements found in state statutes.

Staff would also point out the potential impacts of this proposed amendment. The proposed changes will provide more notice to the neighboring property owners by increasing the required mailing time, the increased radius, and the requirement to post the property on some applications. Conversely, this may cause some delays to the applicants in processing their advancement to the Planning Commission or City Council.

NON-CONFORMING USES

This Code Amendment would not create any non-conforming use situations.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in 21-1-3 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

21-1-3 Purpose

This Code is adopted to implement Sandy City's General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. General

- a. To facilitate the orderly growth and development of Sandy City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well-being of Sandy City and its inhabitants.

2. Implementation of General Plan

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

3. Comprehensive, Consistent and Equitable Regulations

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. Efficiently and Effectively Managed Procedures

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment would promote fair procedures that are efficient and effective. It would also respect the rights of all applicants and affected citizens.

GENERAL PLAN COMPLIANCE

The General Plan encourages citizen involvement (see Goal 3.0 of the Growth, Land Use and Community Identity section of the General Plan). This code amendment would further that goal and objective.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation amend Title 21, Chapter 36, Notice Requirements, of the Sandy Municipal Code, as shown in (Exhibit "A") based on the following findings:

1. Compliance with the Purpose of the Land Development Code by creating consistency and equitable standards in Sandy City.
2. Compliance with the Goals and Policies of the General Plan by encouraging citizen participation in Sandy City that will invite public input and to inform and involve citizens in the planning process.

Planner:

Reviewed by:



Mike Wilcox
Zoning Administrator

File Name: S:\USERS\PLN\STAFFRPT\2020\CODE-09-20-5907 AMEND PUBLIC NOTICE REQUIREMENTS\STAFF REPORT.DOCX

Exhibit "A"

CHAPTER 21-36. – PUBLIC NOTICE REQUIREMENTS^[9]

Footnotes:

--- (9) ---

State Law reference— Notice requirements, U.C.A. 1953, § 10-9a-201 et seq.

Sec. 21-36-1. - General Public Notice Requirements.

- (a) For each land use application which requires a public hearing or public meeting, public notice shall be done as provided within this chapter, except as required by Utah State Code.
- (b) For each land use application which requires a public hearing or public meeting, and public notice is not specified by Utah State Code, the City shall provide notice (including the type of meeting, date, time, location, description of land use application, and City contact information) as follows:
 - (1) Notice of Public Hearing. The City shall provide notice of a public hearing at least three (3) days before the hearing that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.
 - (2) Notice for Public Meetings. The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.

Sec. 21-36-2. - Third-Party Public Notice.

- (a) For each land use application that requires a public meeting or hearing that concerns a specific parcel of property, public third-party notice shall be done as provided within this chapter, except as required by Utah State Code. The City shall:
 - (1) Mail notice at least five (5) days before the public hearing or public meeting to the record owner of each parcel within 500 feet of the property that is the subject of the hearing, including property owners within the City boundaries and property owners within adjacent jurisdictions; or
 - (2) Post notice at least ten (10) days before the public hearing or public meeting on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
 - (i) The City shall take a photo verifying that the notice has been posted. The City shall inspect and verify, with another photo, at least one other time during notice period. This verification shall be included in the application packet for the public meeting/hearing.
 - (ii) This posted notice should include the following: type of meeting, date, time, location, description of land use application, and City contact information.

Exhibit "A"

(iii) If this posted notice is destroyed or disappears during the notice period, the City's ability to hold the public meeting/hearing will not be delayed, and it will not affect the validity of decisions made at the public meeting/hearing.

(b) For all rezone, residential subdivision, and commercial site plan (within 250' of a residential zone district boundary) land use applications that require a public meeting or hearing, the City shall mail notice to adjacent property owners and post notice on the property as required by State Code and this section.

Sec. 21-36-3. – State Code Required Notices

(a) General Plan.

See U.C.A. 1953, §§ 10-9a-203 and 10-9a-204.

(b) Zone District Map and Land Development Code.

See U.C.A. 1953, § 10-9a-205

(c) Subdivision Amendments.

See U.C.A. 1953, § 10-9a-207.

(d) Street Vacations, Alteration, Amendments or Closure).

See U.C.A. 1953, § 10-9a-207 and § 10-9a-208.

(e) Miscellaneous Notice requirements (Transportation Corridors, Higher Education Housing, Canals, etc).

