



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum March 19, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Hidden Pine Annexation (R-1-15 Zone)
9516 and 9525 S Hidden Pine Lane
[Community #30]

ANX02262026-007142

Approximately 1.25 Acres

Public Hearing Notice: This item has been noticed on public city 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 1.25 acres, located at 9516 and 9525 S Hidden Pine Lane, in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The owner of 9516 S Hidden Pine Lane signed a water letter agreement consenting to annex the property into Sandy City on September 5, 2025, in exchange for Sandy City providing water to this property. The owner of 9525 S Hidden Pine Lane signed a water letter agreement on April 27, 2023 consenting to annex in exchange for Sandy City providing water to this property.

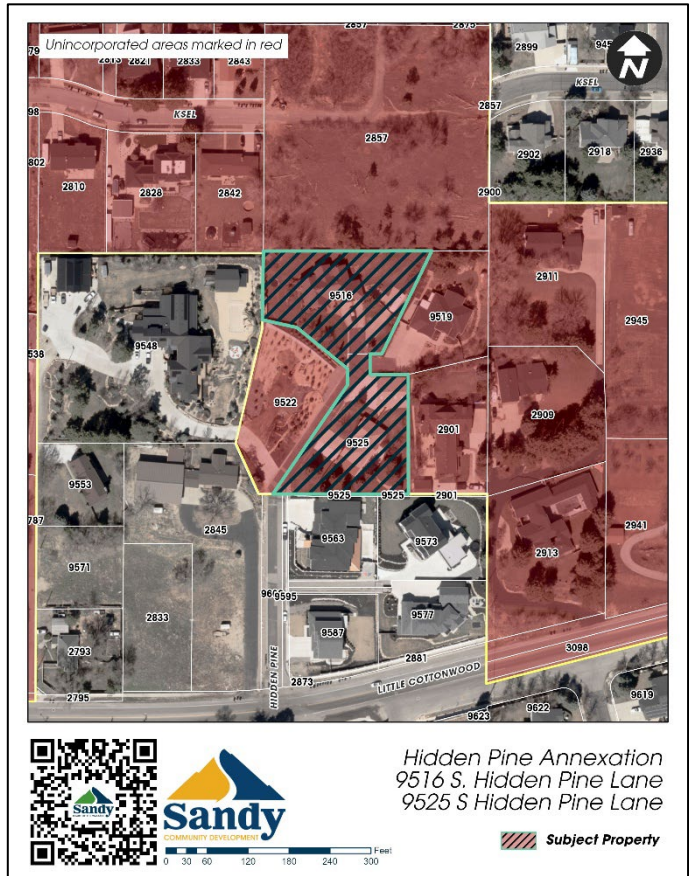
Background

Staff does have the water letter/consents.

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

Public Notice and Outreach

The City Council approved Resolution 26-30C 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 (west and south).
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:

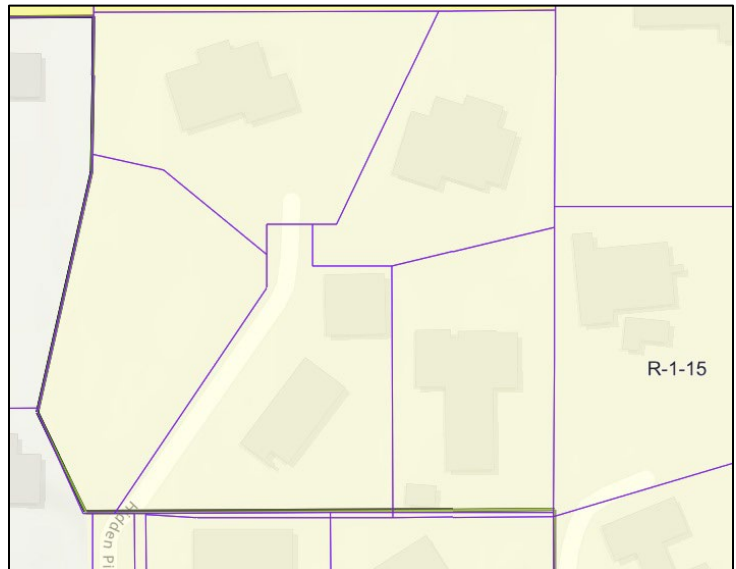
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-15. The R-1-15 zone requires a minimum of 15,000 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-1-15 zone. Both parcels are over one-half acre.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Hidden Pine Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west and south).
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-1-15** 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
Jeffrey & Chelsea Goble Liv Trust	2811104029	\$1,207,400	0.67
Mark & Cassandra Pierce	2811104024	\$862,500	0.58

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