



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

October 17, 2019

To: City Council via Planning Commission
From: Community Development Department
Subject: Bell Canyon Preservation Area Annexation (Open Space) ANEX-09-19-5723(PC)
Zone Approximately 10.6 acres
3384 East Little Cottonwood Road, 3400 East 9900 South,
3438 East Little Cottonwood Road, and 9800 South
Wasatch Boulevard
[Community#30 – Granite]

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

PROPERTY CASE HISTORY	
Resolution Number	Summary
Resolution #19-36C	On September 15, 2019, City Council approved resolution indicating intent to annex this property, to set a hearing date to consider the annexation and direct publication of hearing notice.

BACKGROUND

On behalf of Sandy City, Dan Medina, Assistant Parks and Recreation Director, is requesting to annex a certain contiguous unincorporated area, totaling approximately 10.6 acres, located at approximately 3384 East Little Cottonwood Road in Salt Lake County, Utah.

The area under consideration for annexation contains six (6) parcels (see attached location map). Two (2) of the parcels are part of the Wasatch Boulevard right-of-way, owned by Salt Lake County. A smaller parcel, owned by the Order of Tranquility, is also included within this annexation. Sandy City purchased the other three (3) parcels in January 2018.

Sandy City Administration has been working with Salt Lake County regarding transferring the two right-of-way parcels and a couple other adjacent parcels (not part of the annexation area under consideration) to Sandy City. This transfer should happen within the next month.

The subject property is bordered by Sandy City on the south, east and west sides.

ANALYSIS

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

1. The area is **contiguous** to the Sandy City boundary (south, east and west sides).
2. The properties are located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **water, 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 City is authorized to **annex the area without a petition pursuant to Utah Code Annotated § 10-2-418.**

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 current Salt Lake County zoning on these properties is R-1-15, which requires a minimum of 15,000 square foot lots. There are a number of different zoning districts near this property. To the south and northeast is the R-1-40 zone, to the east, west and southeast is the R-1-15 zone.

Staff is proposing to annex the subject properties into the City with the Open Space (OS) zoning district. Sandy City intends to transform this property into a park area and trailhead. A neighborhood meeting was held at the Alta Canyon Recreation Center on September 9, 2019 (see attached neighborhood meeting summary). City Staff presented the conceptual plan on how this could be developed.

STAFF RECOMMENDATION

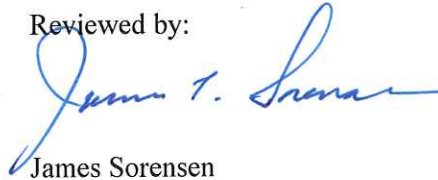
It is recommended that the Planning Commission send a positive recommendation to the City Council that the Bell Canyon Preservation Area Annexation be approved and zoned Open Space (OS) based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (south, east and west sides).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City is presently providing **water, 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 **Open Space zone** is appropriate for this parcel based upon proposed land use.
6. The City is authorized to annex the area without a petition pursuant to Utah Code Annotated § 10-2-418.

Planner:

Brian McCuiston
Planning Director

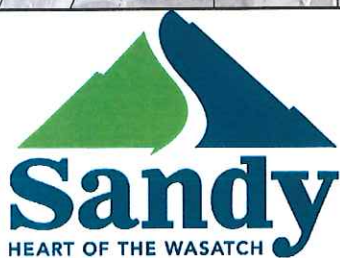
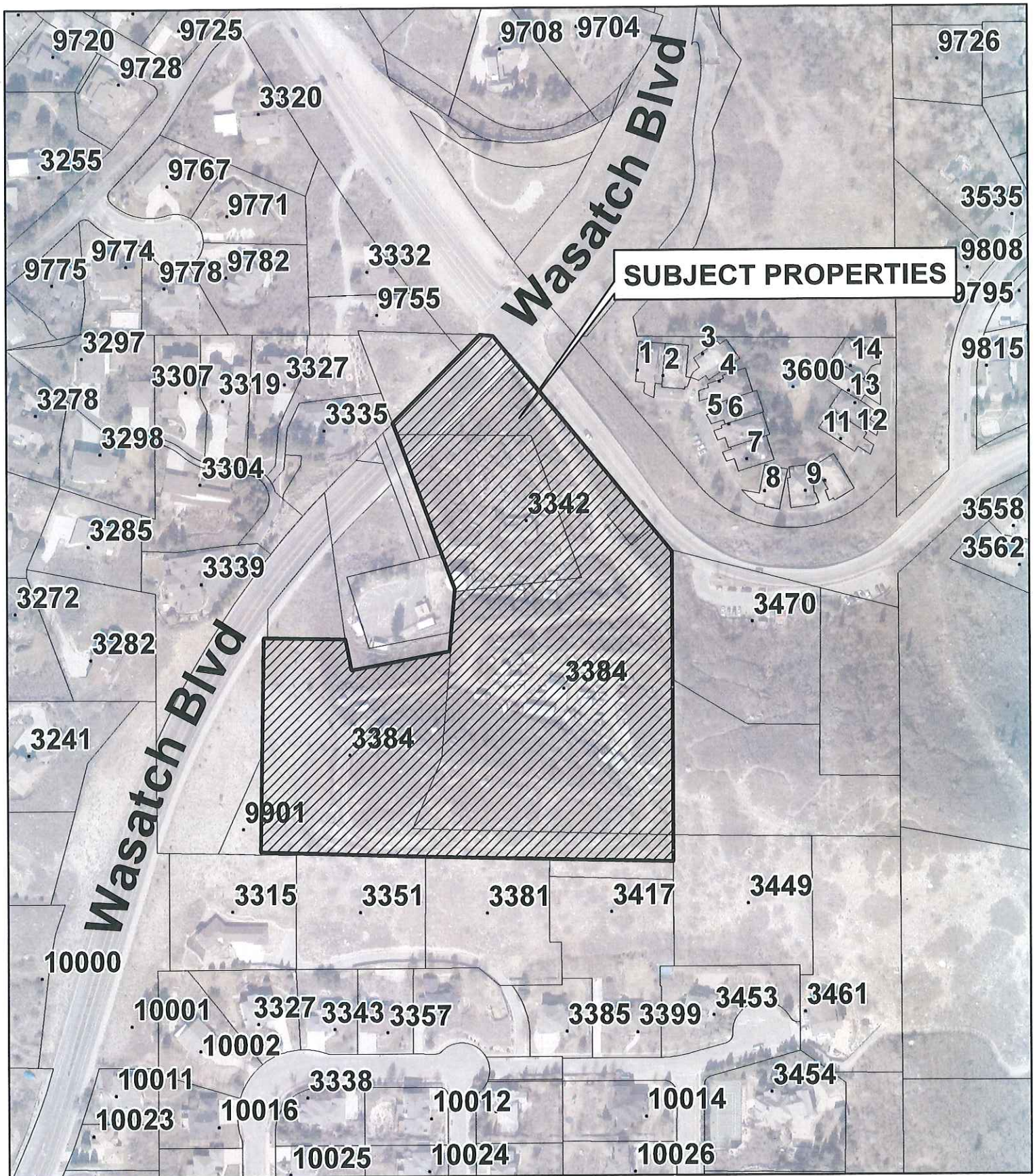
Reviewed by:

