



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum March 19, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Altavilla 1 Annexation (R-1-40 and R-1-40A Zone)
10093 S Altavilla Dr., 10058 S and 10088 S Grouse Creek Cir.
[Community #21]

ANX02262026-007140

Approximately 3.65 Acres

Public Hearing Notice: This item has been noticed on public Cir websites, at public locations, along with a sign posted on site.

Request

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.65 acres, located at 10093 S Altavilla Dr., 10058 S and 10088 S Grouse Creek Cir. in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. The same owner owns three of the four so staff included the three under the same ownership even though the consent is for the primary dwelling. A former owner of 10088 S Grouse Creek Cir. signed an annexation agreement consenting to annex this property into Sandy City on June 9, 1982, in exchange for Sandy City providing water to this property. The owner of 10058 S Grouse Creek Cir signed a consent to annex on April 23, 2018.

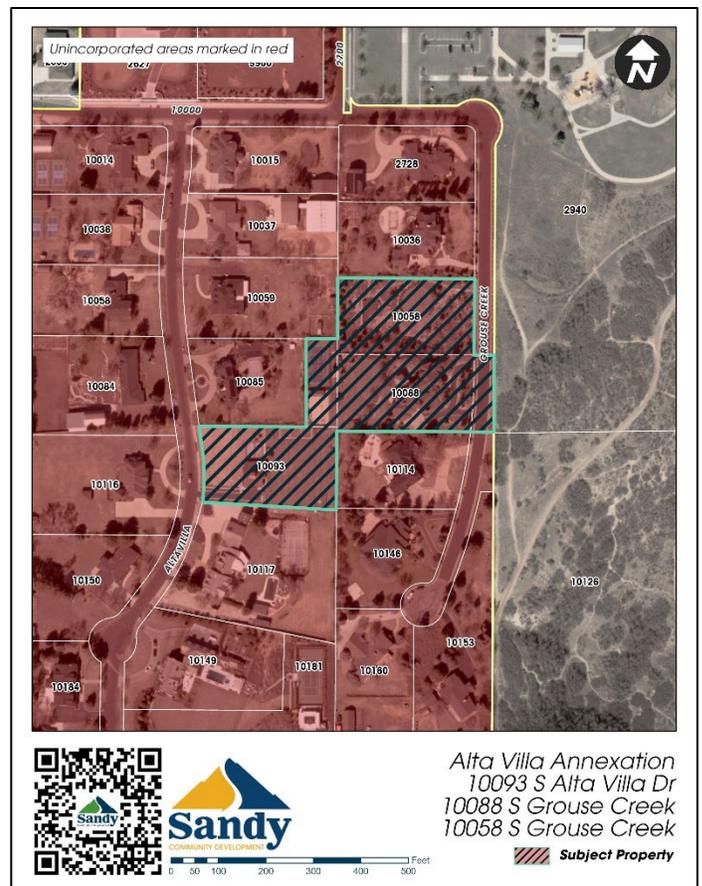
Background

Staff does have the agreements/consents.

Sandy City borders the subject area to the east.

Public Notice and Outreach

The City Council approved Resolution 26-28C on March 3, 2026, which set a public hearing for April 7, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



Analysis

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

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (east).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the area.

General Plan

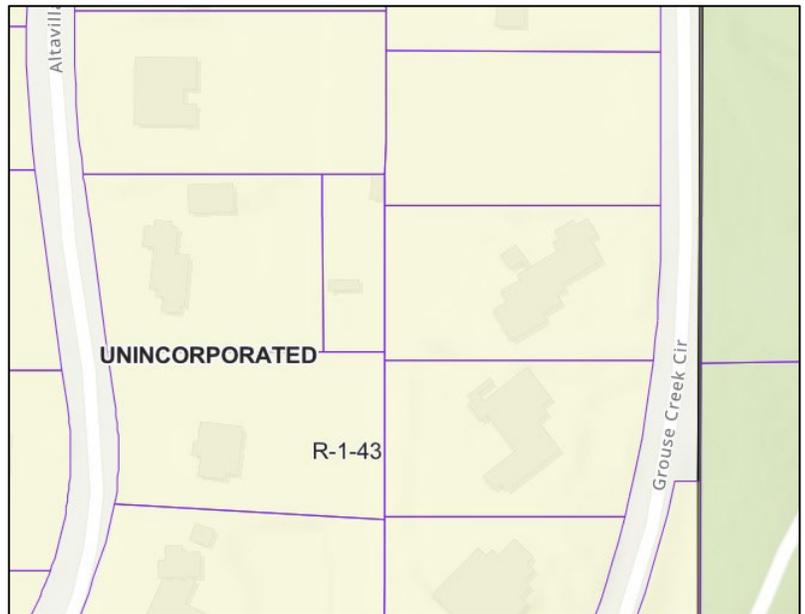
Portions of the Sandy City General Plan which relate to this application are as follows:

- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling.

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 considered 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.



Staff is proposing to annex the subject property into the City with the R-1-40 and R-1-40A zones. Three of the four parcels are over one acre. There is one parcel that is owned by the adjacent owner that is smaller than one acre so this parcel will be considered legal non-conforming. In the future, the smaller parcel could be combined with the adjacent lot, which includes the primary dwelling, to make it one conforming lot. 10093 S Altavilla Dr. has large animals and should include the animal rights.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 1 Annexation be approved and zoned R-1-40 and R-1-40A 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 these properties.
- 4. The **R-1-40 and R-1-40A** is appropriate for this property based upon current land uses within the area.
- 5. The **City is providing water service** based upon the agreement to annex.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Gregory and Lauri Egbert	2811352004	\$2,782,190	1.07
Egbert Investment Properties	2810477019	\$98,300	0.27
Egbert Investment Properties	2810477016	\$645,100	1.08
Julia C West	2811352003	\$682,100	1.07

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