See U.C.A. 1953, § 10-9a-206, § 10-9a-210, § 10-9a-211, § 10-9a-212, and § 10-9a-213.

(f) Applicant Notice – Waiver of requirements.

See U.C.A. 1953, § 10-9a-202.

(g) Notice Challenge.

See U.C.A. 1953, § 10-9a-209.

CHAPTER 21-36. ~~---~~ PUBLIC NOTICE REQUIREMENTS^[9]

Footnotes:

~~---~~ (9) ~~---~~

State Law reference— Notice requirements, U.C.A. 1953, § 10-9a-201 et seq.

Sec. 21-36-1. - General Public Notice Requirements.

- (a) For each land use application which requires a public hearing or public meeting, public notice shall be done as provided within this chapter, except as required by Utah State Code.
- (b) For each land use application which requires a public hearing or public meeting, and public notice is not specified by Utah State Code, the City shall provide notice (including the type of meeting, date, time, location, description of land use application, and City contact information) as follows:
 - (1) Notice of Public Hearing. The City shall provide notice of a public hearing at least three (3) days before the hearing that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.
 - (2) Notice for Public Meetings. The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City, on the City's official website, and on the Utah Public Notice Website.

~~Applicant Notice; Waiver of Requirements.~~

~~(a) For each land use application the City shall:~~

~~(1) Notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application;~~

~~(2) Provide to each applicant a copy of each staff report regarding the applicant or the pending application at least three business days before the public hearing or public meeting; and~~

~~(3) Notify the applicant of any final action on a pending application.~~

~~(b) If the City fails to comply with the requirements of Subsection (a)(1) or (2) of this section, or both, an applicant may waive the failure so that the application may stay on the public hearing or public meeting agenda and be considered as if the requirements had been met.~~

~~(LDC 2008, § 15A-36-01)~~

~~State Law reference—Similar provisions, U.C.A. 1953, § 10-9a-202.~~

Sec. 21-36-2. - Third-Party Public Notice.

- (a) For each land use application that requires a public meeting or hearing that concerns a specific parcel of property, public third-party notice shall be done as provided within this chapter, except as required by Utah State Code. ~~Those sections of these ordinances that require notice to adjacent property owners,~~ the City shall:

- (1) ~~(1)~~—Mail notice at least ~~three~~five (5) days before the public hearing or public meeting to the record owner of each parcel within 500 ~~300~~-feet of the property that is ~~is the~~ subject of the hearing, including property owners within the City boundaries and property owners within adjacent jurisdictions; or
- (1) ~~(1)~~—Post notice at least ten (10) days before the public hearing or public meeting on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
- (2) ~~(2)~~—Post notice on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
 - (i) The City shall take a photo verifying that the notice has been posted. The City shall inspect and verify, with another photo, at least one other time during the 10-day ~~posting~~notice period. This verification shall be included in the application packet for the public meeting/hearing.
 - (ii) This posted notice should include the following: type of meeting, date, time, location, description of land use application, and City contact information ~~for the City staff.~~
 - (iii) If this posted notice is destroyed or disappears during the ~~posting~~notice period, the City's ability to hold the public meeting/hearing will not be delayed, and it will not affect the validity of decisions made at the public meeting/hearing.

- (b) For all rezone, residential subdivision, and commercial site plan (within 250' of a residential zone district boundary) land use applications that require a public meeting or hearing, the City shall mail notice to adjacent property owners and post notice on the property as required by State Code and this section.

- ~~(b) The mailed notice to third party property owners under Subsection (a)(1) of this section shall include both property owners within the City boundaries and property owners within adjacent jurisdictions within 300 feet of the subject property.~~

~~(LDC 2008, § 15A-36-02)~~

~~State Law reference—Third party notice, U.C.A. 1953, § 10-9a-203.~~

Sec. 21-36-3. ~~—~~ State Code Required Notices

- (a) General Plan.

See U.C.A. 1953, §§ 10-9a-203 and 10-9a-204.

(b) ~~Zone District Map and Land Development Code.~~

See U.C.A. 1953, § 10-9a-205

(c) ~~Subdivision Amendments.~~

See U.C.A. 1953, § 10-9a-207.

(d) ~~Street Vacations, Alteration, Amendments or Closure).~~

See U.C.A. 1953, § 10-9a-207 and § 10-9a-208.