James Sorensen
Community Development Director

Legal Review:

Darien Alcorn
City AttorneyMosher Annexation

<u>Property Owner</u>	<u>Sidwell Number</u>	<u>Market Value (2018)</u>	<u>Acres</u>
Sandy City	28-11-427-009	\$209,300	3.22
Salt Lake County	28-11-427-036	\$116,400	0.41
Salt Lake County	28-11-427-037	\$6,800	0.05
Sandy City	28-11-427-038	\$457,600	1.42
Sandy City	28-11-427-089 subdivided into the following two parcels on 3/5/2019	\$771,100	
Sandy City	28-11-427-099		5.36
Order of Tranquility, The, Private Church	28-11-427-100		0.08



ANNEX-09-19-5723 Bell Canyon Preservation Area Annexation

PRODUCED BY
THE COMMUNITY DEVELOPMENT DEPARTMENT
WADE SANNER, PLANNER

BELL CANYON PRESERVATION AREA ANNEXATION DESCRIPTION

Beginning at a point on the current Sandy City boundary established by the LA MONTAGNE ANNEXATION to Sandy City, recorded November 18, 2014 as Entry No. 11947588 in Book 2014P of plats at Page 286 in the office of the Salt Lake County Recorder, said point lies North 89°35'24" West 687.42 feet, more or less, along the quarter section line from the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

thence along said current Sandy City boundary as established by said LA MONTAGNE ANNEXATION the following three (3) courses:

- (1) South 39°16'00" East 467.06 feet, more or less;
- (2) South 0°32'57" East 576.00 feet, more or less;
- (3) North 88°53'20" West 254.64 feet, more or less, to the northeasterly corner of the WELLS ANNEXATION to Sandy City, recorded July 6, 1995 as Entry No. 6115651 in Book 95-7P of plats at Page 160 in the office of said Recorder;

thence along the current Sandy City boundary as established by said WELLS ANNEXATION, North 89°24'09" West 483.68 feet, more or less, to a southeasterly corner of the HIRSCHI ANNEXATION to Sandy City, recorded June 1, 2016 as Entry No. 12291402 in Book 2016P of plats at Page 117 in the office of said Recorder; thence along the current Sandy City boundary as established by said HIRSCHI ANNEXATION the following six (6) courses:

- (1) North 373.88 feet, more or less;
- (2) East 148.88 feet;
- (3) South 8°12'00" East 54.69 feet;
- (4) North 78°39'00" East 173.71 feet;
- (5) North 4°15'00" East 110.05 feet;
- (6) North 20°55'10" West 308.82 feet, more or less, to the northwesterly right-of-way line of Wasatch Boulevard;

thence along said northwesterly right-of-way line, as described in that certain FINAL JUDGEMENT OF CONDEMNATION, recorded October 12, 1993 as Entry No. 5645519 in Book 6792 at Pages 513-519 in the office of said Recorder, North 45°00'00" East 219.47 feet, more or less, to intersect the east-west quarter section line of said Section 11;

thence along said east-west quarter section line, South 89°35'24" East 31.11 feet, more or less, to the Point of Beginning.

The above-described area contains approximately 10.6 acres.



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Neighborhood Meeting Summary

Date: 9/9/19

Location: Alta Canyon Sports Center

Community #/Name:

Community Coordinator:

Project Name: Bell Canyon Preservation Trailhead

Number of Attendees: About 25

Applicants: Sandy City

Number of Invitees:

Length of Meeting: 60 minutes

Notice Radius:

Project Description: Annexation and rezoning of the Richardson Property. Rezoning from R1-15 to Open Space. Preliminary concept plan was also introduced.

Community Comments:

1. Residents would like to include historic education.
2. Construction traffic is a concern.
3. Cal's Access to his home is a concern.
4. Residents would like to see a walking path from the Granite Trailhead overflow to the new trailhead.
5. Residents are wondering if the area would be closed in the evening.
6. Residents would like to see trash cans put in.
7. Residents would like to see some cleanup done in the neighborhood. Hikers are just throwing trash everywhere, on home properties, etc.