SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

May 7, 2026

To:	City Council via Planning Commission	
From:	Community Development Department	
Subject:	LaCaille 2 Annexation (R-1-40 and CC Zones) 9561, 9563 and remainder of 9565 S Wasatch Blvd parcels [Community #30]	ANX02262026-007187 Approximately 7.82 Acres

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

Request

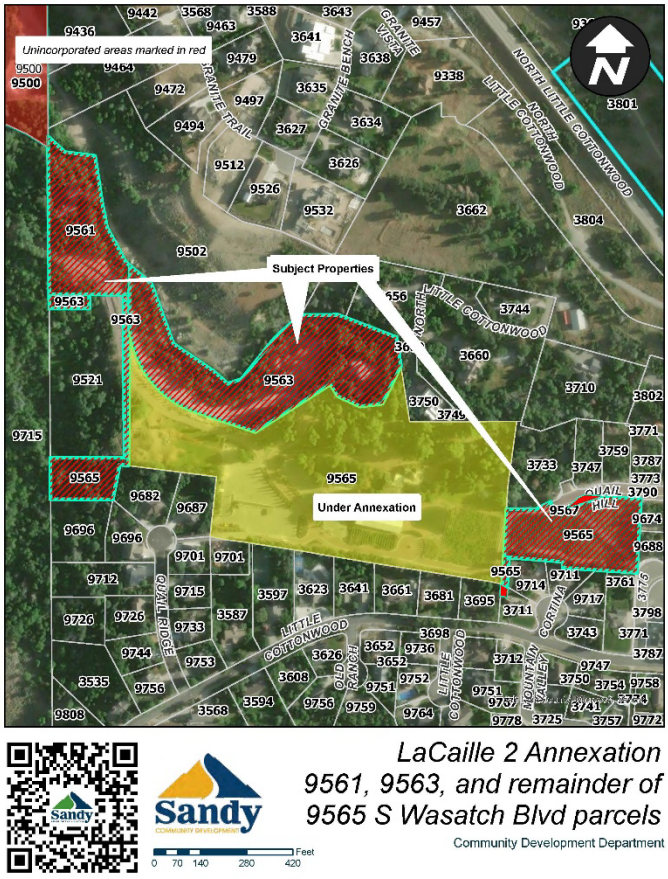
Kevin Gates is requesting to annex a certain contiguous unincorporated area, totaling approximately 7.82 acres, located at 9561, 9563 and remainder of 9565 S Wasatch Blvd (all parcels owned by Kevin P Gates, Holladay 2550 LLC and Chateau LaCaille LLC, in Salt Lake County, Utah. The subject property under consideration for annexation contains seven parcels. The property owner signed a consent to annex into Sandy City on April 2, 2026. These parcels will be combined with the property identified in the LaCaille Annexation (Ordinance 26-14, approved by the Sandy City Council on April 7, 2026).

The owner has recently recorded a Corrective Conveyance Document for Boundary Adjustment (dated March 3, 2026). The boundary adjustment included all eight parcels owned by these three owners and reconfigured them under the Municipal Services District (MSD) jurisdiction.

Background

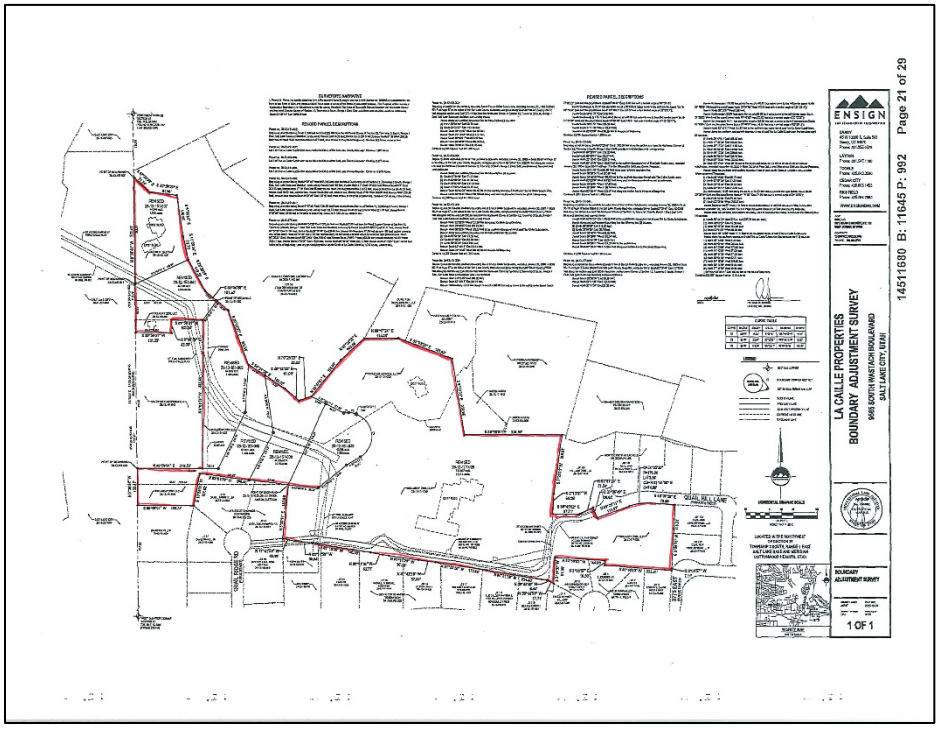
Staff does have the consent from the property owner.

