



Legislation Details (With Text)

File #: ANEX-07-18-5450(PC) **Version:** 1 **Name:**
Type: Planning Item **Status:** Reported to Council
File created: 8/10/2018 **In control:** Planning Commission
On agenda: 9/6/2018 **Final action:**
Title: East Willow Creek Annexation
2771-3036 East Willow Creek Drive (8500 South)
Mountain Views, Community #19

Sponsors:

Indexes:

Code sections:

Attachments: 1. Report, Resolution, Signed Intent, Maps

Date	Ver.	Action By	Action	Result
9/6/2018	1	Planning Commission	recommended for approval	Pass

Agenda Item Title:

East Willow Creek Annexation
2771-3036 East Willow Creek Drive (8500 South)
Mountain Views, Community #19

Presenter:

Brian McCuiston

Description/Background:

Josh and Danielle Green are requesting annexation for properties located at 2771 - 3036 East Willow Creek Drive (8500 South). The area under consideration for annexation contains 40 parcels, but 37 property owners. All but three of the parcels have existing homes. Twenty-seven property owners have consented, with four owners opposing 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. The south side of Willow Creek Drive is bordered by Sandy City.

There are two existing Salt Lake County zoning districts for these unincorporated parcels. There are six townhome units plus two single-family dwellings that are zoned RM. The other parcels are zoned A-1. The A-1 Zone allows single family homes on minimum 10,000 square foot lots. Staff is proposing to annex the subject properties into the City with the R-2-10 zone for the six townhome units and R-1-10 for the other parcels.

On July 31, 2018, the City Council adopted Resolution #18-39C, indicating an intent to annex this unincorporated areas, set a hearing date and directed the publication of hearing notice.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the East

Willow Creek Annexation be approved and zoned R-2-10 and 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-2-10 and R-1-10 zones are appropriate for these parcels based upon current land use and lot sizes (as shown on proposed zoning map).