



Legislation Details (With Text)

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**Title:** Monte Cristo Annexation  
(R-1-40) Zone  
9565 S. Wasatch Boulevard  
[Granite - Community #30]

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Click here to eComment on this item, 2. Staff report.pdf, 3. Vicinity Map.pdf, 4. MONTE CRISTO ANNEXATION DESCRIPTION.pdf, 5. MONTE CRISTO ANNEXATION-2020-11-17.pdf, 6. Signed Resolution 21-03C Monte Cristo.pdf, 7. Ord 21-06.pdf, 8. Ordinacne\_21-06\_Signed

Date	Ver.	Action By	Action	Result
2/16/2021	1	City Council	adopted	Pass

**Agenda Item Title:**

Monte Cristo Annexation  
(R-1-40) Zone  
9565 S. Wasatch Boulevard  
[Granite - Community #30]

**Presenter:**

Brian McCuiston

**Description/Background:**

Chris McCandless, representing the property owner Kevin Gates (Holladay 2550 LLC), is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.1 acres, located at approximately 9565 South Wasatch Boulevard in Salt Lake County, Utah. The area under consideration for annexation contains a single parcel with one single family dwelling.

Staff does have the property owner consent to the proposed annexation. If this annexation is approved the property owner intends to develop the subject property with the adjacent property to the east into a new subdivision (Monte Cristo Subdivision).

Sandy City borders the subject area to the east.

The existing Salt Lake County zoning district for these unincorporated parcels is R-1-43. The R-1-43 Zone allows single family homes on minimum 43,560 square foot lots. Staff is proposing to annex the subject property into the City with the R-1-40 zone for the single-family dwelling lot.

**Recommended Action and/or Suggested Motion:**

The Planning Commission reviewed this request on January 21, 2021. They made a motion to forward a positive recommendation to the City Council to approve the Monte Cristo Annexation.

It is recommended that the City Council approve the Monte Cristo Annexation and it be zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (east).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to this property.
4. The **R-1-40** is appropriate for these parcels based upon current land use and lot sizes.