

# Community Development Department

Tom Dolan  
Mayor

Byron Jorgenson  
Chief Administrative Officer

Michael G. Coulam  
Director

## MEMORANDUM

June 6, 2016

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To: City Council via Planning Commission  
From: Community Development Department  
Subject: **Miles Annexation (R-1-10) Zone** 1.42 Acres  
2341 East Sugar Loaf Lane [Mountain Views, Community #19] ANEX-5-16-5079

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**HEARING NOTICE:** *This item has been noticed to property owners within 300 feet of the proposed annexation.*

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### BACKGROUND

David Miles is requesting annexation for properties located at approximately 2341 East Sugar Loaf Lane. The area under consideration for annexation contains four parcels with different owners. All four parcels are privately owned and have residential dwellings located on them. The applicant is proposing to annex these properties into the City and is requesting the R-1-10 zone (single family residential on a minimum of 10,000 square foot lots). Three private property owners have consented to be annexed. The remaining one has not signed a consent form, but has been contacted and is aware of the proposed annexation request.

The subject properties are bordered by Sandy City to the South.

### ANALYSIS

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

1. The area is **contiguous** to the Sandy City boundary (south side).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **fire service and emergency medical service** to this area.
4. The City can provide a high level of other **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 subject property is currently zoned A-1 in Salt Lake County. The A-1 Zone allows single family dwellings 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.

As we annex these parcels into Sandy City, staff is recommending that they be zoned R-1-10. Staff feels that the R-1-10 Zone is appropriate for these parcels.

### **STAFF RECOMMENDATION**

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

1. The area is **contiguous** to the Sandy City boundary (south side).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **fire service and emergency medical service** to this area.
4. The City can provide a high level of other **municipal services** to these properties.
5. The R-1-10 Zone is appropriate for these parcels based upon the surrounding land uses.

Planner:



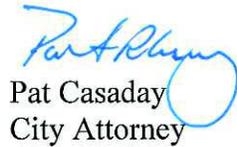
James L. Sorensen  
Asst. Community Development Director

Reviewed by:



Michael G. Coulam  
Community Development Director

Legal Review:



Pat Casaday  
City Attorney

Miles Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2016)</u>	<u>Acres</u>
Robert & Kristen Spendlove	22-34-452-009	\$394,900	.26
David & Jolynn Miles	22-34-452-010	\$348,100	.26
Malcolm & Shauna Jeffery	22-34-452-011	\$322,100	.24
Dean & Mary Power	22-34-454-001	\$353,300	.21

**MILES ANNEXATION DESCRIPTION**

All of Lots 8, 9, 10 and 11, WILLOW CREEK No 17 SUBDIVISION, according to the official plat thereof recorded September 7, 1973 as Entry No. 2567848 in Book 73-9 of plats at Page 76 in the office of the Salt Lake County Recorder, ALSO and INCLUDING a portion of Sugar Loaf Lane and Treasure Mountain Drive abutting said Lots, described by metes and bounds as follows:

Beginning at an angle point in the current Sandy City boundary 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 the Salt Lake County Recorder, said point lies South  $0^{\circ}07'44''$  West 2085.68 feet along the quarter section line and South  $89^{\circ}40'33''$  East 107.475 feet from the Center Quarter Corner of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 25.00 feet to intersect the centerline of Treasure Mountain Drive; thence along said centerline of Treasure Mountain Drive, North 192.87 feet to intersect a westerly extension of the northerly line of Lot 8, 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 said westerly extension and the northerly line of Lots 8 and 9 of said WILLOW CREEK No 17 SUBDIVISION, East 240.95 feet, more or less (record = 240.965 feet) to the northeast corner of said Lot 9; thence along the easterly line of said Lot 9, South 53.375 feet (record = 53.34 feet) to the rear lot corner common to Lots 9 and 10 of said WILLOW CREEK No 17 SUBDIVISION; thence along the northeasterly line of said Lot 10, South  $30^{\circ}00'00''$  East 123.97 feet to the most southeasterly corner of said Lot 10 and a point on the current Sandy City boundary established by said previous annexation; thence along said current Sandy City boundary and the southeasterly line of said Lot 10 and beyond, South  $58^{\circ}00'00''$  West 140.785 feet to the southwesterly right-of-way line of Sugar Loaf Lane; thence continuing along said current Sandy City boundary and said southwesterly right-of-way line of Sugar Loaf Lane, North  $32^{\circ}00'00''$  West 35.00 feet to the most easterly corner of Lot 11 of said WILLOW CREEK No 17 SUBDIVISION; thence continuing along said current Sandy City boundary and the southeasterly line of said Lot 11, South  $58^{\circ}00'00''$  West 77.26 feet; thence continuing along said current Sandy City boundary and the southerly line of said Lot 11 and beyond, West 124.475 feet to intersect the westerly right-of-way line of Treasure Mountain Drive; thence along said current Sandy City boundary and said westerly right-of-way line of Treasure Mountain Drive, North 53.73 feet to the point of beginning. The above described area contains approximately 1.42 acres.

Date: April 1, 2016

RECEIVED  
APR 11 2016  
SANDY CITY  
COMMUNITY DEVELOPMENT

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

My name is David Miles  
Jolynn Miles.

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

2341 Sugarloaf Lane, Sandy 84093

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at : 801 943-7118

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.