(e) ~~Miscellaneous Notice requirements (Transportation Corridors, Higher Education Housing, Canals, etc).~~

See U.C.A. 1953, § 10-9a-206, § 10-9a-210, § 10-9a-211, § 10-9a-212, and § 10-9a-213.

(f) ~~Applicant Notice – Waiver of requirements.~~

See U.C.A. 1953, § 10-9a-202.

(g) ~~Notice Challenge.~~

See U.C.A. 1953, § 10-9a-209.

~~See U.C.A. 1953, §§ 10-9a-203 and 10-9a-204.~~

~~Sec. 21-36-4. ~~Zone District Map and Land Development Code.~~~~

~~See U.C.A. 1953, § 10-9a-205.~~

~~Sec. 21-36-5. ~~Subdivision Regulations.~~~~

~~(a) *Subdivision Regulations Consideration.*~~

~~(1) The Planning Commission shall hold a public hearing to consider and recommend to the City Council proposed ordinances regulating the subdivision of land or amendments thereto after notice is given as set forth below.~~

~~(2) After the Planning Commission has forwarded the proposed ordinances regulating the subdivision of land or amendments thereto and its recommendation to the City Council, the Council shall consider each proposed ordinance regulating the subdivision of land or amendment thereto at a public meeting after notice is given as set forth below.~~

~~(b) *Notice Required.* The City shall give notice of the date, time and place of the first public hearing to consider the adoption or modification of subdivision ordinances and shall give each notice of each public meeting on the subject.~~

~~(c) *Public Hearing Notice.* Each notice of a public hearing to consider ordinances that regulate the subdivision of land within the City or amendments shall be:~~

~~(1) Mailed to each affected entity at least ten calendar days before the public hearing;~~

Exhibit "B"

~~(2) Posted:~~

~~a. Published in a newspaper of general circulation in the area at least ten calendar days before the public hearing; or~~

~~b. Mailed at least three days before the public hearing to:~~

~~1. Each property owner whose land is directly affected by the subdivision ordinance change; and~~

~~2. Each adjacent property owner within 300 feet of the land that is directly affected by the subdivision ordinance change.~~

~~(d) *Public Meeting Notice.* Each notice of a public meeting to consider ordinances that regulate the subdivision of land within the City or amendments shall be at least 24 hours before the meeting and shall be posted:~~

~~(1) In at least three public locations within the City; or~~

~~(2) On the City's official website.~~

~~(LDC _____ 2008, _____ § _____ 15A-36-05)~~

~~Sec. 21-36-6. Subdivision Plats and Amendments.~~

~~See U.C.A. 1953, § 10-9a-207.~~

~~Sec. 21-36-7. Condominium Plats and Amendments.~~

~~If required by other provisions of this title or state law, the Planning Commission shall consider a condominium plat at a public hearing and comply with the noticing requirements therein. If a public hearing is not required, the Planning Commission shall consider the condominium plat at a public meeting.~~

~~(LDC 2008, § 15A-36-07)~~

~~Sec. 21-36-8. Street Vacations, Alteration, Amendments or Closure (not within a subdivision plat).~~

~~See U.C.A. 1953, § 10-9a-208.~~

~~Sec. 21-36-9. General Notice Requirements.~~

~~For those sections of these ordinances which require public hearings or public meetings for which the notice requirements are not specified, notice shall be as follows:~~

~~(1) *Application Concerning Specific Parcel of Property; Notice of Public Hearing.* For an application that concerns a specific parcel of property, the City shall provide notice of the date, time and place of a public hearing that is:~~

~~a. Posted not less than three calendar days before the public hearing in at least three public locations within the City or on the City's official website;~~

~~b. Mailed not less than three calendar days before the public hearing and addressed to the record owner of each parcel directly affected by the application and of each parcel within 300 feet of that property; or~~

~~c. Posted not less than three calendar days before the public hearing, on the property to which the application pertains, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.~~

~~(2) *Application Not Concerning Specific Parcel of Property; Notice of Public Hearing.* For an application that does not concern a specific parcel of property, the City shall provide notice of the date, time and place of a public hearing that is posted not less than three calendar days before the public hearing in at least three public locations within the City or on the City's official website.~~

Exhibit "B"

~~(3)—Notice for Public Meetings. The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City or on the City's official website.~~