Sandy City borders the subject area to the west, south and east.



Public Notice and Outreach

The City Council approved Resolution 26-51C on April 7, 2026, which set a public hearing for May 12, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



Analysis

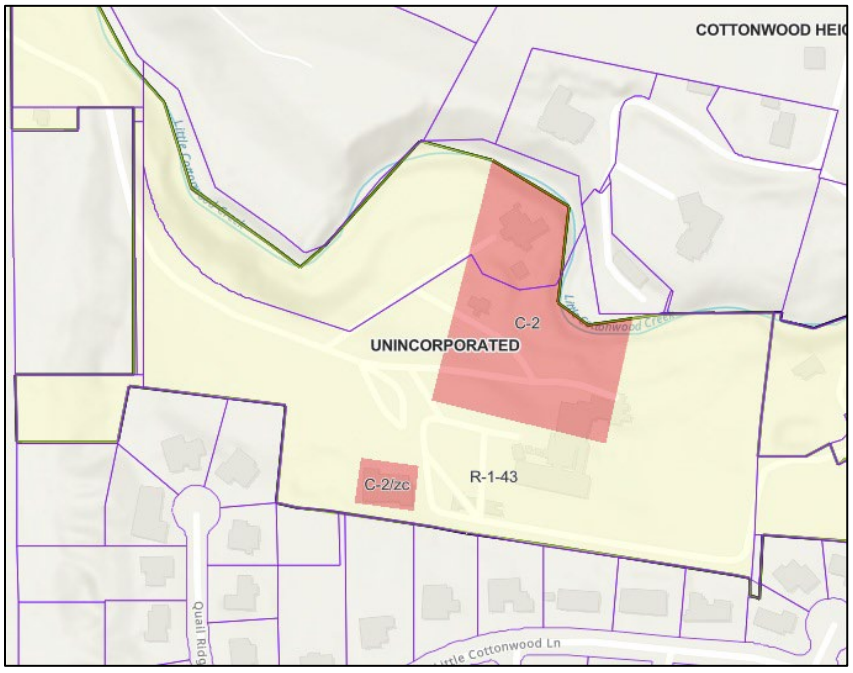
The annexation is being considered by the City for the following reasons:

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 (west, south and 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, C-2 and C-2/zc. The C-2/zc was a zoning condition that was placed on the property which indicates all permitted uses within the C-2 zone plus the ability to sell wine, according to a Planner at MSD. 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 CC zones. Those areas that are zoned R-1-43 will be zoned R-1-40 and the areas zoned C-2 will be zoned CC. The property currently has a restaurant with associated alcohol licenses and an event center. There are also three cabins that are used for lodging as well.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the LaCaille 2 Annexation be approved and zoned R-1-40 and CC (Community Commercial) based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west, south and 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 CC Zones** are appropriate for this property based upon current land uses within the area.

Planner:

Brian McCuistion
Asst. Community Development Director

*The table below represents the parcels and values according to the Salt Lake County Records prior to the recording of the Corrective Conveyance Boundary Adjustment recorded March 3, 2026.

Property Owner	Sidwell Number	Market Value (2025)	Acres
Kevin P Gates	28-12-151-037	$2,235,090	1.90
Holladay 2550 LLC	28-12-151-041	$30,000	0.12
Holladay 2550 LLC	28-12-151-040	$142,500	0.57
Holladay 2550 LLC	28-12-151-002	$50,000	0.20
Chateau LaCaille, LLC	28-12-151-038	$2,781,290	3.98
Holladay 2550 LLC	28-12-177-013	$7,500	0.03
Holladay 2550 LLC	28-12-177-028	$1,744,700	1.02

File Name: S:\USERS\PLN\STAFFRPT\2026\LaCaille 2 Annexation.DOCX