David H. Miles  
Signature

Jolynn Miles  
Signature

\* Our consent for annexation is subject to the attached acknowledgment from the City that our existing carport/boat cover and the approval by Salt Lake County dated 10/14/09 is accepted by Sandy City.  
GJM

Date: April 1, 2016

RECEIVED  
APR 11 2016  
SANDY CITY  
COMMUNITY DEVELOPMENT

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

My name is Robert Spendlove  
Kristen Spendlove

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

8491 Treasure Mountain Drive, Sandy 8409

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at : 801-560-5394

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: April 1, 2016

Attn: James Sorensen  
Sandy City Community Development  
10000 Centennial Parkway  
Sandy, Utah 84070

RECEIVED  
APR 11 2016  
SANDY CITY  
COMMUNITY DEVELOPMENT

My name is Malcolm Jeffery  
Shauna Jeffery.

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

2351 Sugarloaf Lane, Sandy 84093

This property is part of an island or peninsula and is contiguous to Sandy City.

I (we) **CONSENT** to have Sandy City annex this property.

I (we) can be reached at : 801-661-1431

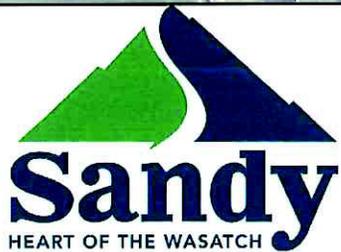
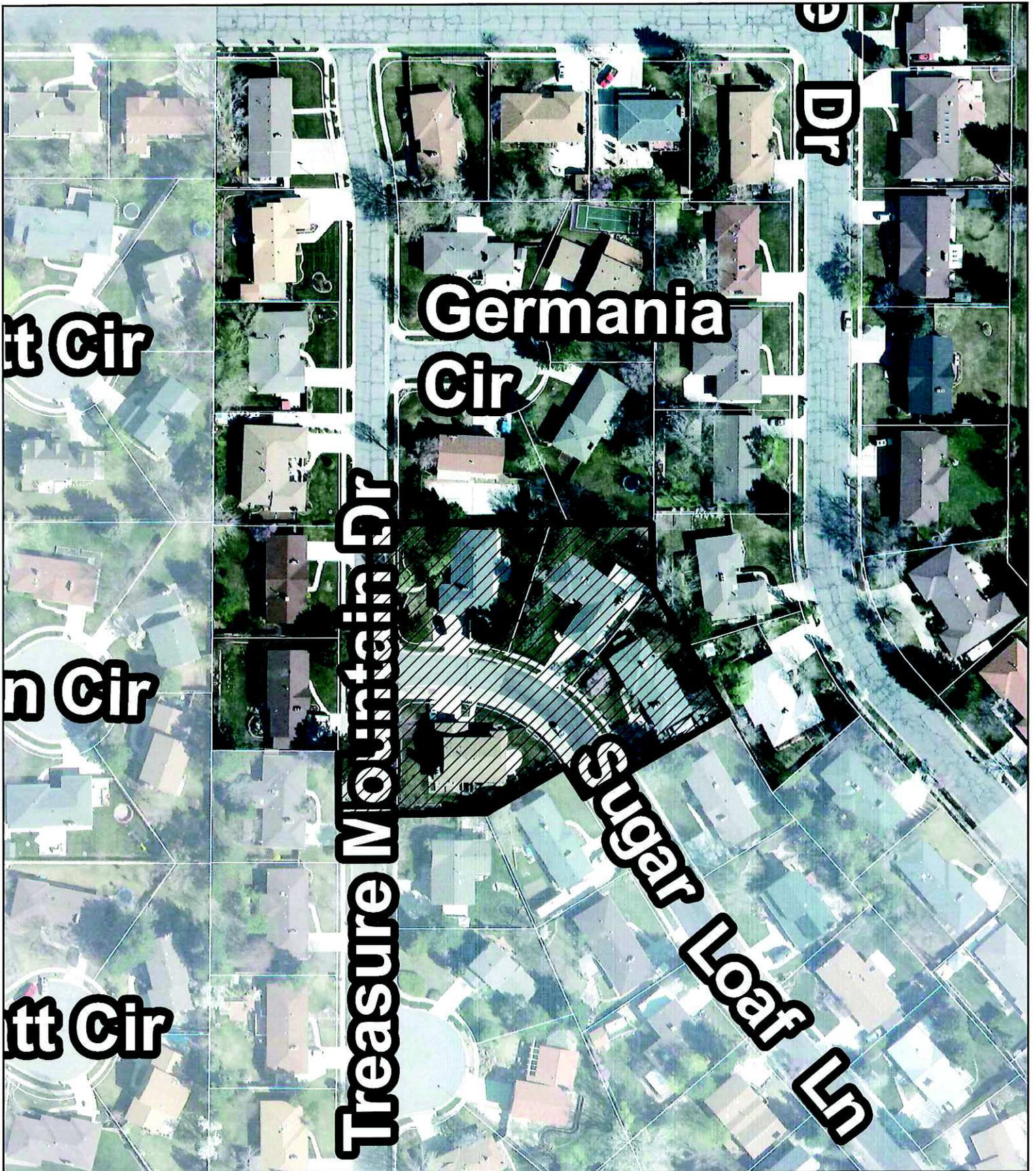
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Thank you very much.

Shauna Jeffery  
Signature

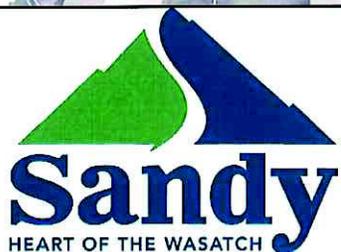
Malcolm Jeffery  
Signature





**Miles Annexation**  
**2341 E. Sugar Loaf Ln.**

*PRODUCED BY*  
*THE COMMUNITY DEVELOPMENT DEPARTMENT*  
*ANDREW KING, SENIOR PLANNER*



**Miles Annexation**  
**2341 E. Sugar Loaf Ln.**

*PRODUCED BY*  
*THE COMMUNITY DEVELOPMENT DEPARTMENT*  
*ANDREW KING, SENIOR PLANNER*