~~(LDC 2008, § 15A-36-09)~~

~~Sec. 21-36-10.—Notice Challenge.~~

~~See U.C.A. 1953, § 10-9a-209.~~

~~(LDC 2008, § 15A-36-10)~~

21-36-2. – Third-Party Notice

- (a) For those sections of these ordinances that require notice to adjacent property owners, the City shall:
- (1) Mail notice three days before the public hearing or public meeting to the record owner of each parcel within **500** feet of the property that is subject of the hearing; or
 - (2) Post notice on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
 - (i) The City shall take a photo verifying that the notice has been posted. The City shall inspect and verify, with another photo, at least one other time during the 10 day posting. This verification shall be included in the application packet for the public meeting/hearing.
 - (ii) This posted notice should include the following: type of meeting, date, time, **description of land use application**, and contact information for the City staff.
 - (iii) If this posted notice is destroyed or disappears during the posting period, the City's ability to hold the public meeting/hearing will not be delayed, and it will not affect the validity of decisions made at the public meeting/hearing.
- b. For all rezone, subdivision, commercial site plan, and variance applications the City shall mail notice in accordance with (a)(1) and post a notice in accordance with subsection (a)(2) not less than 10 days prior to the public meeting/hearing.
- ~~(b)~~c) The mailed notice to third party property owners under Subsection (a)(1) of this section shall include both property owners within the City boundaries and property owners within adjacent jurisdictions within **500** feet of the subject property.

CHAPTER 21-36. - NOTICE REQUIREMENTS^[9]

Footnotes:

--- (9) ---

State Law reference— Notice requirements, U.C.A. 1953, § 10-9a-201 et seq.

Sec. 21-36-1. - Applicant Notice; Waiver of Requirements.

- (a) For each land use application the City shall:
 - (1) Notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application;
 - (2) Provide to each applicant a copy of each staff report regarding the applicant or the pending application at least three business days before the public hearing or public meeting; and
 - (3) Notify the applicant of any final action on a pending application.
- (b) If the City fails to comply with the requirements of Subsection (a)(1) or (2) of this section, or both, an applicant may waive the failure so that the application may stay on the public hearing or public meeting agenda and be considered as if the requirements had been met.

(LDC 2008, § 15A-36-01)

State Law reference— Similar provisions, U.C.A. 1953, § 10-9a-202.

Sec. 21-36-2. - Third-Party Notice.

- (a) For those sections of these ordinances that require notice to adjacent property owners, the City shall:
 - (1) Mail notice three days before the public hearing or public meeting to the record owner of each parcel within 300 feet of the property that is subject of the hearing; or
 - (2) Post notice on the property with a sign of sufficient size, durability, print quality, and location that is reasonably calculated to give notice to passersby.
- (b) The mailed notice to third party property owners under Subsection (a)(1) of this section shall include both property owners within the City boundaries and property owners within adjacent jurisdictions within 300 feet of the subject property.

(LDC 2008, § 15A-36-02)

State Law reference— Third party notice, U.C.A. 1953, § 10-9a-203.

Sec. 21-36-3. - General Plan.

See U.C.A. 1953, §§ 10-9a-203 and 10-9a-204.

Sec. 21-36-4. - Zone District Map and Land Development Code.

See U.C.A. 1953, § 10-9a-205.

Sec. 21-36-5. - Subdivision Regulations.

(a) *Subdivision Regulations Consideration.*

- (1) The Planning Commission shall hold a public hearing to consider and recommend to the City Council proposed ordinances regulating the subdivision of land or amendments thereto after notice is given as set forth below.
- (2) After the Planning Commission has forwarded the proposed ordinances regulating the subdivision of land or amendments thereto and its recommendation to the City Council, the Council shall consider each proposed ordinance regulating the subdivision of land or amendment thereto at a public meeting after notice is given as set forth below.

(b) *Notice Required.* The City shall give notice of the date, time and place of the first public hearing to consider the adoption or modification of subdivision ordinances and shall give each notice of each public meeting on the subject.

(c) *Public Hearing Notice.* Each notice of a public hearing to consider ordinances that regulate the subdivision of land within the City or amendments shall be:

- (1) Mailed to each affected entity at least ten calendar days before the public hearing;
- (2) Posted:
 - a. Published in a newspaper of general circulation in the area at least ten calendar days before the public hearing; or
 - b. Mailed at least three days before the public hearing to:
 1. Each property owner whose land is directly affected by the subdivision ordinance change; and
 2. Each adjacent property owner within 300 feet of the land that is directly affected by the subdivision ordinance change.

