



Legislation Details (With Text)

File #: ANEX-11-20-5953(PC2) **Version:** 1 **Name:**
Type: Planning Item **Status:** Reported to Council
File created: 2/3/2021 **In control:** Planning Commission
On agenda: 2/18/2021 **Final action:**
Title: Kasteler Annexation
R-1-20A Zone
2576 E., 2590 E. 10000 S. and 10118 S. Alta Villa Drive
[Community #21 - Falcon Hill]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff report.pdf, 2. Resolution 21-10c.pdf, 3. Legal Description (revised 2.1.2021).pdf, 4. KASTELER ANNEXATION revision_2021-01-29.pdf

Date	Ver.	Action By	Action	Result
2/18/2021	1	Planning Commission	recommended for approval	Pass

Agenda Item Title:

Kasteler Annexation
R-1-20A Zone
2576 E., 2590 E. 10000 S. and 10118 S. Alta Villa Drive
[Community #21 - Falcon Hill]

Presenter:

Brian
McCuiston

Description/Background:

Josh Kasteler is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.22 acres, located at approximately 2576 E., 2590 E. 10000 South and 10118 South Alta Villa Drive in Salt Lake County, Utah. The area under consideration for annexation contains three parcels. Two of them have existing single family dwellings and one is a vacant parcel. Staff does have the property owner consents for the proposed annexation. If this annexation is approved the property owner intends to develop 2570 E. 10000 S. and 10118 S. Alta Villa Drive into a new subdivision (Wild Goose Estates). Access to the proposed subdivision would be via 10000 South. Sandy City borders the subject area to the north, south and west.

The existing Salt Lake County zoning district for these unincorporated parcels is R-1-21. The R-1-21 Zone allows single family homes on minimum 21,000 square foot lots. Staff is proposing to annex the subject property into the City with the R-1-20A zone for the single-family dwelling lots. The middle parcel already in Sandy City (2570 E. 10000 S.) is currently zoned R-1-20A.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Kasteler Annexation be approved and zoned R-1-20A based upon the following findings:

1. The area is contiguous to the Sandy City boundary (north, south and west sides).
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 these properties.
4. The R-1-20A is appropriate for these properties based upon proposed land use and lot sizes.