(d) *Public Meeting Notice.* Each notice of a public meeting to consider ordinances that regulate the subdivision of land within the City or amendments shall be at least 24 hours before the meeting and shall be posted:

- (1) In at least three public locations within the City; or
- (2) On the City's official website.

(LDC 2008, § 15A-36-05)

Sec. 21-36-6. - Subdivision Plats and Amendments.

See U.C.A. 1953, § 10-9a-207.

Sec. 21-36-7. - Condominium Plats and Amendments.

If required by other provisions of this title or state law, the Planning Commission shall consider a condominium plat at a public hearing and comply with the noticing requirements therein. If a public hearing is not required, the Planning Commission shall consider the condominium plat at a public meeting.

(LDC 2008, § 15A-36-07)

Sec. 21-36-8. - Street Vacations, Alteration, Amendments or Closure (not within a subdivision plat).

See U.C.A. 1953, § 10-9a-208.

Sec. 21-36-9. - General Notice Requirements.

For those sections of these ordinances which require public hearings or public meetings for which the notice requirements are not specified, notice shall be as follows:

- (1) *Application Concerning Specific Parcel of Property; Notice of Public Hearing.* For an application that concerns a specific parcel of property, the City shall provide notice of the date, time and place of a public hearing that is:
 - a. Posted not less than three calendar days before the public hearing in at least three public locations within the City or on the City's official website;
 - b. Mailed not less than three calendar days before the public hearing and addressed to the record owner of each parcel directly affected by the application and of each parcel within 300 feet of that property; or
 - c. Posted not less than three calendar days before the public hearing, on the property to which the application pertains, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.
- (2) *Application Not Concerning Specific Parcel of Property; Notice of Public Hearing.* For an application that does not concern a specific parcel of property, the City shall provide notice of the date, time and place of a public hearing that is posted not less than three calendar days before the public hearing in at least three public locations within the City or on the City's official website.
- (3) *Notice for Public Meetings.* The City shall provide notice of a public meeting at least 24 hours before the meeting that shall be posted in at least three public locations within the City or on the City's official website.

(LDC 2008, § 15A-36-09)

Sec. 21-36-10. - Notice Challenge.

See U.C.A. 1953, § 10-9a-209.

(LDC 2008, § 15A-36-10)



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 20-305, **Version:** 1

Date: 9/17/2020

Planning Commission minutes for 09.03.2020 (Draft)



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Jeff Lovell
NH Rather (Alternate)
Daniel Schoenfeld (Alternate)

Thursday, September 3, 2020

6:15 PM

On-line meeting

Meeting procedures are found at the end of this agenda.

Electronic Meeting Only

Sandy City Planning Commission Chair Statement:

In accordance with, Utah Code 52-4-207(4) Open and Public Meeting Act, I have determined that to protect the health and welfare of Sandy citizens, an in person Planning Commission meeting, including attendance by the public and the Planning Commission is not practical or prudent.

Considering the continued rise of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain in the Sandy City Council Chambers.

The Center for Disease Control states that COVID-19 is easily spread from person to person between people who are in close contact with one another. The spread is through respiratory droplets when an infected person coughs, sneezes or talks and may be spread by people who are non-symptomatic.

It is my intent to safeguard the lives of Sandy residents, business owners, employees and commission members by meeting remotely through electronic means without an anchor location.

Community Development staff are hereby authorized and directed to include a copy of the above notice with each Planning Commission agenda.

Jamie Tsandes, Chair
Sandy City Planning Commission

The September 3, 2020 Sandy City Planning Commission meeting will be conducted via Zoom Webinar. Public comment may be allowed after the presentation of the particular item by the Staff and Applicant, as directed by the Planning Commission Chairman. Each speaker is allowed two minutes. Citizens wishing to comment must access the meeting via the Zoom Webinar link below and must use the "raise hand" feature. The call-in number is for listening only. If a citizen is unable to attend a meeting via Zoom, he or she may e-mail the Planning Director at bmccuiston@sandy.utah.gov by 3:00 PM the day of the Planning Commission meeting to have those comments distributed to the Commission members and/or have them read into the record at the appropriate time.

Register in advance for this webinar:

<https://us02web.zoom.us/j/87229383705>

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 872 2938 3705

Webinar Password: 759284

FIELD TRIP

[20-292](#)

Field trip map

Attachments: [Map for 9.3.2020.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 9 - Commissioner Dave Bromley
Commissioner Monica Collard
Commissioner Ron Mortimer
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Jeff Lovell
Commissioner Cameron Duncan
Commissioner NH Rather
Commissioner Daniel Schoenfeld

Public Hearing Item

1. [ZONE-07-20-5877\(PC\)](#) Copper Creek Rezone
1368 E. Copper Creek Road from CN and R-1-8 to RM (12)
[Community #16 - Falcon Park]

Attachments: [Staff report.pdf](#)
[Concept Plan \(7.28.20\).pdf](#)
[Neighborhood Meeting Summary \(8/13/20\).pdf](#)
[Applicant Email-Neighborhood Meeting Summary Response](#)
[Combined Resident Emails \(9.2.20\)](#)

Jake Warner presented this item to the Planning Commission.

Jeff Lovell asked if the neighboring residential subdivisions are all R-1-8 zone.

Jake Warner said yes.

Marco Diaz, the applicant, further presented this item to the Planning Commission.

Jamie Tsandes asked what the red areas were on the site plan.

Marco Diaz explained that they are smaller tot-lots or open space areas.

Jeff Lovell asked if all the units on the private drive are rear loading.

Jake Warner said yes, except for the units that have access on 1380 E.

Michael Christopherson clarified that they Planning Commission is only approving a re-zone not a site plan yet.

Dave Bromley explained that he didn't know how the developer would meet parking requirements.

Michael Christopherson asked what the parking requirements were.

Jake Warner clarified that there are regulations on parking, and that the site plan would be required to meet but right now we are just approving the re-zone.

Marco Diaz clarified his plan to meet parking requirements.

Jamie Tsandes opened this item to public comment.

Cody Kofoed is not in favor of this item and has concerns about traffic in the neighborhood.

Steve Van Maren likes the project and believes it is a good use for the property.

Heather Myer has concerns about traffic, parking on the street, and lack of property value but is open to a smaller density project.

Tom Lewis is not in favor of the development proposal and feels that nothing has changed from neighborhood meeting where he had concerns about traffic, parking and the two entrances to the subdivision on Copper Creek and Sterling.

Jamie Tsandes closed this item to public comment.

Dave Bromley asked Brittney Ward how we could limit parking on the road.

Brittney Ward, City Traffic Engineer, explained that vehicles that were to park on the street would be subject to local ordinances and possible citations.

Monica Collard asked that if half the lot is a CN zone, would that mean that if the lot was used for a commercial business, it would have more of an impact.

James Sorensen explained that it would only be able to be used for a commercial use like an office building.

Michael Christopherson asked if that could include a convenience store.

James Sorenson said yes.

Jamie Tsandes clarified that it could possibly generate more traffic than what is currently being proposed.

Brittney Ward explained the traffic use for a commercial use vs the proposed item and that she would require the applicant to do a traffic study and memo with the site plan approval.

Jeff Lovell asked what the limit on density would be.

Jake Warner clarified that a RM (12) zone designates 12 units per acre, so it can only go up to 12.

Jamie Tsandes asked if a convenience store went in would there be more traffic

Brittney Ward said yes, but it would also depend if they had fuel stations.

Michel Christopherson explained that he thinks that this is a good use and thinks it is a good density.

Monica Collard likes the project but with parking concerns she thinks the density will be too high.

Jamie Tsandes agreed.

A motion was made by Monica Collard, seconded by Jeff Lovell that the Planning Commission recommend that the City Council not approve the zone change from CN and R-1-8 to RM (12) because the density is too high.

Yes: 5 - Monica Collard
Ron Mortimer
Jamie Tsandes
Jeff Lovell
Cameron Duncan

No: 2 - Dave Bromley
Michael Christopherson

Administrative Business

1. [20-293](#) Planning Commission minutes from 8.20.2020 (Draft)

Attachments: [PC Minutes 08.20.2020 \(DRAFT\).pdf](#)

A motion was made by Dave Bromley, seconded by Jeff Lovell to approve the meeting minutes for 08.20.2020

Yes: 7 - Dave Bromley
Monica Collard
Ron Mortimer
Jamie Tsandes
Michael Christopherson
Jeff Lovell
Cameron Duncan

2. Sandy City Development Report
3. Director's Report

Adjournment

A unanimous motion was made to adjourn.

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256